



COOLIDGE POINT



2539
COOLIDGE AVE

2543
COOLIDGE AVE

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2 SMALL BAY INDUSTRIAL SPACES

Suite 2539: 3,100 RSF - Divisible From 794 RSF to 2,312 RSF

Suite 2543: 2,170 RSF



2539 & 2543 COOLIDGE AVE ORLANDO, FL 32804



PROPERTY DETAILS

Lease Rate:	2539: \$22.50 PSF 2543: \$18.00 PSF
Location:	2539 & 2543 Coolidge Ave Orlando, FL 32804
Building Size	±11,731 SF
Available Space:	2539 ±3,100 RSF Suite A: 2,312 RSF Suite B: 794 RSF 2543 ±2,170 RSF
Parcel ID:	15-22-29-0000-00-008
Zoning:	ORL-I-P/AN
Year Built:	1951
Signage:	Building

OVERVIEW

Located in the heart of Orlando's College Park/ The Packing District, 2539 & 2543 Coolidge Ave offer versatile warehouse/flex suites for lease, ideal for a variety of business needs.

2539 Coolidge, the 3,100 SF space, is a flex space offering an adaptable layout suitable for office, warehouse, or creative workspace needs. This space features two dock high doors as well as a box truck high door. 2543 Coolidge is ideal for a workshop or light manufacturing tenant and features two grade level doors and a small office area.

Both suites feature convenient access to major roadways such as Orange Blossom Trail, John Young Parkway and a short distance to both I-4 and the 408. The property offers ample parking, and a prime location in a thriving business district. Don't miss this opportunity to position your business in a dynamic, high-demand area of Orlando.



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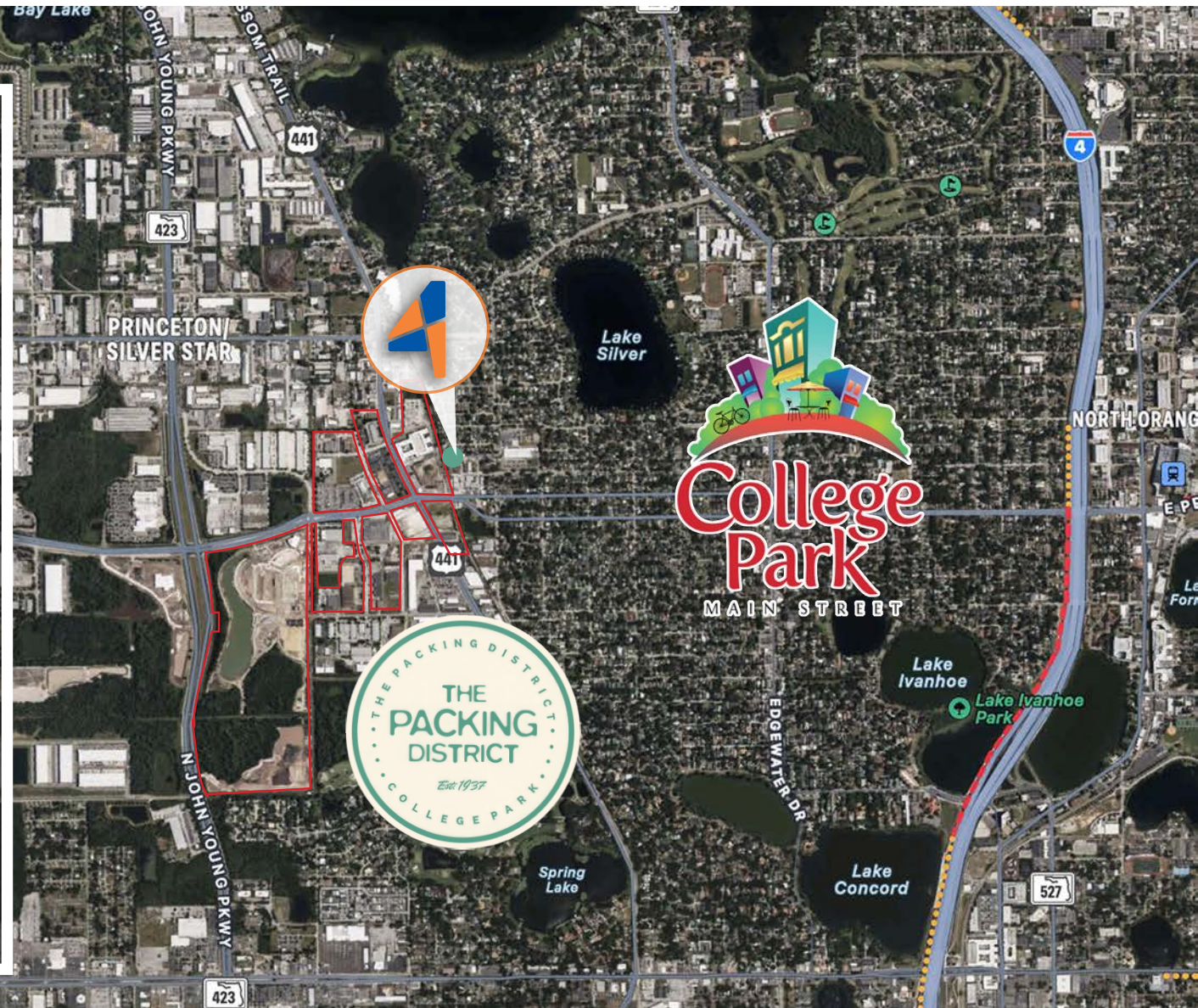
LOCATION

COOLIDGE
POINT

The Packing District

A culmination of efforts stretching back almost 100 years. This place began with a man, Dr. Phillips, who sought to give citrus to the world while using his profits to give back to his community. Over the years, the business and his impact on the community grew. Then, with the passing of the family and the selling of the citrus business, the profits were entrusted to Dr. Phillips, Inc. - an organization created to carry out the charitable legacy of Dr. Phillips. Since 1953, the organization has been giving back and has gained the respect of the community to do the right thing.

- 202 acres of land in the City of Orlando
- 97 acres of land currently industrial/commercial to be converted to mixed-use and residential
- 105 acres of dedicated regional park, including 40-acre urban farm
- 3,500 units of projected residential, >1 million square feet of projected retail and office space
- Annexed into the City of Orlando in 1996 with PD

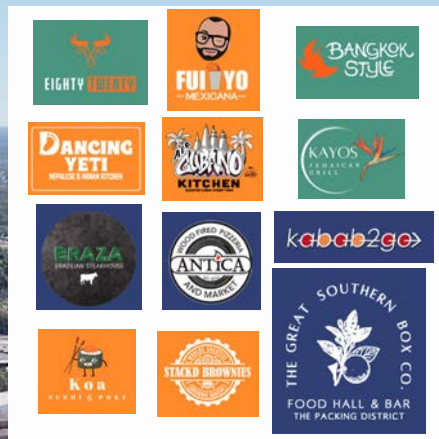


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PACKING DISTRICT POINTS OF INTEREST

COOLIDGE
POINT



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2539 | 3,100 SF TOTAL

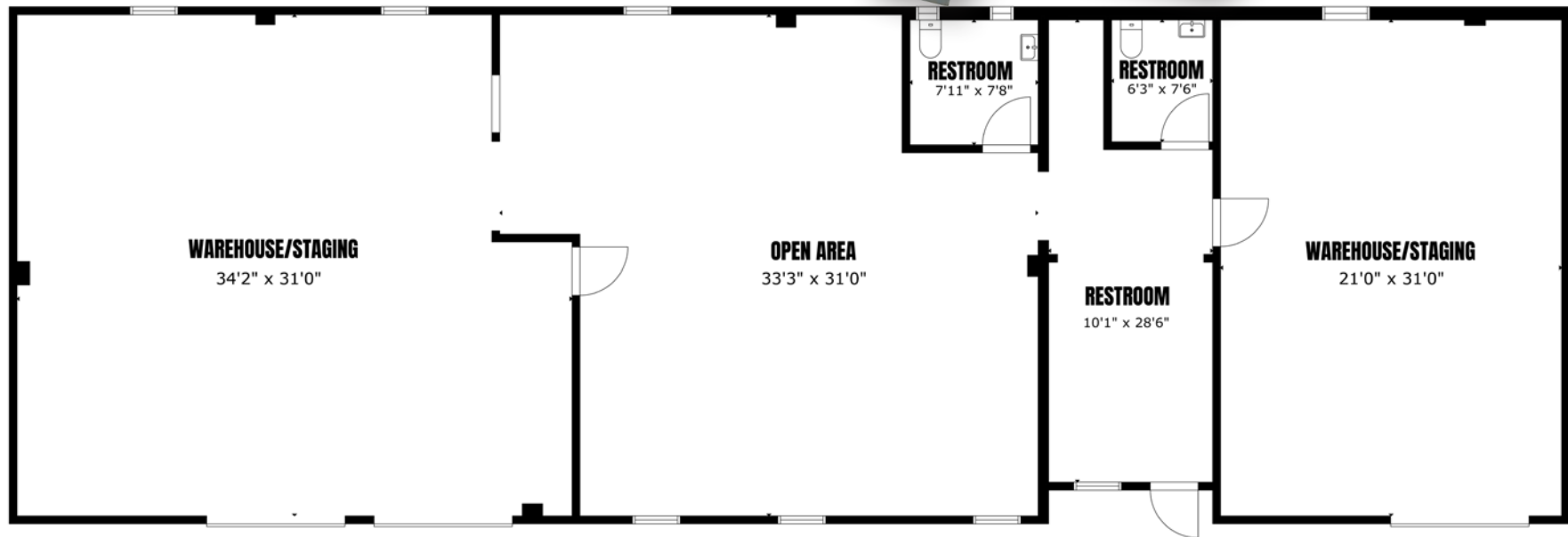
SUITE A
OPTION
2,312 RSF

SUITE B
OPTION
794 RSF

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OPTION 1 - FULL SUITE | ±3,100 RSF

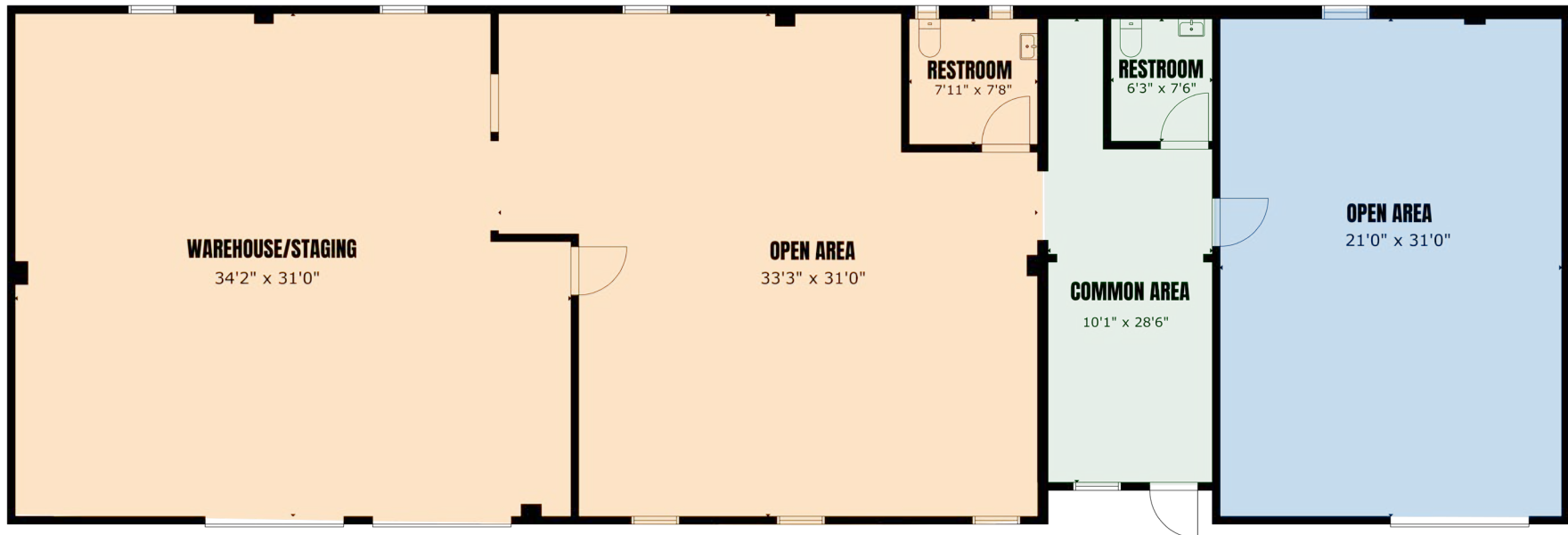
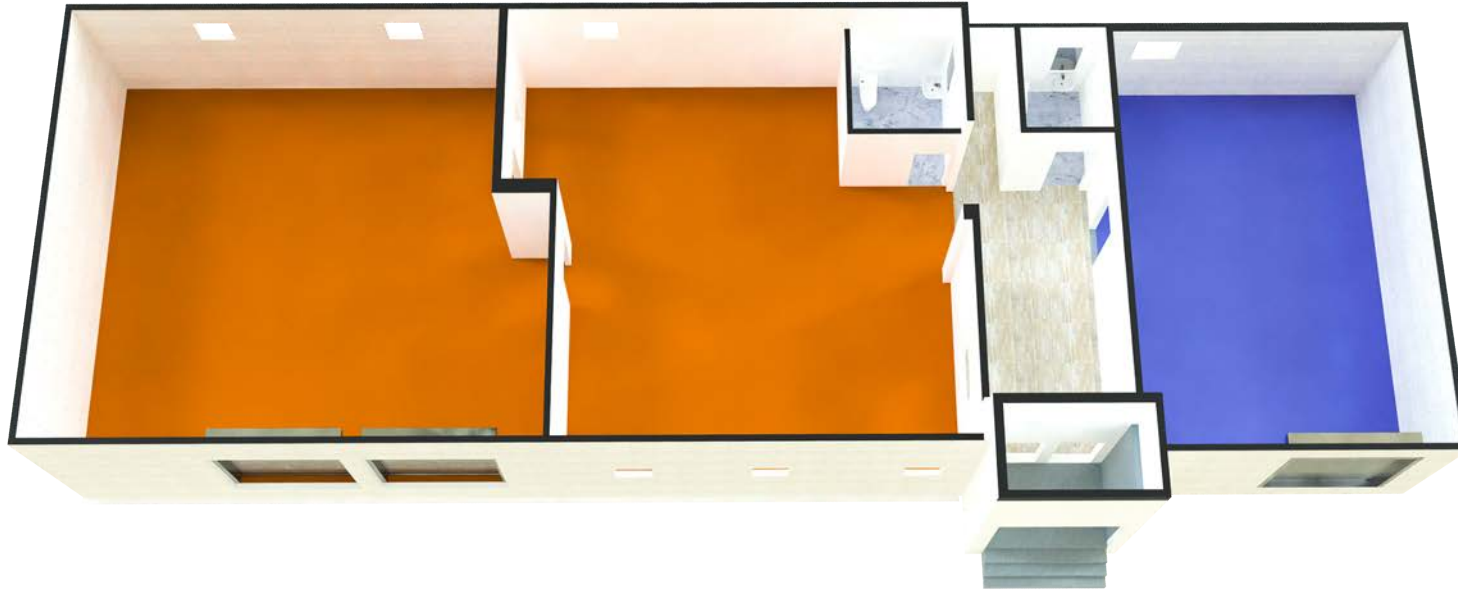


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OPTION 2: SUITE A 2,312 RSF

SUITE B 794 RSF



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INTERIORS | 2539



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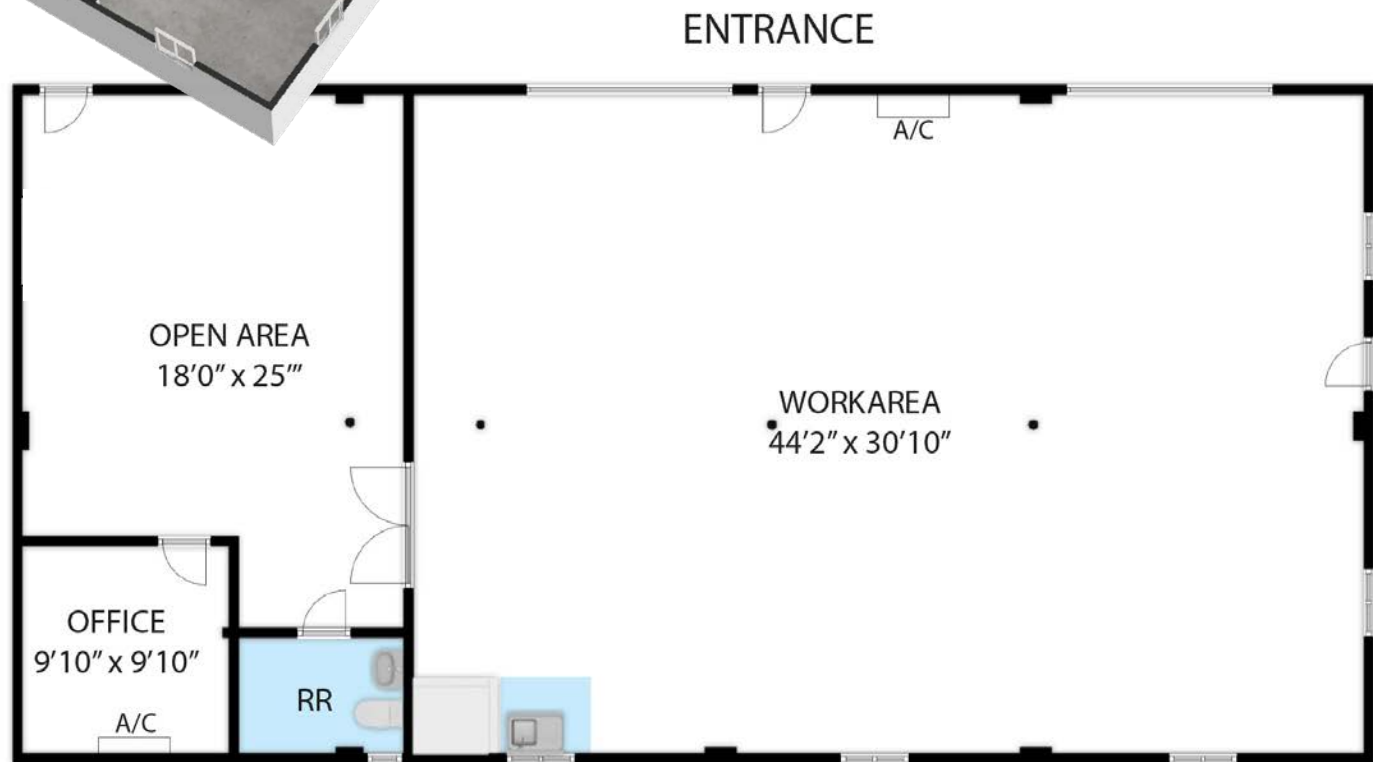
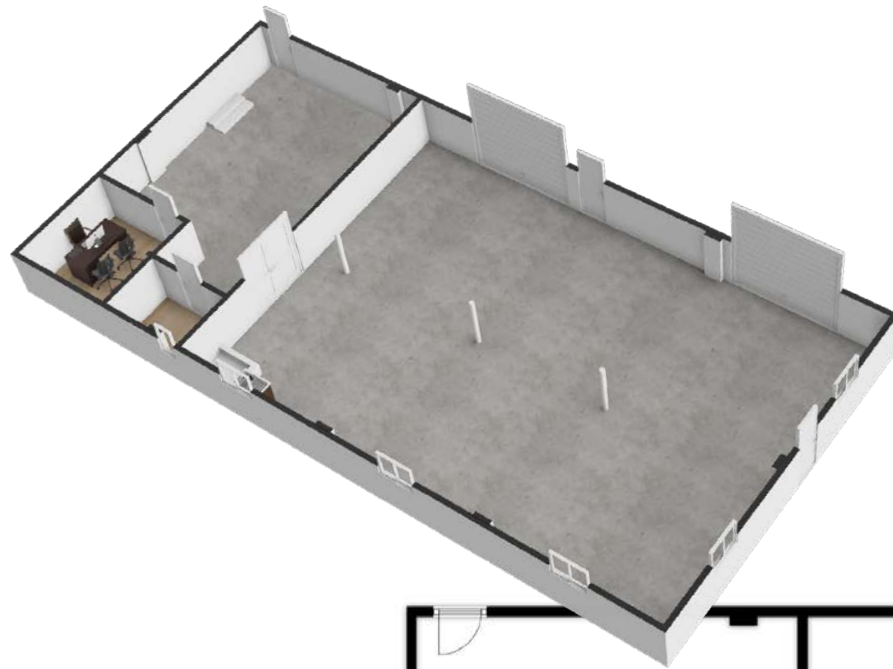
2543 ELEVATION | 2,170 SF TOTAL



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2543 FLOOR PLAN | ±2,170 RSF



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INTERIORS | 2543



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