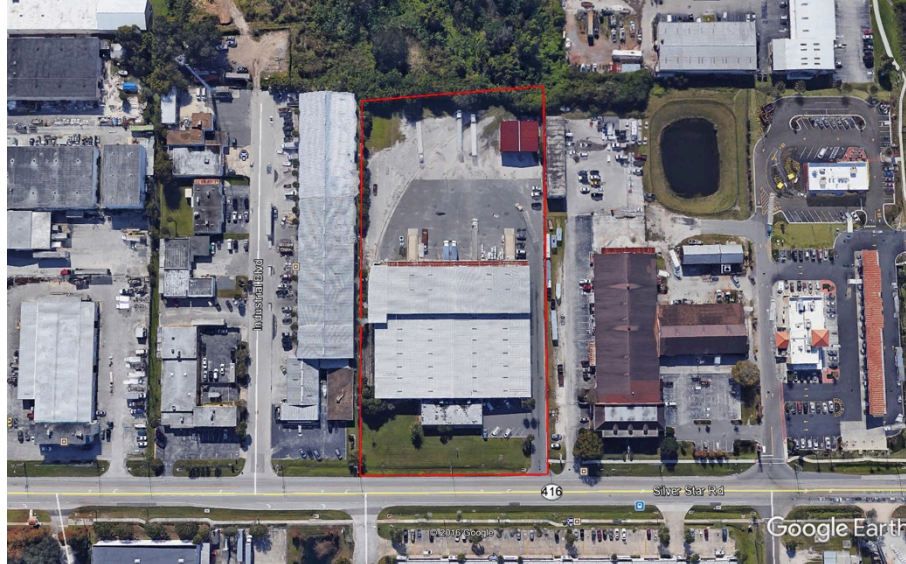


FOR SALE/LEASE

58,000 SF Warehouse
Outside Storage

2450 SILVER STAR ROAD ORLANDO, FL 32804

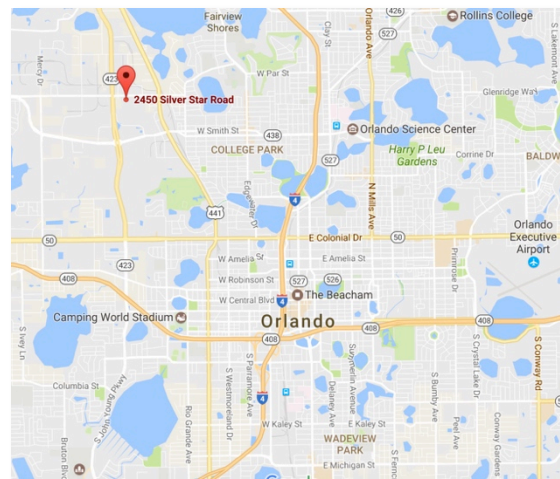


Asking Price: \$3,750,000

Lease Rate: \$6.00/SF NNN; Estimated Op. Exp. - \$1.00/SF

Property Details:

- Approximately 58,000 SF (plus an additional 4,000 sf open covered area) on 4.25 acres paved/stabilized
- Located in what is known as “contractors row”
- 14’ to 24’ Clear Height
- Fire Sprinklered
- Power: 3 Phase, 480 V 800 Amps
- Zoning: I-G City of Orlando
- Newly renovated office/showroom and contractor pick up counters
- Dock high, rear load warehouse with two (2) 20 FT wide drive in ramps (see aerial above); up 7 tractor trailer positions
- Site repaved in 2012; another cut in on the east side (left of the building if facing it) could possibly be obtained to give drive around ingress/egress
- Asking Price \$3,750,000
- Lease Rate: \$6.00/SF NNN (Estimated \$1.30/OPEX)
- Available for Oct. 2017 occupancy



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