

April 1, 2022

FOR LEASE

9180 Boggy Creek Road Suite

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Orlando, FL 32824

- Airport Distribution Center Small Warehouse Space
- \$4,500 per month
- Industrial modified gross

Quality 4,500 SF warehouse at very competitive ask rate



Contact Paul Straubinger

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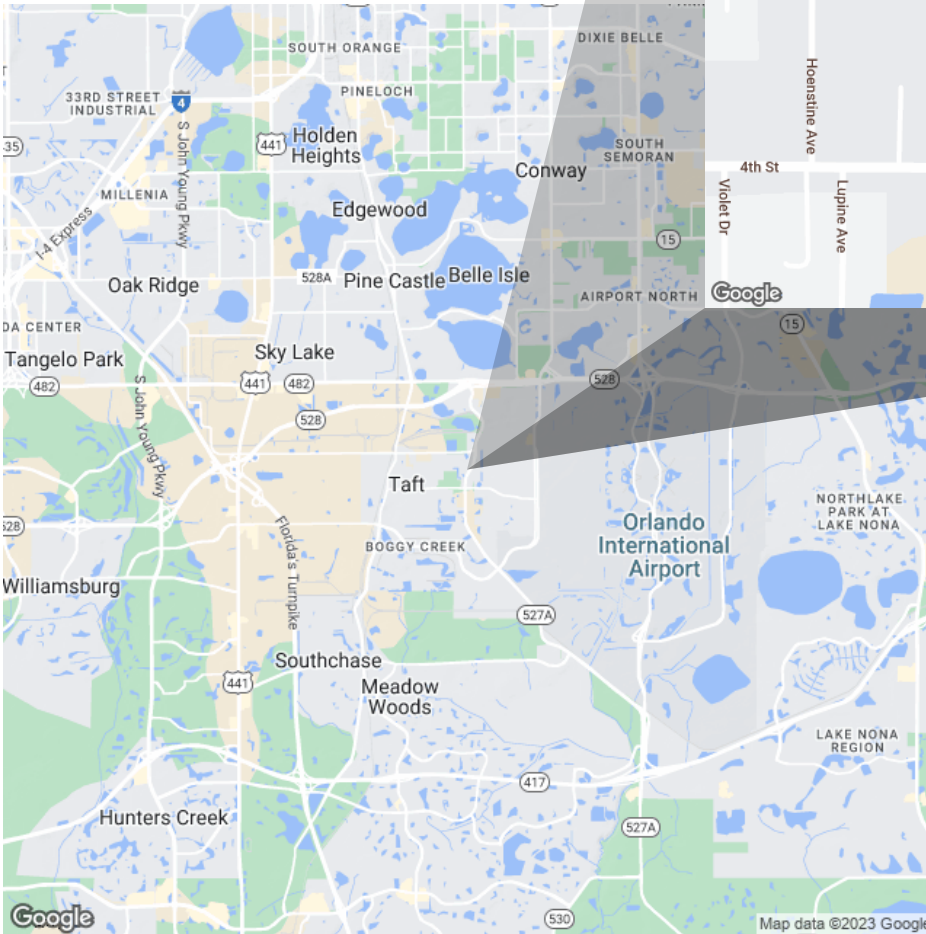
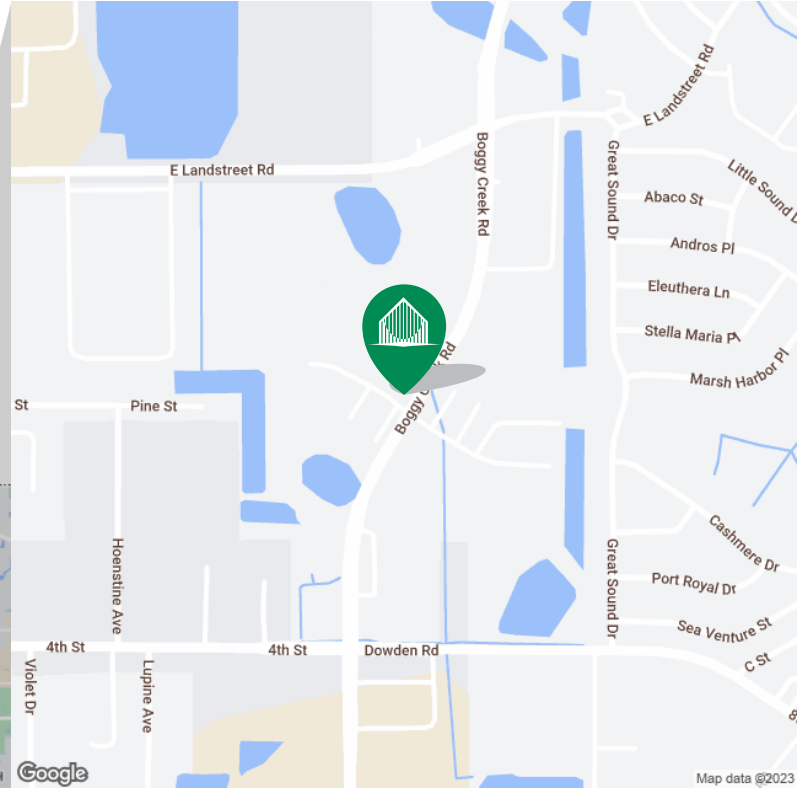
Location & Site Specifications

- Great location – 1.40 miles south of full 528 (Beachline Expressway) interchange
- Municipality: City of Orlando
- Water: OUC
- Sewer: public sewer – City of Orlando wastewater
- Zoning: I-P City of Orlando
- Year built: 2005
- Professional property management
- Overall space dimensions: 50' x 90' (clear span); space contains a two offices, 2 bathrooms, and an air conditioned bull pen (which at discretion of tenant can stay or be demolished prior to occupancy) please see attached floor plan
- Parking: 1.8 spaces per 1,000 SF
- Interior lighting: fluorescent strip
- Site lighting: OUC
- Power: 00 amp 3 phase – OUC privately metered
- Fire sprinklered
- Clear height: 20' x 24'
- Insulated multi tenant block / metal building (concrete block on



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