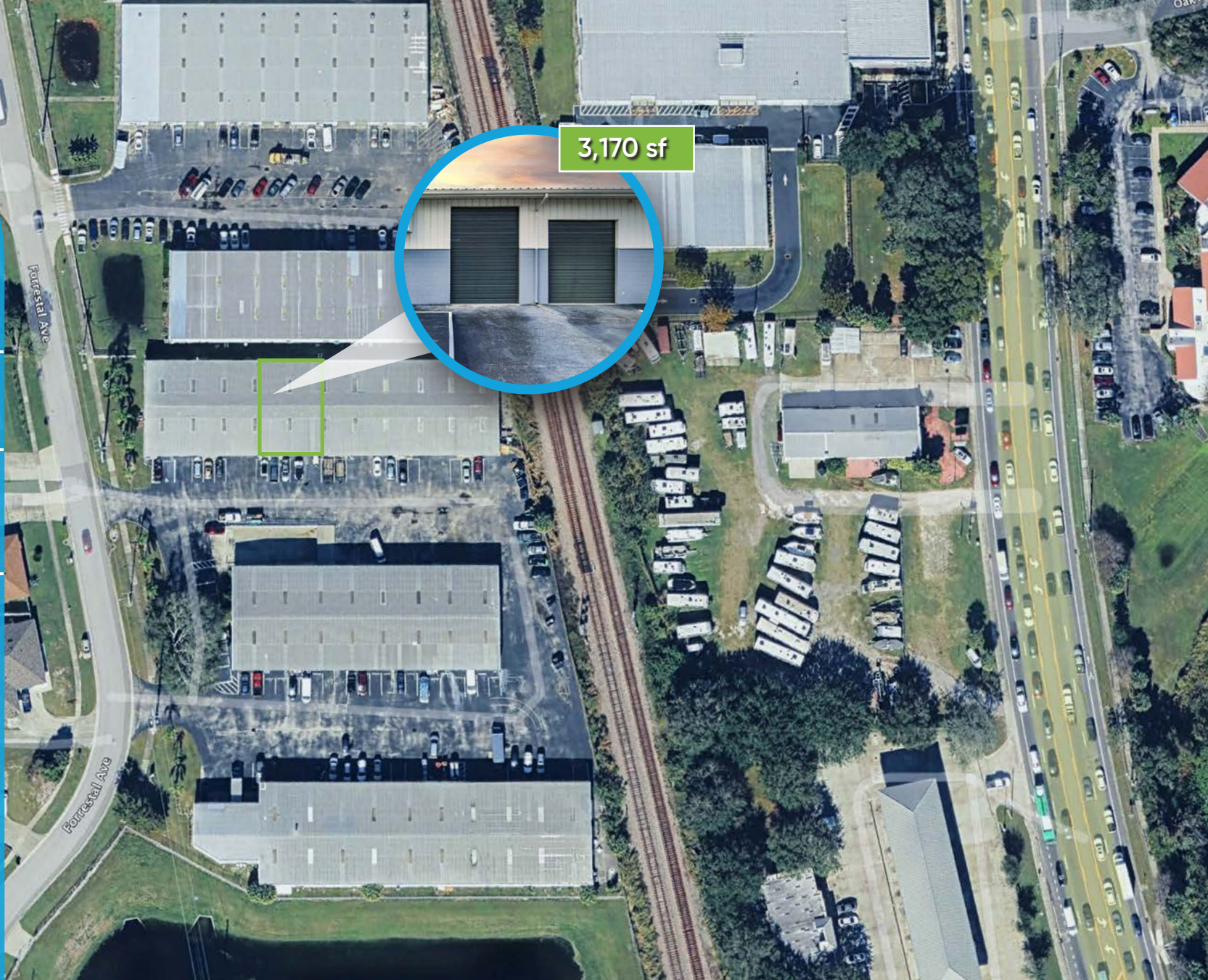


warehouse space
for
LEASE

3,170 sf

\$15.95/sf nnn

- + primary: industrial
- + building: 19,320 sf
- + land: 3.05 ac
- + zoning: c-3
- + built: 1980
- + parking: ample

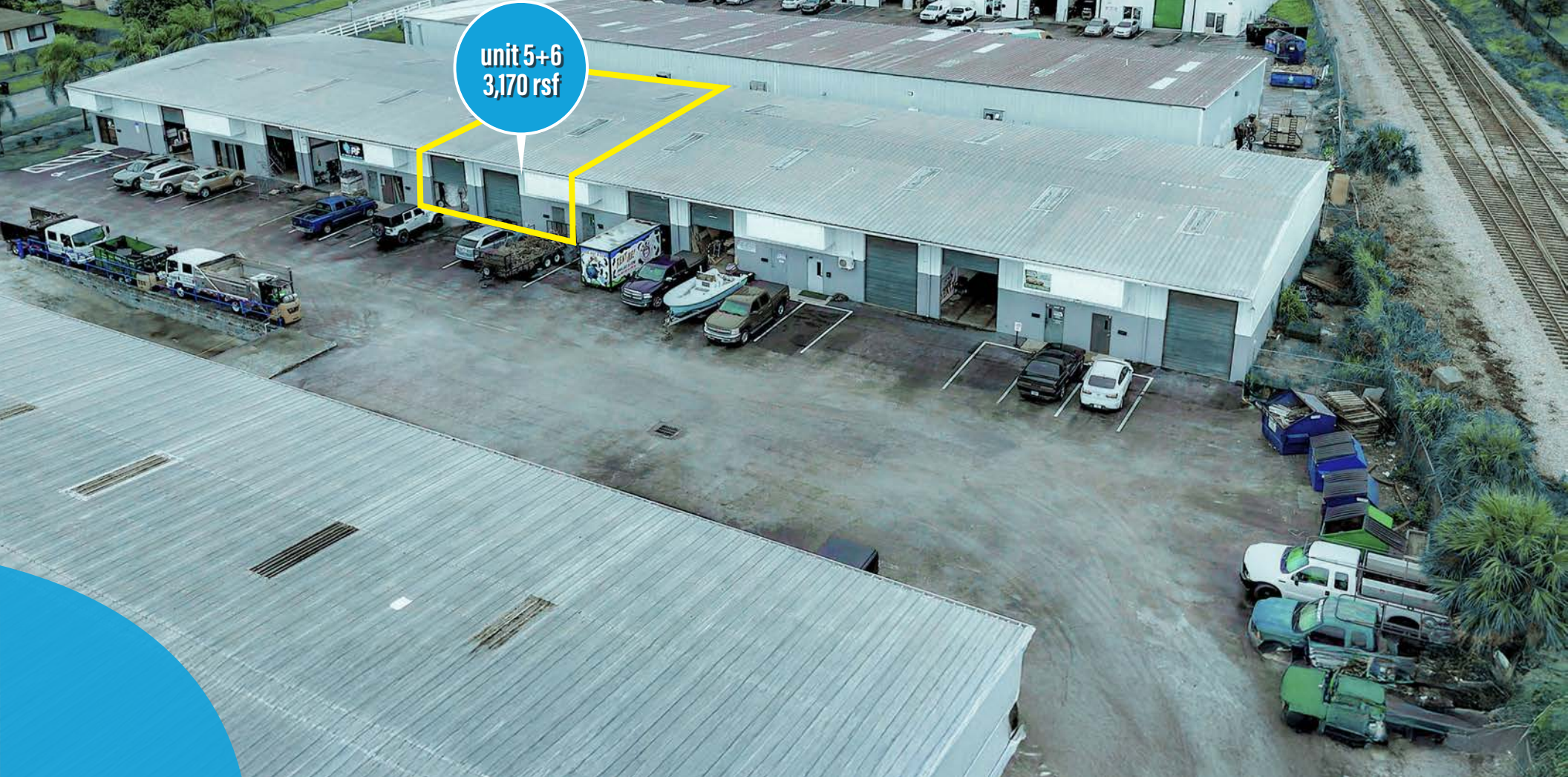


4045 forrestal ave
orlando, florida
32806

patrick goetz
vice president
(407) 734.7210
pat@BBDRE.com



Bishop Beale Duncan
COMMERCIAL REAL ESTATE



highlights

located off South Orange Avenue, south of Downtown Orlando with great access to Interstate 4 and SR 408

- The warehouse bays have been recently renovated with interior improvements to both the warehouse and office spaces
- 10' x 14' & 10' x 12' Grade Level Loading
- Shared Truck Well
- Ample Parking



250 N. Orange Ave., Ste. 500
Orlando, FL 32801
+ (407) 426.7702
www.BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com

location aerial

downtown
orlando

s. orange ave.

forrestal ave.



aerial



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com

available units: 5+6 | 3,170 rsf

site plan



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com



unit 5+6 elevation

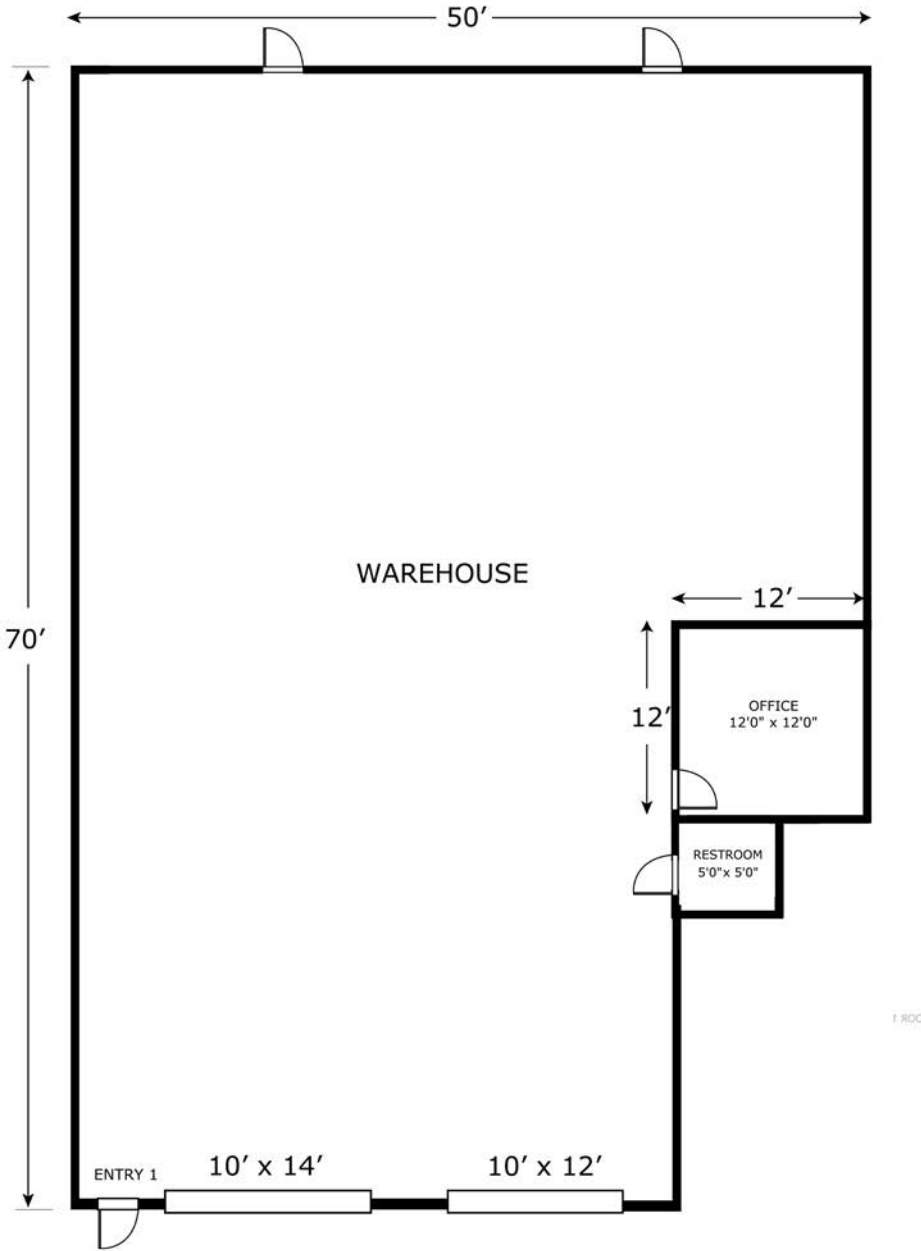
unit 5+6
3,170 rsf

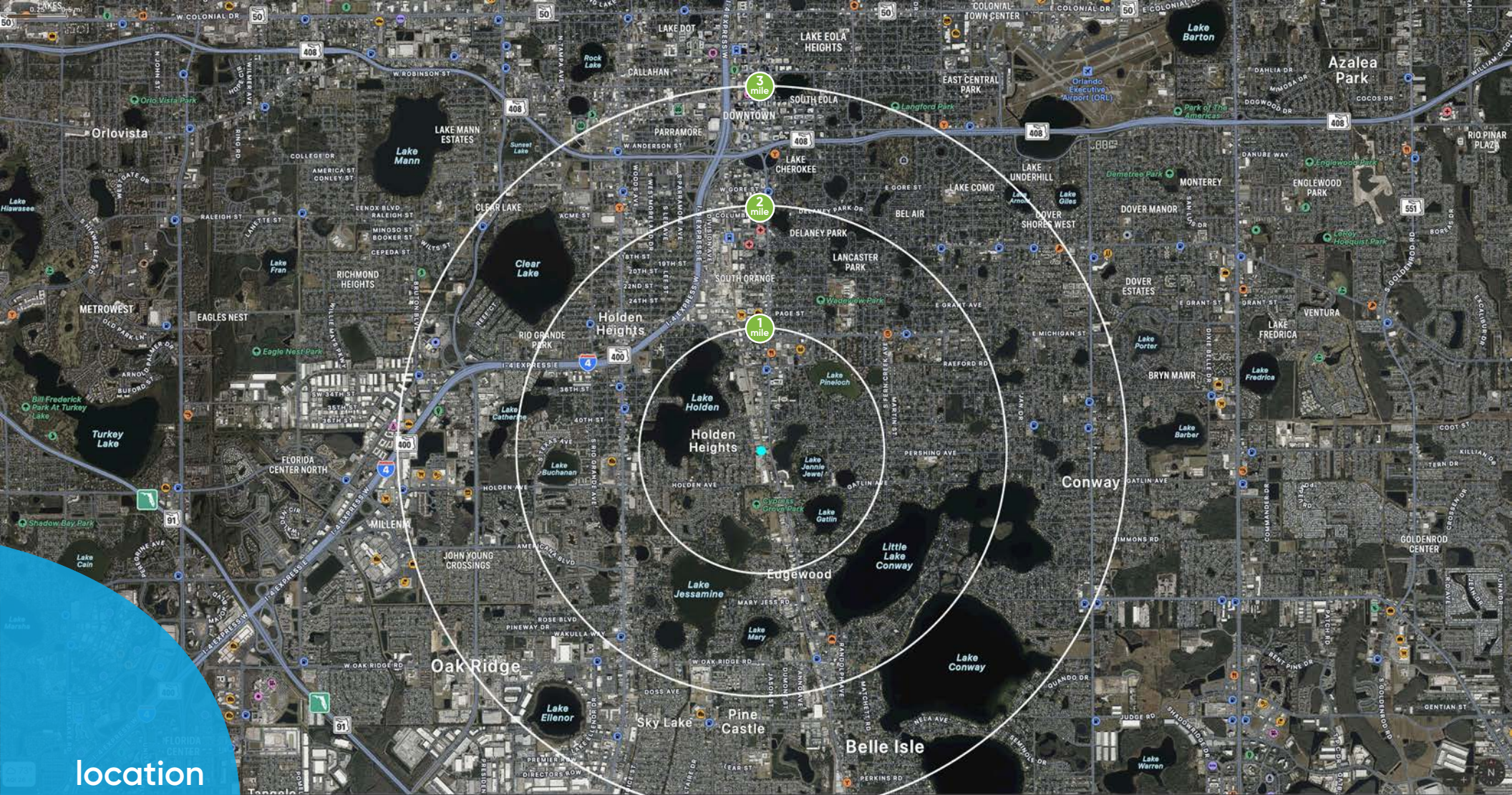


elevation



unit 5+6 | 3,170 rsf





location
map



demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	6,833	\$83,593	1,011	5,826
2-Mile	46,871	\$51,241	5,426	58,616
3-Mile	118,245	\$53,017	11,761	123,472



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com