

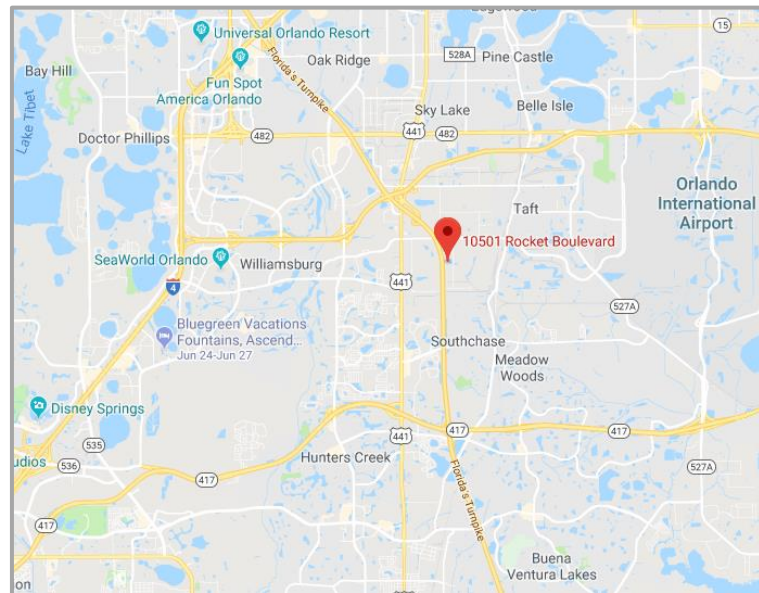
10501 ROCKET BLVD. ORLANDO, FL 32824



Asking Price: \$1,450,000

Property Details:

- 15,000 SF Clear Span Metal Warehouse built 1990
- 2 Acres; Poured Concrete and Securely Fenced
- 3 Phase Power
- Zoned Ind-4 (Heavy Industrial Orange Co.)
- 18' to 20' Clear Height
- Approximately 2,400 SF of Office Space
- Grade Level Building with two (2) Drive In doors, one measuring 22' wide by 14' high and the second measuring 20' wide by 12' high
- Building also includes two (2) dock well doors measuring 8' wide by 12' high each



CORY KROEGER
Mobile: 407.402.8581
cory@kroegercommercial.com

CHRIS BRUSSOW
Mobile: 407.929.3161
chris@kroegercommercial.com

KROEGER & Co.
1053 N. Orlando Ave. Suite 4, Maitland, FL 32751
Phone: 407.696.3088 · Fax: 407.696.3089
www.kroegercommercial.com

Investment/Tenant Highlights:



- DURASERV is a leading service provider in the loading dock, door, and equipment industry
- DURASERV has 17 proprietary locations spanning 9 States and also has a location in Canada
- Founded in 2001
- DURASERV is the parent company of Southern Dock Products, The Overhead Door Company of Austin, Just-Rite Equipment, Lavallee Overhead Door, The Overhead Door Company of New Orleans, The Overhead Door Company of South Florida, JB Matthews Company, Cookson Door Sales of Arizona.
- Lease is a 5 year term Commencing in March 2018
- Monthly Rent is \$8,750 NNN



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