

# FOR LEASE

## 20,000-60,000 SF INDUSTRIAL SPACE

# 2700 HAZELHURST AVE ORLANDO, FLORIDA 32804

DOWNTOWN ORLANDO

ORANGE BLOSSOM TRAIL

20,000-60,000 SF  
AVAILABLE

HANSROB RD

RAIL

HAZELHURST AVE

JOHN YOUNG PKWY



20,000-60,000 SF WAREHOUSE  
UP TO 3,462 SF OFFICE

2-6 DOCK HIGH DOORS  
1 DRIVE-IN RAMP DOOR

NEW TPO ROOF (2021)  
2025 MAKE READY COMPLETE

FENCED AND SECURED  
TRUCK COURT

1000-AMPS, 480-VOLTS  
3-PHASE POWER

### LEASING CONTACTS

**BOBBY ISOLA, SIOR, CCIM**  
(M) 407-930-1804  
BOBBY.ISOLA@JLL.COM

**KRISTIN GRIFFIN**  
(M) 407-739-8285  
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**MATTHEW HALPIN**  
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 **Stonelake**  
CAPITAL PARTNERS

 **JLL**

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ORLANDO, FLORIDA 32804

## SPACE FOR LEASE | INFORMATION

- 20,000-60,000 SF FOR LEASE
- UP TO 3,462 SF OFFICE
- 20' CLEAR HEIGHT
- 2025 MAKE READY COMPLETE
- TPO ROOF (*UNDER WARRANTY THROUGH 2041*)
- SIX (6) RECESSED DOCK HIGH DOORS
- ONE (1) DRIVE-IN RAMP DOOR
- THREE (3) RAIL DOORS
- 1000 AMPs, 480v, 3-PHASE POWER
- 275' WAREHOUSE DEPTH
- 110' SECURED TRUCK COURT
- SILVER STAR SUBMARKET
- 4.0 MILES TO DOWNTOWN ORLANDO (10 MIN)
- **AVAILABLE TODAY**

MANAGED BY:



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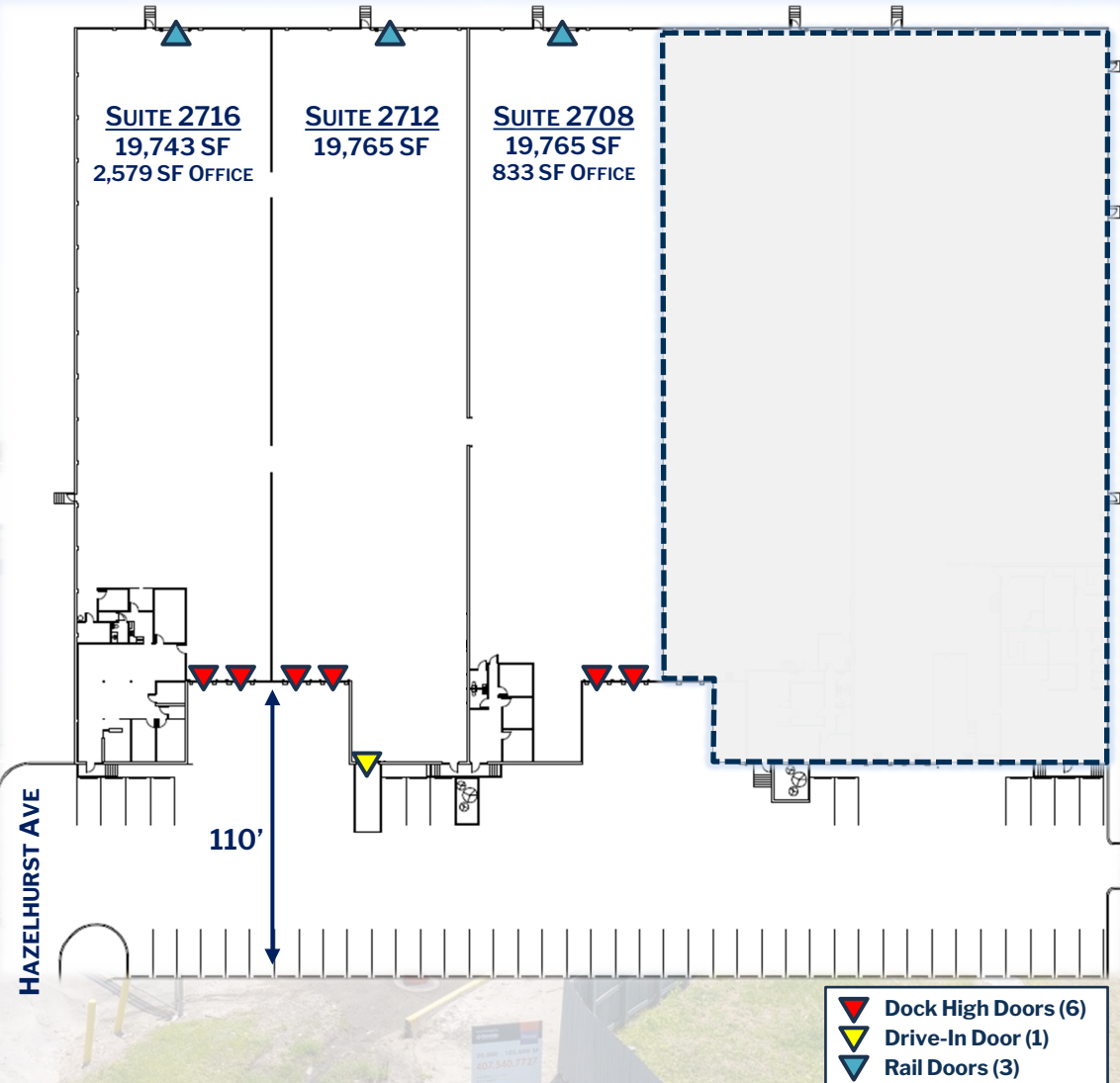
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### COMPLETED WORK (FULL WHITEBOX)

- 20,000-60,000-SF AVAILABLE
- UP TO 3,462-SF OFFICE SPACE
- LED LIGHTING (OFFICE)
- LED LIGHTING (WAREHOUSE)
- WHITEBOXED WAREHOUSE
- NEW CARPET THROUGHOUT OFFICE
- NEW FIXTURES THROUGHOUT OFFICE
- SIX (6) RECESSED DOCK DOORS
- ONE (1) DRIVE-IN RAMP DOOR
- THREE (3) RAIL LOADING DOORS



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### OFFICE - INFORMATION

- **3,462-SF OFFICE SPACE**
- **2025 MAKE-READY COMPLETED**
- **EIGHT (8) PRIVATE OFFICES**
- **THREE (3) OFFICE RESTROOMS**
- **AMPLE OPEN SPACE**
- **NEW LED LIGHTING**
- **NEW OFFICE PAINT**
- **NEW OFFICE CARPET**
- **NEW DOORS AND FIXTURES**
- **ABILITY TO ADD/REMOVE OFFICE**



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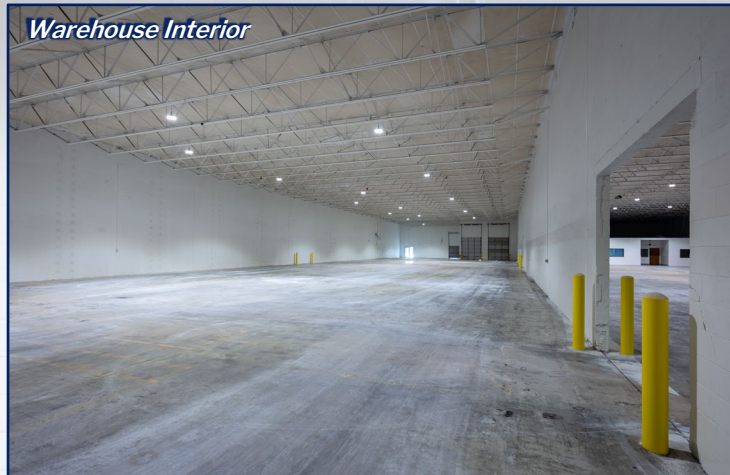
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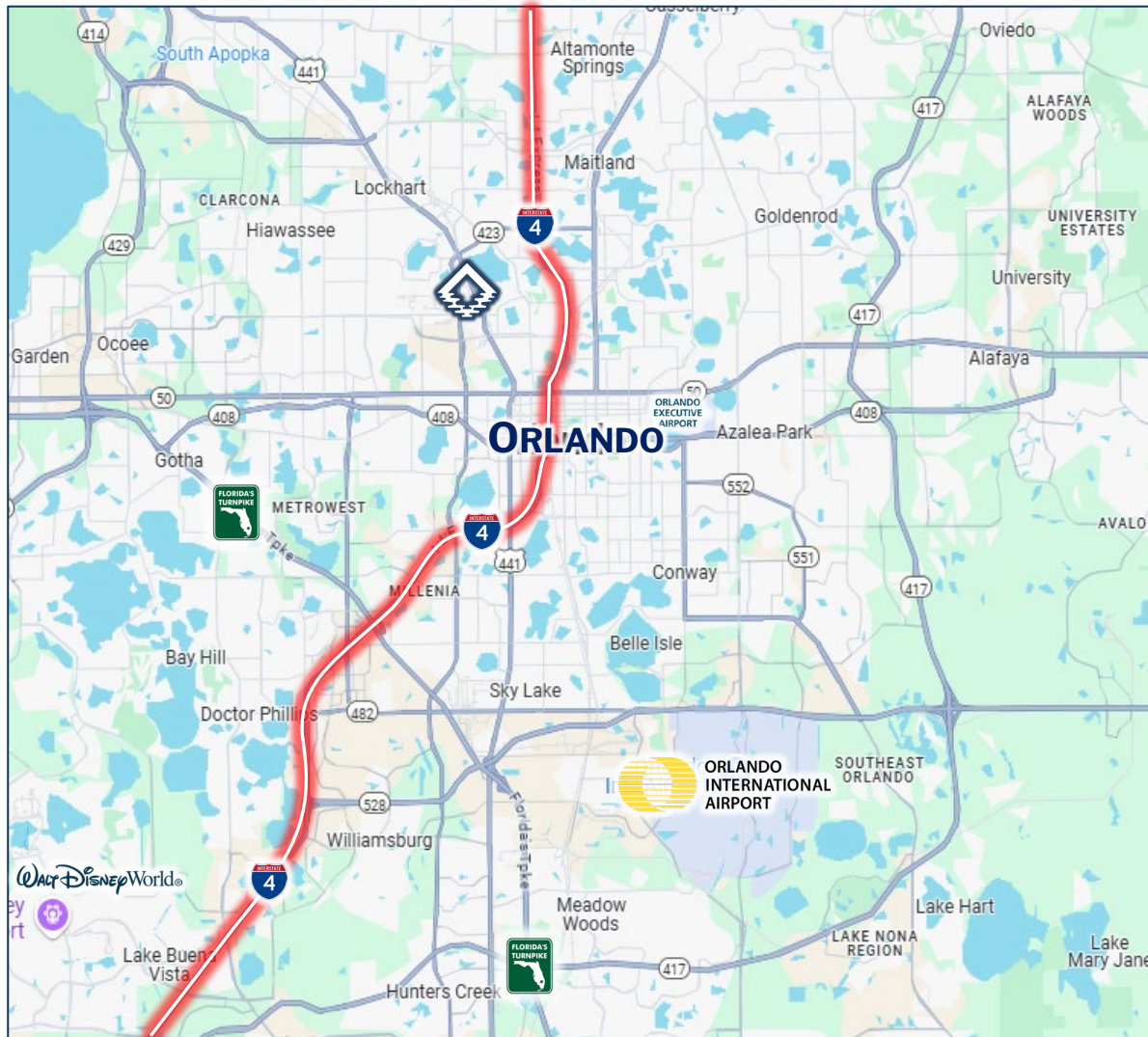
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