



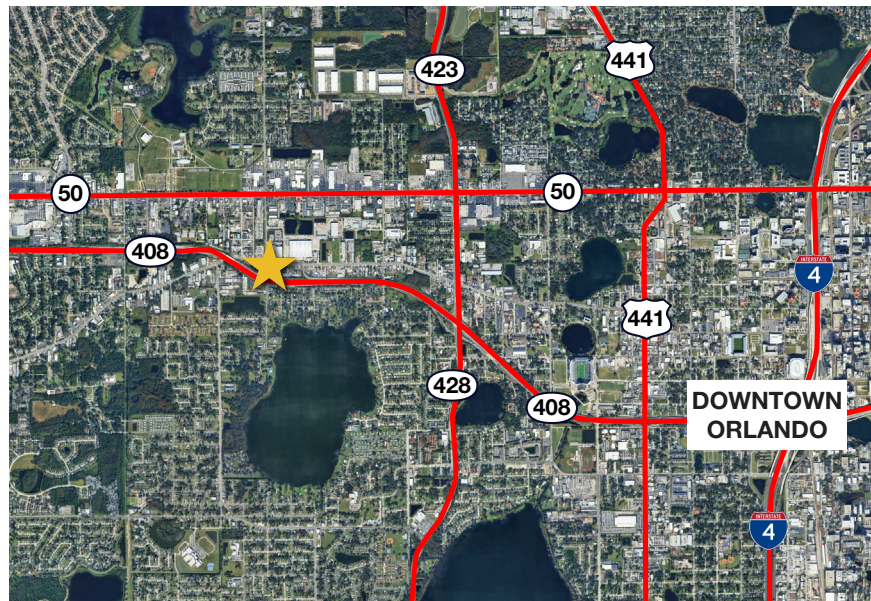
PROPERTY HIGHLIGHTS

- ± 8,484 sq ft building
 - ± 7,644 sq ft warehouse
 - ± 840 sq ft office
- ± 0.54 acre fenced & secure outdoor storage
- C-3 Zoning allows for a wide range of uses
- Clear Height: 14' - 16.5'
- 4 Grade level Doors:
 - (2): 10' x 14'
 - (1): 14' x 14'
 - (1): 18' x 14'
- 3-Phase power - 800 Amps
- 1,000+ sq ft Open Air Storage not included in building sq ft

Price: \$1,600,000 or 7% CAP
Owner-User or Investor

Call Today!

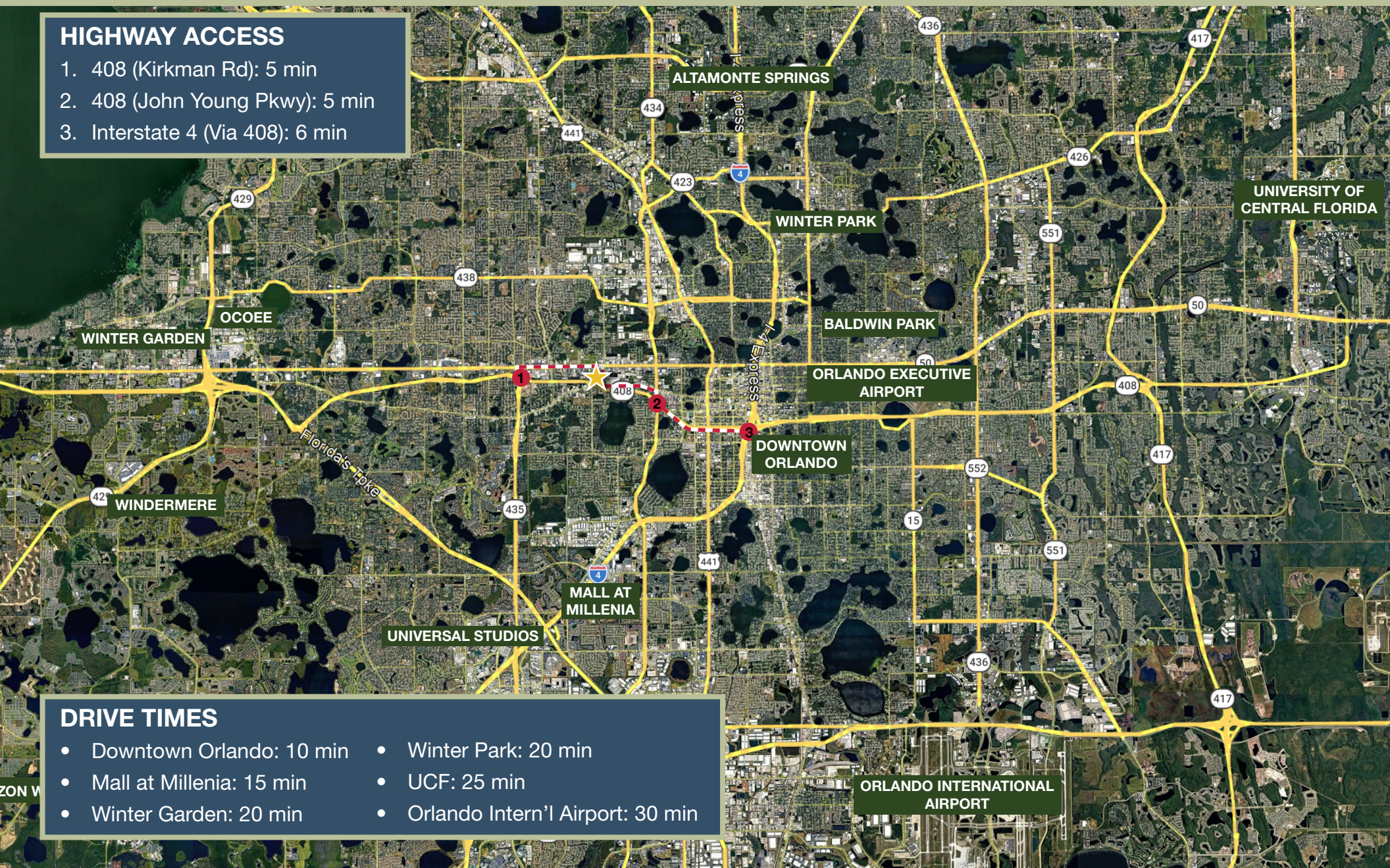
Jonathan Clayton, Vice President
407-670-9113
JClayton@maurycarter.com





HIGHWAY ACCESS

1. 408 (Kirkman Rd): 5 min
2. 408 (John Young Pkwy): 5 min
3. Interstate 4 (Via 408): 6 min

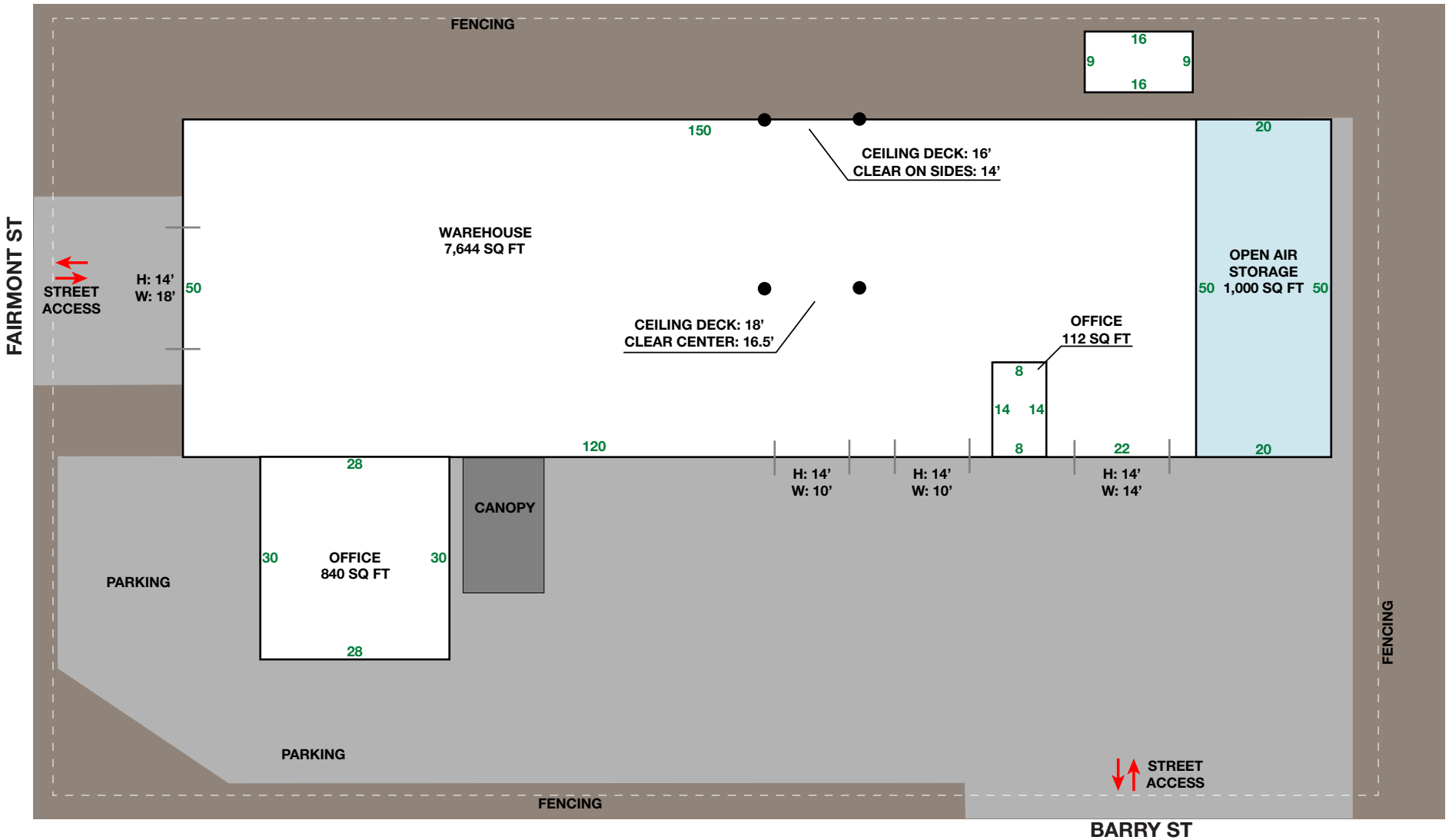


DRIVE TIMES

- Downtown Orlando: 10 min
- Winter Park: 20 min
- Mall at Millenia: 15 min
- UCF: 25 min
- Winter Garden: 20 min
- Orlando Intern'l Airport: 30 min



SITE LAYOUT





**MAURY L. CARTER
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