

Leased as of 2/7/24

FOR LEASE

**9220 Boggy Creek Road Unit
118**

Orlando, FL 32824

HARD TO FIND 1,540 SF OFFICE / WAREHOUSE

- Airport Distribution Center
Small Bay Warehouses
- \$12 / SF
- NNN



Contact Paul Straubinger

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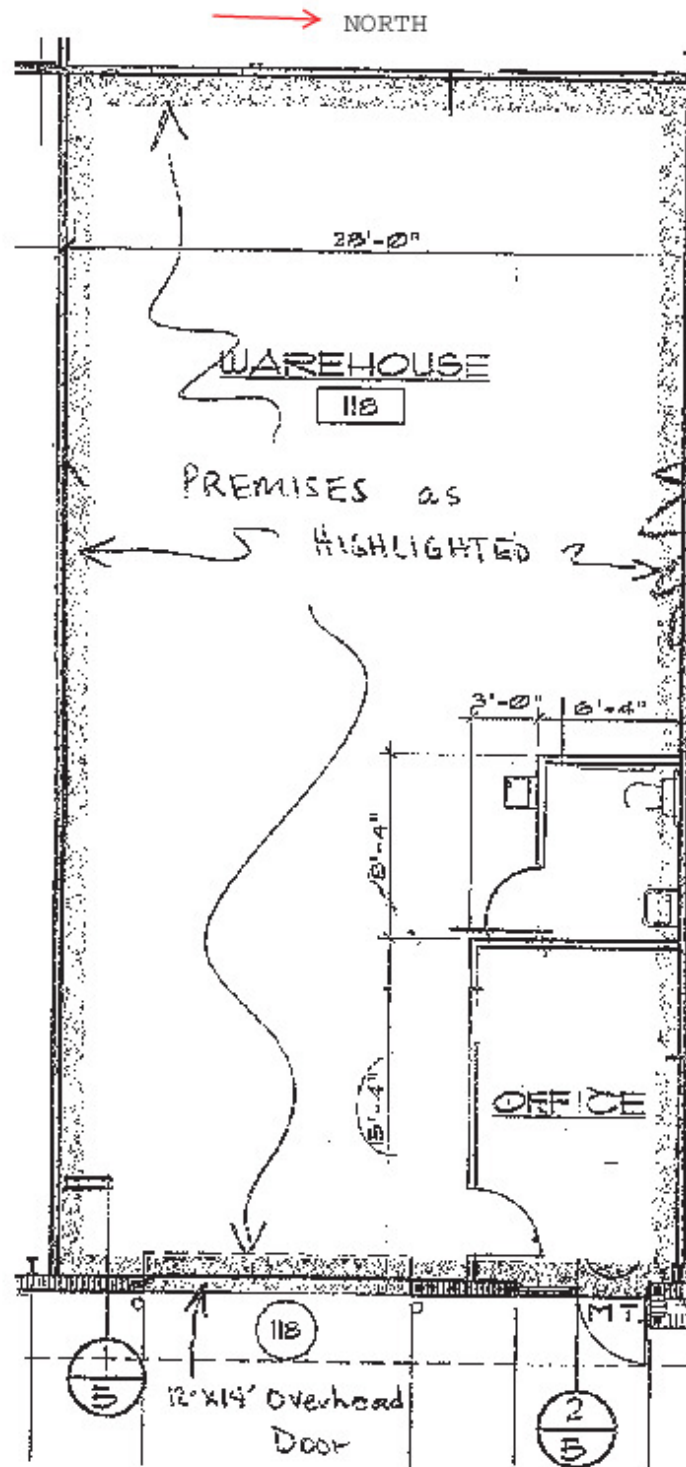


Location & Site Specifications

- Great location – 1.50 miles from 528 (Beachline Expressway interchange)
- Municipality: City of Orlando
- Water: OUC, included in operating expenses
- Sewer: public sewer – City of Orlando wastewater
- Zoning: I-P City of Orlando
- Year built: 2006
- Fronts on Boggy Creek Road
- Parking: 1.8 spaces per 1000 SF
- Space dimensions: 28'x 55' (clear span)
- 12'4X 14' roll up door, one office, one restroom
- Freestanding dock high loading dock and ramp amenity
- Site lighting: OUC
- Power: 100 amp 3 phase – OUC privately metered
- Fire sprinklers
- Clear height: 20'x24'
- Insulated multi tenant block / metal building (concrete block on

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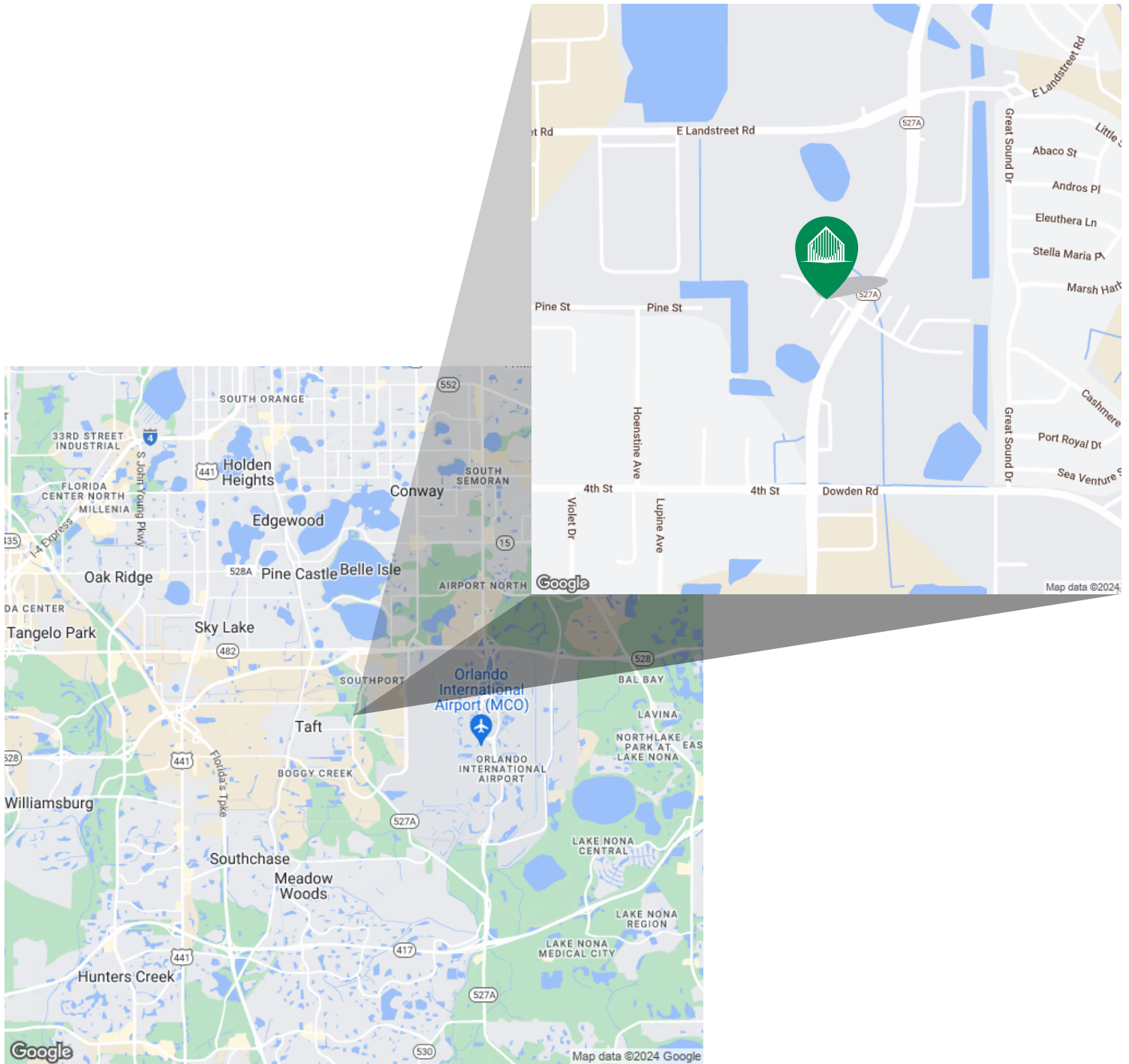
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