

FOR LEASE

18,525 – 46,860 SF WAREHOUSE
33RD STREET INDUSTRIAL PARK



3438 MAGGIE BLVD., ORLANDO, FL 32811



Lease Rate: \$4.50/SF NNN / Operating Expenses: \$1.59/SF estimated

Property Details:

- 96,000 Total Square Feet
- Rear Load Building with 125 FT Truck Courts
- 200 FT Bay Depth with 65 FT x 30 FT Column Spacing
- 18 FT to 24 FT Ceiling Clearance, Sprinkled
- Ample Parking
- Direct Access to I-4 and 408 EW Expressway

Space Divides Into:

- 28,335 SF w/ 2,000 SF of Office. 4 Dock High Doors, 2 Ramp Door, 1 Mid-Grade Door
- 18,525 SF w/ 2,500 SF of Office. 3 Dock High Doors, 1 Ramp Door



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