

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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