

FOR LEASE

12,390 SF AVAILABLE
3315 MAGGIE BLVD
ORLANDO, FLORIDA



AVAILABLE TODAY
2025 MAKE READY COMPLETE
33RD STREET SUBMARKET

Downtown Orlando



Maggie Blvd

34th Street



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PROPERTY INFORMATION

- **12,390 SF SPACE AVAILABLE**
- **+/- 3,400 SF OFFICE**
- **INTERIOR MAKEREADY COMPLETE**
- **NEW TRUCK APRON & TPO ROOF**
- **22' CLEAR HEIGHT**
- **FIVE (5) DOCK HIGH DOORS**
- **ONE (1) DRIVE-IN RAMP DOOR**
- **YEAR BUILT: 1998**
- **FULLY SPRINKLERED (STANDARD WET)**
- **POWER: 800 AMPS, 208V, 3 PHASE**
- **AMPLE EMPLOYEE PARKING**
- **6.4 MILES FROM DOWNTOWN ORLANDO**



LEASING CONTACTS

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MANAGED BY:



MARKETED BY:



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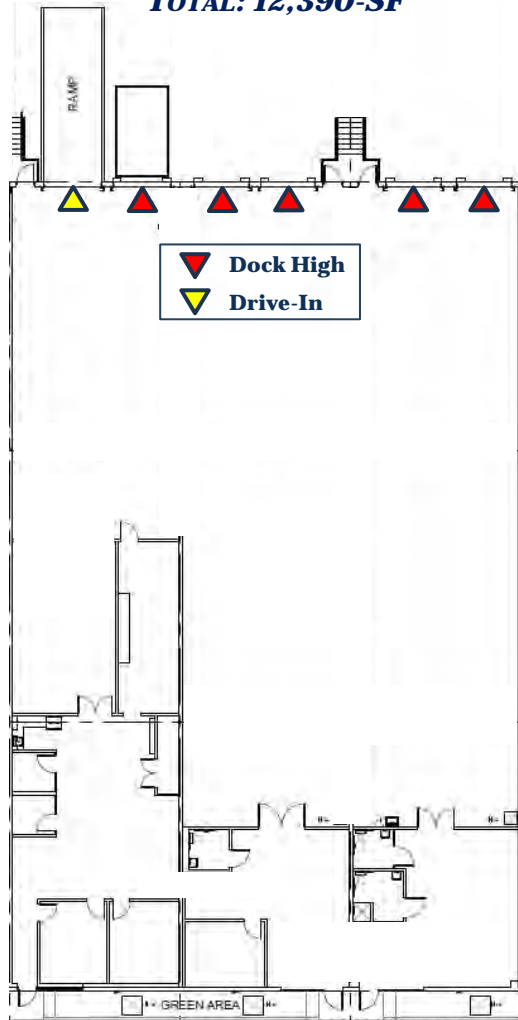


FLOORPLAN

WAREHOUSE: 8,990-SF

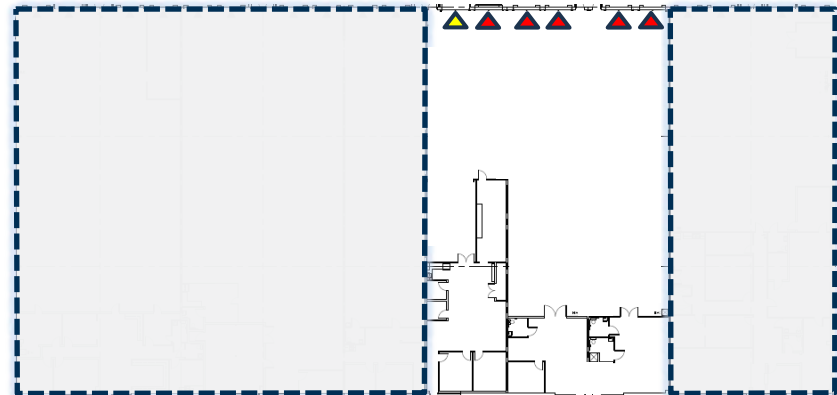
OFFICE: 3,400-SF

TOTAL: 12,390-SF



COMPLETED WORK (FULL WHITEBOX):

- LED LIGHTING (OFFICE)
- LED LIGHTING (WAREHOUSE)
- PAINT WAREHOUSE WALLS WHITE
- PAINT COLUMNS HAZARD YELLOW
- NEW CARPET THROUGHOUT OFFICE
- NEW FIXTURES THROUGHOUT SPACE
- NEW CONCRETE TRUCK COURT
- NEW TPO ROOF (20 YR WARRANTY)
- NEW STRIPING IN PARKING LOT
- LANDSCAPING UPGRADES



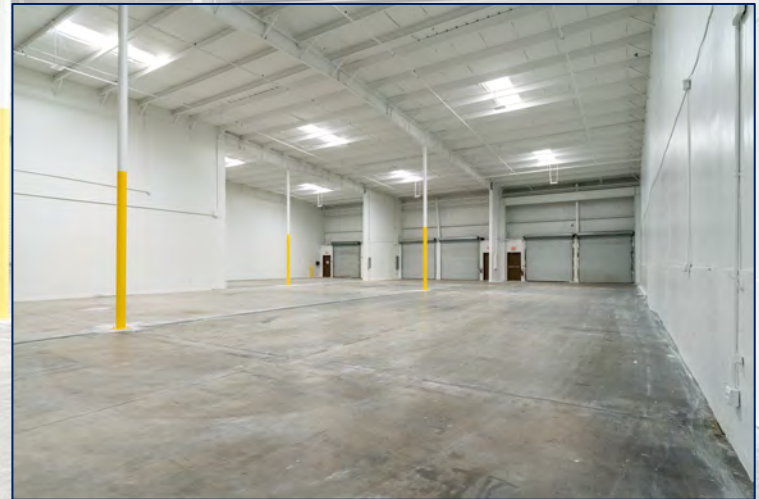
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OFFICE - INFORMATION

- +/- 3,400-SF OFFICE SPACE
- *2025 MAKE-READY COMPLETED*
- **THREE (3) PRIVATE OFFICES**
- **ONE (1) CONFERENCE ROOM**
- **ONE (1) STORAGE ROOM**
- **THREE (3) OFFICE RESTROOMS**
- **NEW OFFICE PAINT**
- **NEW OFFICE FLOORING**



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**NEW TPO ROOF
20-YR WARRANTY**

**NEW CONCRETE
TRUCK COURT**

LB McLeod Rd

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