

For Sale

119 West Kaley Street | Orlando | 32806

90,173 SF OFFICE & WAREHOUSE | 3.45 AC





**ADDRESS: 119 W. KALEY ST, ORLANDO, FL 32806**

**ORANGE CO. PARCEL ID: 02-23-29-5272-05-070**

**BUILDING SIZE: 90,173 SF**

**OFFICE SPACE: 26,648 SF**

**WAREHOUSE SPACE: 63,525 SF**

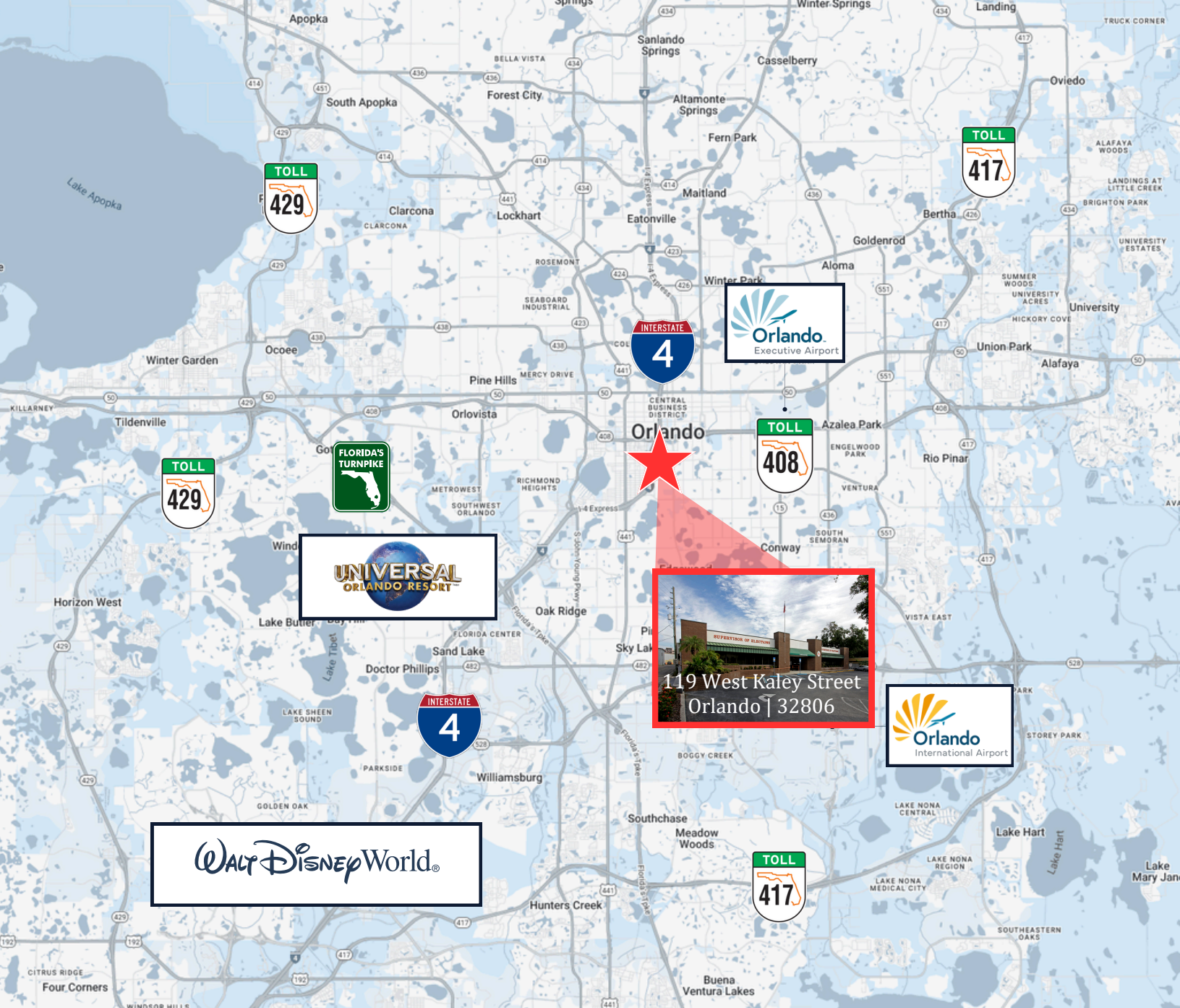
**LAND SIZE: 3.45 AC**

# PROPERTY DETAILS

**ASKING PRICE: \$14,289,000 | CAP RATE: 6.00%**

- ZONING: I-G/T/SP
- FUTURE LAND USE: INDUSTRIAL
- PARKING SPACES: 107 SPACES+/-
- LEASE TYPE: MODIFIED NET
- FRONTAGE: +/- 170' ON W KALEY RD
- LOADING: DOCK HIGH
- ROLL UP DOORS: 9
- 26' CLEAR HGT IN WAREHOUSE
- FULLY INTEGRATED BUILDING SECURITY INCLUDING AUTOMATED GATES/FENCING
- MULTIPLE FIRE SUPPRESSION SYSTEMS ON PROPERTY
- DEDICATED ADVANCED HEPA FILTRATION ROOM(S)





# FOR NEXT STEPS:

**Kyle Wood**

Principal

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