

FOR LEASE
22,000 SF DOCK HIGH WAREHOUSE
IN REGENCY INDUSTRIAL PARK



10895 ROCKET BLVD., ORLANDO, FL 32824



Lease Rate: \$6.00 PSF Gross (Approx. \$5.10 PSF TN)

Property Details:

- 22,000 Total Square Feet
- 4 Dock High Doors – 6 Trailer Positions
- 14'3" to 17'6" Clear Height
- Includes 3,000 SF Office
- 600V, 3-Phase, 1200 amps
- Sprinklered & on Sewer
- Zoned I-4 Heavy Industrial
- Available January 1, 2017



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PROPERTY SPECIFICATIONS
10895 Rocket Blvd., Orlando, FL 32824
Regency Industrial Park, Orange County

FRONT BUILDING: 22,000 square feet	YEAR BUILT: 1970
DIMENSIONS: 183' x 120.22'	POWER: 600V, 3-phase, 1200 amp Provided by Duke Energy
LAND SIZE: On portion of 3.33 Acres	SPRINKLER: Yes; pipe-schedule system
OFFICE AREA: 3,000 square feet	LIGHTING: LED
TRUCK LOADING: (1) 8' x 12' dock-high door w/ loading ramp & (3) trailer positions 120' truck court	RAIL: No
(2) 10' x 10' dock-high doors 64' truck court	WATER: OUC
(1) 10' x 10' dock-high door 60' truck court	SEWER: OUC
CLEAR HEIGHT: 14'3" to 17'6"	ZONING: I-4 (Heavy Industrial) Orange County
CONSTRUCTION:	PARCEL ID: 11-24-29-1237-00-011
Walls: Metal	PROP TAXES: \$0.44 psf (2016)
Columns: 20' x 60'	LEASE RATE: \$6.00 psf gross including prop taxes & bldg insurance
Roof: Screw-down metal Re-roofed in 2004	