

# SOUTH ROW



## RENOVATIONS UNDERWAY

4408 SW 36TH ST | ORLANDO | FL | 32811

### FOR MORE INFORMATION:

**JOEY WOODMAN, SIOR**

407.748.5888

joey.woodman@foundrycommercial.com

**TRAVIS HAMMOND**

407.401.1707

travis.hammond@foundrycommercial.com

**FOUNDRY COMMERCIAL**

420 S Orange Ave, Suite 400

Orlando, FL 32801

www.foundrycommercial.com



## PROPERTY FEATURES

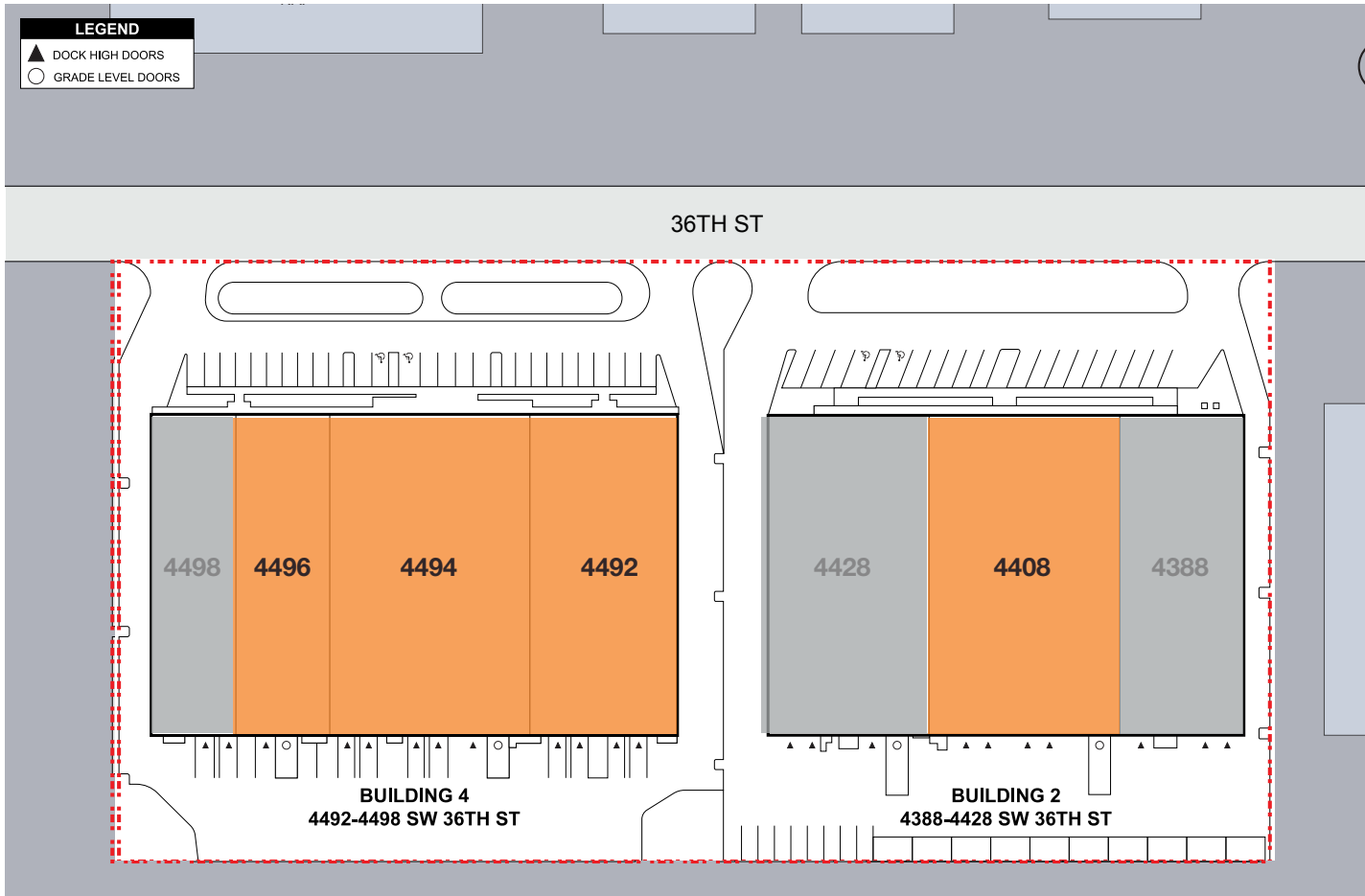
- Modern new paint scheme
- New roof
- New Landscaping
- Resurfaced & striped parking
- High-end make ready office finish
- 277/240v, 3-phase power
- .9/1,000 parking ratio
- Frontage on 36th St, located in 33rd St Industrial Park



*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*

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## SITE PLAN



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### AVAILABILITIES

■ AVAILABLE ■ OCCUPIED

BLDG	SUITE	TOTAL SF	OFFICE SF	AVAILABLE
2	4408	15,913	1,552	Now
4	4492	15,474	2,305	8/1/2026
4	4494	16,197	2,311	8/1/2026
4	4496	10,185	1,871	8/1/2026

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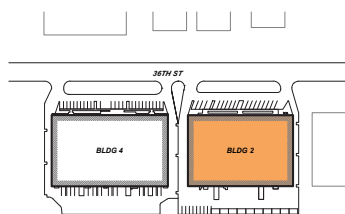


## BUILDING 2

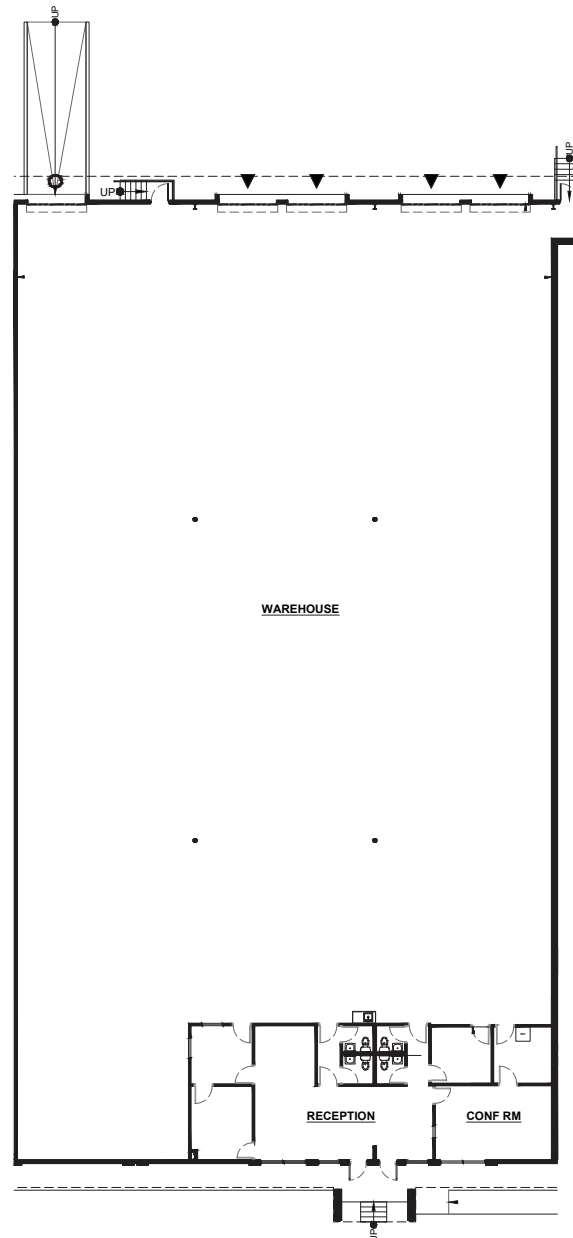
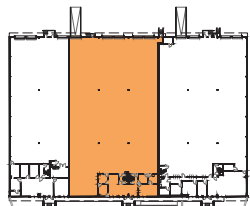
### SUITE 4408

- ±15,913 Total SF
- ±1,552 SF Office
- ±14,361 SF Warehouse
- ±17' - 24' Clear Height
- 4 Dock High Doors
- 1 Drive-in Ramp
- Call for Rate

#### SITE KEY PLAN



#### BUILDING KEY PLAN



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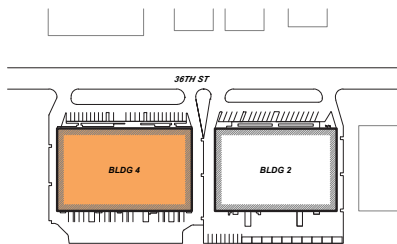
# SOUTH ROW

## BUILDING 4

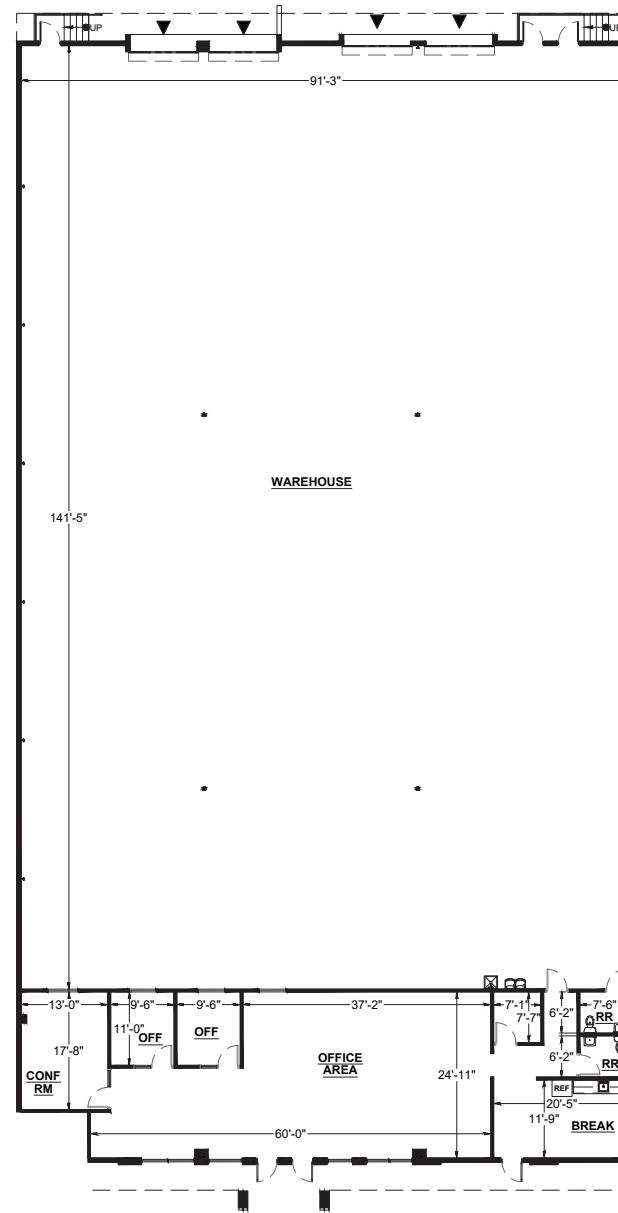
### SUITE 4492

- ±15,474 Total SF
- ±2,305 SF Office
- ±13,169 SF Warehouse
- ±17' - 24' Clear Height
- 4 Dock High Doors
- Call for Rate

#### SITE KEY PLAN



#### BUILDING KEY PLAN



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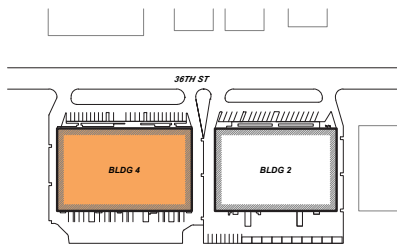
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## BUILDING 4

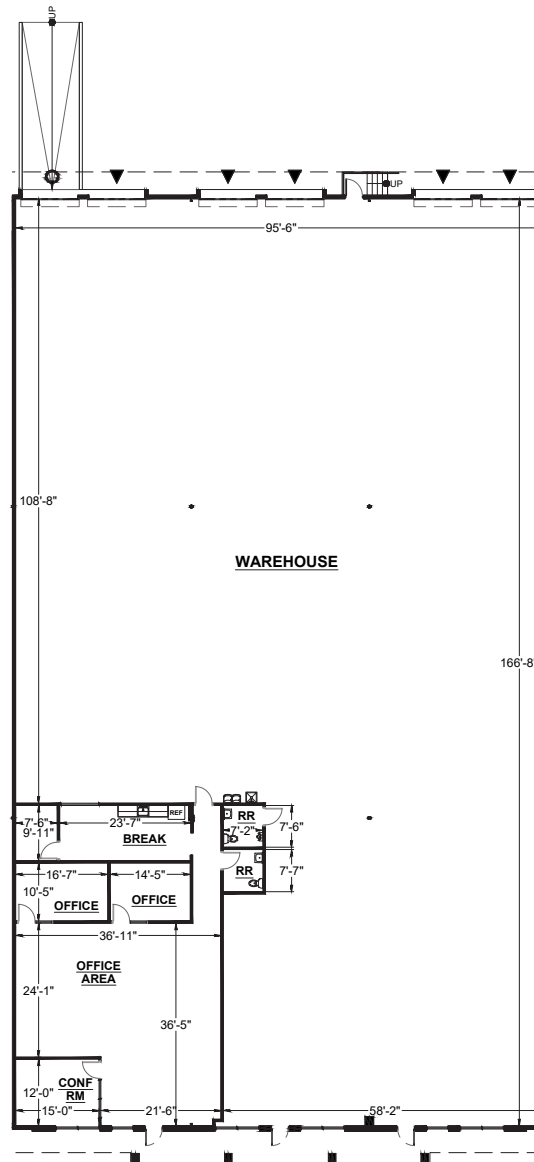
### SUITE 4494

- ±16,197 Total SF
- ±2,311 SF Office
- ±13,886 SF Warehouse
- ±17' - 24' Clear Height
- 5 Dock High Doors
- 1 Drive-in Ramp
- Call for Rate

#### SITE KEY PLAN



#### BUILDING KEY PLAN



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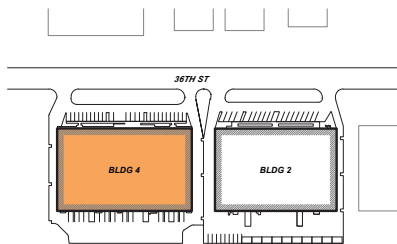
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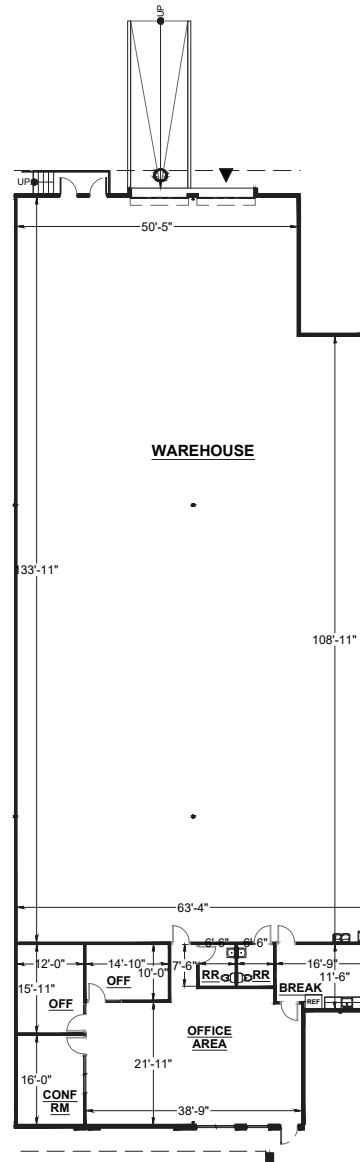
### SUITE 4496

- ±10,185 Total SF
- ±1,871 SF Office
- ±8,314 SF Warehouse
- ±17' - 24' Clear Height
- 1 Dock High Door
- 1 Drive-in Ramp
- Call for Rate

#### SITE KEY PLAN



#### BUILDING KEY PLAN



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**GRIDLINE**  
ORLANDO  
UNDER NEW OWNERSHIP



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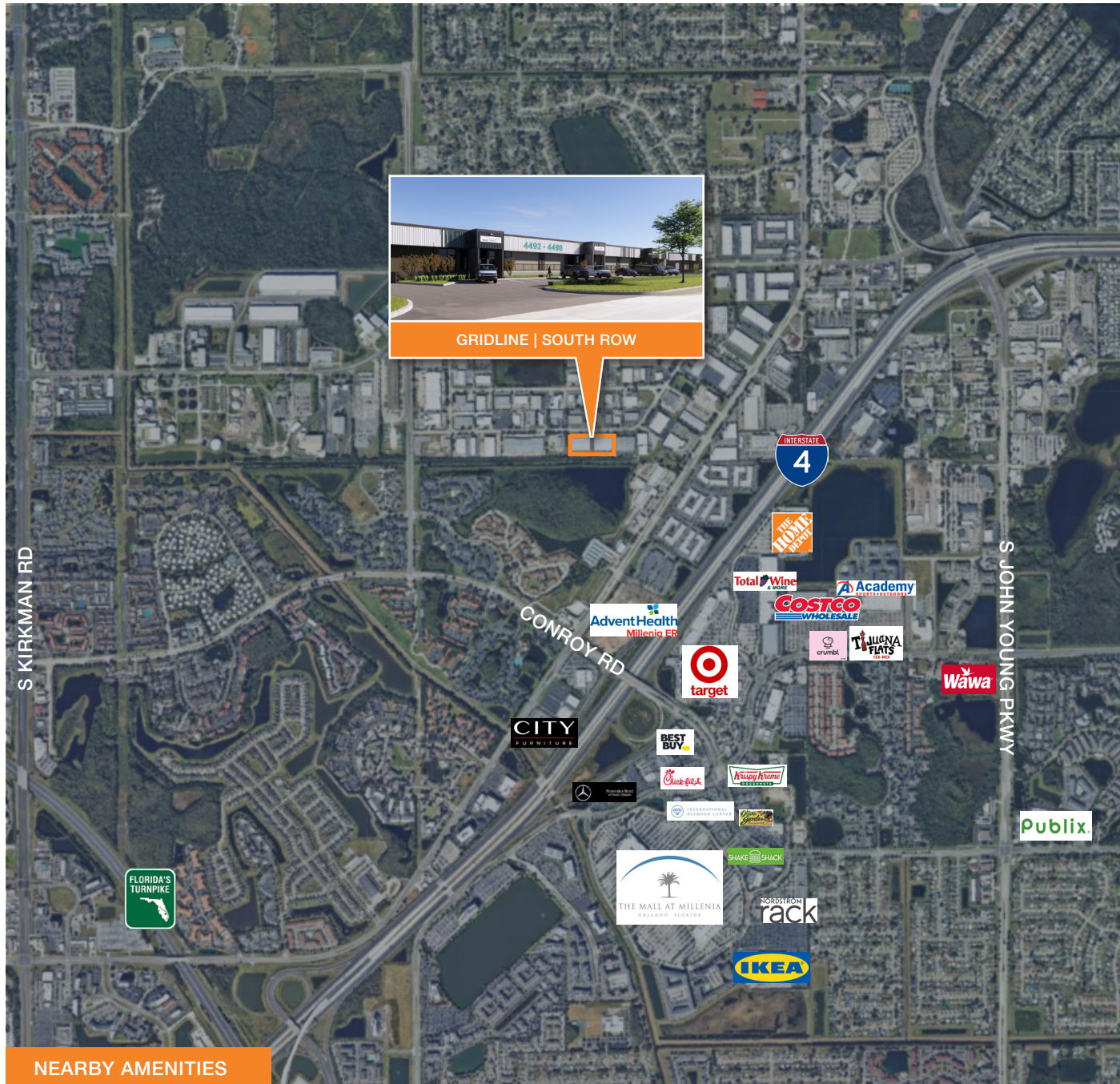
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## AMENITIES



### NEARBY AMENITIES

- The Mall of Millenia
- Costco Wholesale
- Target
- The Home Depot
- AdventHealth Millenia ER
- Total Wine

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