

FOR SALE
24,000 SF WAREHOUSE
DOCK-HIGH CONDO



11495 & 11497 ROCKET BLVD., REGENCY INDUSTRIAL PARK



Sale Price: \$1,250,000 (\$52 PSF)

Property Details:

- Front and Rear Truck Courts for Cross-Dock Configuration or Outside Storage
- Total Building is 36,000 SF in 2 Condos:
24,000 SF is for Sale
- 24,000 SF Condo Splits into 2 Spaces of
15,000 SF and 9,000 SF
- 18' to 20' Clear
- (1) 10' x 16' Ramped Door
- (2) 10' x 10' Docking Doors
- Zoned I-4



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PROPERTY SPECIFICATIONS

11495 & 11497 Rocket Blvd
Orlando, Florida 32824

TOTAL SIZE:	24,000 SF Warehouse Condo in 36,000 SF Building	YEAR BUILT:	1984
BUILDING:	11495 Rocket Blvd 9,000 SF Total 625 SF Office (1) 10' x 10' Dock-high Door 200 amps, 3 Phase Power 11497 Rocket Blvd 15,000 SF Total 2,475 SF Office (1) 10' x 10' Dock-high Door (1) 10' x 16' Dock-high Door 250 amps, 3 Phase Power	CONSTRUCTION:	Concrete Block & Metal
		COLUMN SPACING:	60' x 25'
		LIGHTING:	Fluorescent & Metal Halide
		POWER:	Provided by Duke Energy 200 Amps, 3 Phase 250 Amps, 3 Phase
		SPRINKLER:	Wayne Automatic .20 gpm/1500 SF
FRONT TRUCK COURT:	80' x 200'	WATER:	Orange County Utilities
REAR TRUCK COURT:	90' x 200'	SEWER:	Septic System
		ZONING:	I-4, Orange County
CONTACTS:	Cory Kroeger: (407) 402-8581 cory@krprop.com Greg Rebman: (407) 921-7366 greg@krprop.com	PROPERTY TAXES:	\$13,886.74
		PARCEL NUMBERS:	14-24-29-6708-00-050 14-24-29-6708-00-060
		ASKING PRICE:	\$1,250,000 (\$52 PSF)