FOR LEASE

7,626 SF Office/Showroom & Warehouse 33rd Street Industrial Park



4241 LB McLeod Rd., ORLANDO, FL 32811



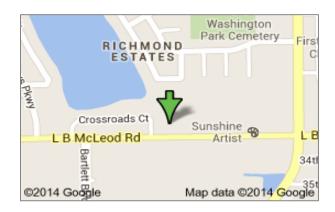
Lease Rate: \$11.00/SF Gross

Property Details:

- 7,626 RSF (Approximately 3,500 SF Office/Showroom; 4,100 SF Conditioned Warehouse)
- New HVAC throughout
- Fronting LB McLeod Rd.
- > 1 Dock High Door (14'W x 12'H),
- > 1 Grade Level Door (8'W x 10'H)
- ➤ Clear Height: 14' 18'
- City Water / Sewer
- > 3 Phase Power
- Ample Parking
- > Zoned City of Orlando I-P
- Currently built out as a dance studio with wood floors throughout and 6 Restrooms

Exclusive use of 7'x10' Pylon Sign

*Located in the 33rd Street Industrial Park with direct Access to I-4 and the 408 EW Expressway



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