



FOR LEASE

**2702 SF Grade level warehouse with 1 office and 1 restroom**

Pinecastle Commerce Center  
6433 Pinecastle Boulevard Unit 6  
Orlando, FL 32809

**Available Available October 1, 2020**

**\$2,200.00 / month** (Lease Type: Modified Gross)

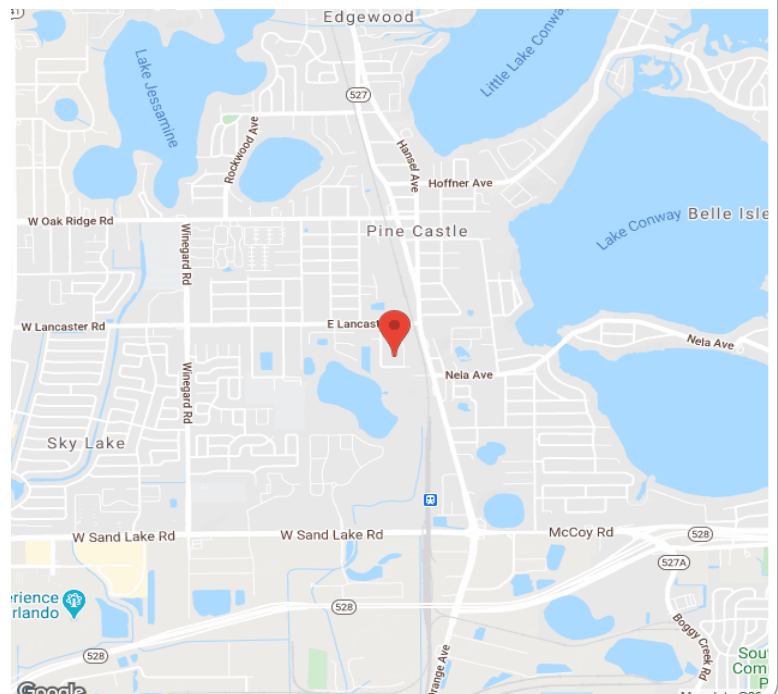


## Pricing Details

- \$2,200/month – modified gross
- Please see attached floor plan

## Location & Site Specifications

- Very well located; close proximity to everything
- Well maintained property
- Local professional property management
- Zoned C-3 – Unincorporated Orange County
- Good parking – 1.9 stalls / 1,000 SF



**Contact Paul Straubinger**

paul@straubcos.com • O: 407-650-8383 • M: 407-468-6424



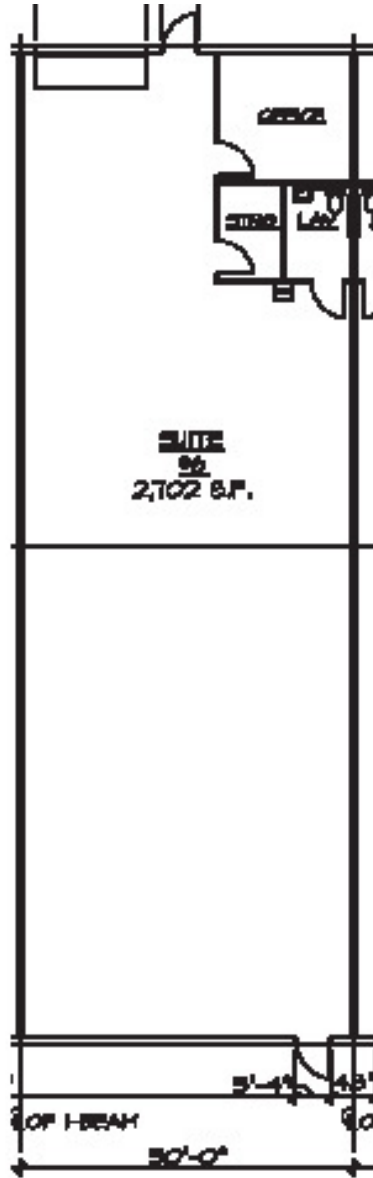
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Scale  
1/16" = 10"



**Building/Space Specifications**

- 2,702 total SF
- One 10' X 10' overhead door
- One interior office, washroom and copier/file room, please see attached plan
- 3 phase electric and sanitary sewer
- Drive through gated truck court



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.