

Available 30 days from signed

FOR LEASE

11226 Boggy Creek Road
Orlando, FL 32824

3 drive through bays, wash bay, and outdoor storage

- Rare Atlas Commerce Park Availability!
- Contact Paul for rate



Contact Paul Straubinger

o: 407-650-8383 • m: 407-468-6424

e: paul@straubcos.com • www.straubcos.com



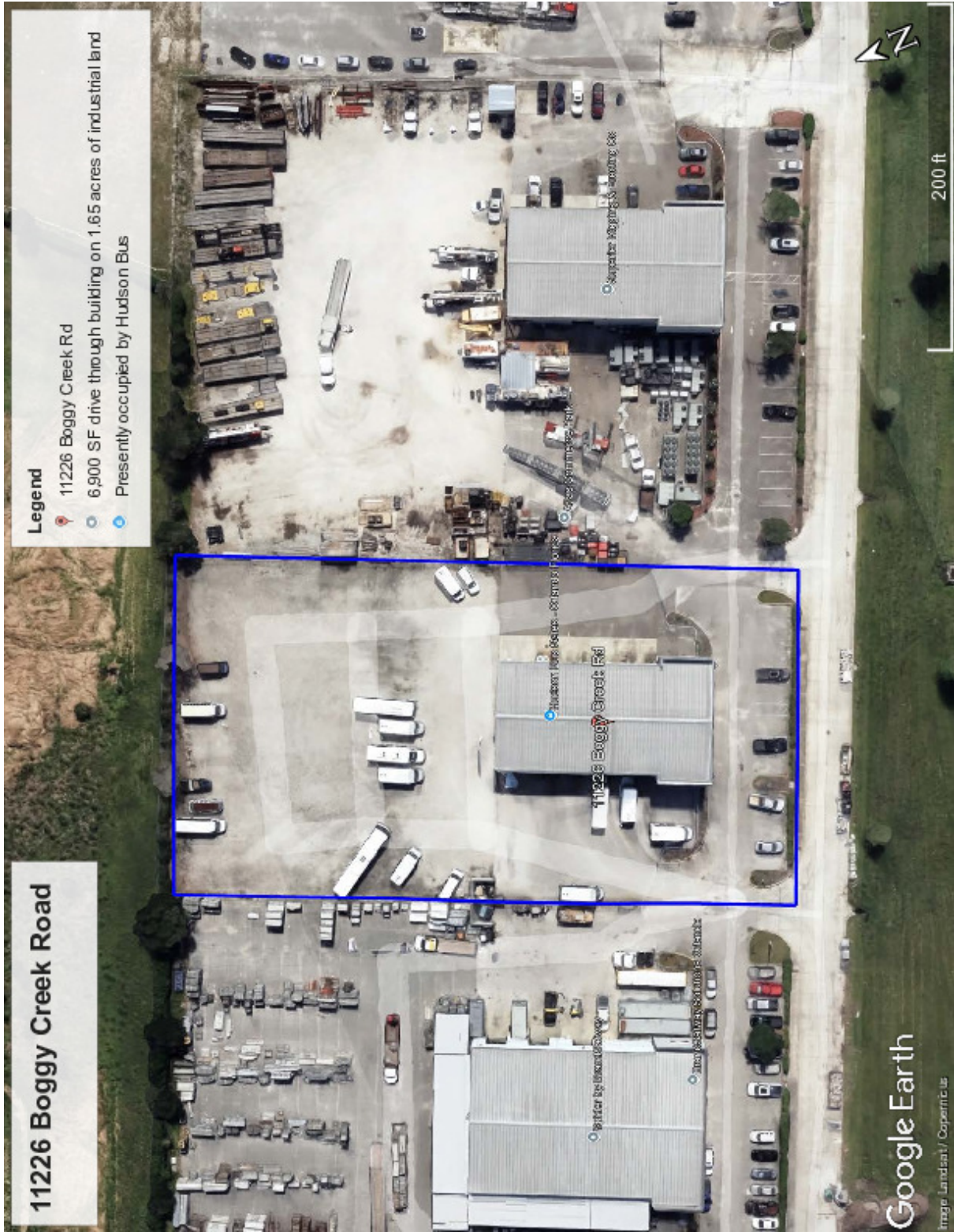
Location & Site Specifications

- Zoned I-G Industrial General – City of Orlando
- Access controlled park – very secure
- 1.65 +/- gross acre site – stabilized, privately fenced and gated
- Private site lighting – underground electric
- Very good location across the street from Orlando International Airport, close to I-4 Turnpike ramps, and in between the 417 and 528
- 60' x 115' x 24' (eave height) insulated free standing block/metal building
- Concrete block on all four sides to 10'
- Clear span column spacing
- Approximately 2,300 SF interior offices
- Six 12' x 14' chain hoist roll up overhead doors
- Open canopy, skirted wash bay with oil water separator and trench drain plumbed to public sanitary sewer
- T-6 energy efficient lighting throughout



Contact Paul Straubinger

o: 407-650-8383 • m: 407-468-6424
e: paul@straubcos.com • www.straubcos.com



Contact Paul Straubinger

o: 407-650-8383 • m: 407-468-6424

e: paul@straubcos.com • www.straubcos.com

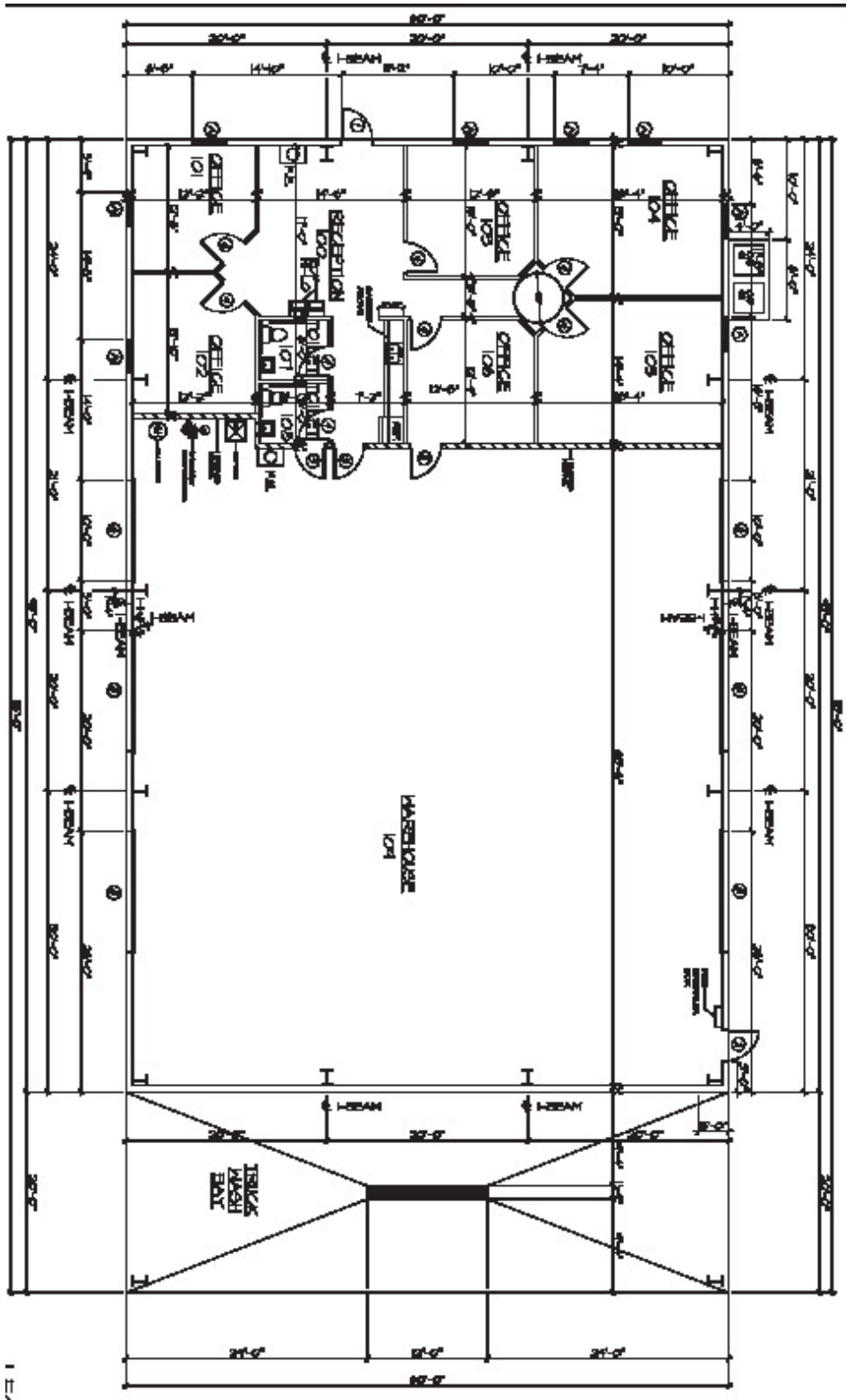
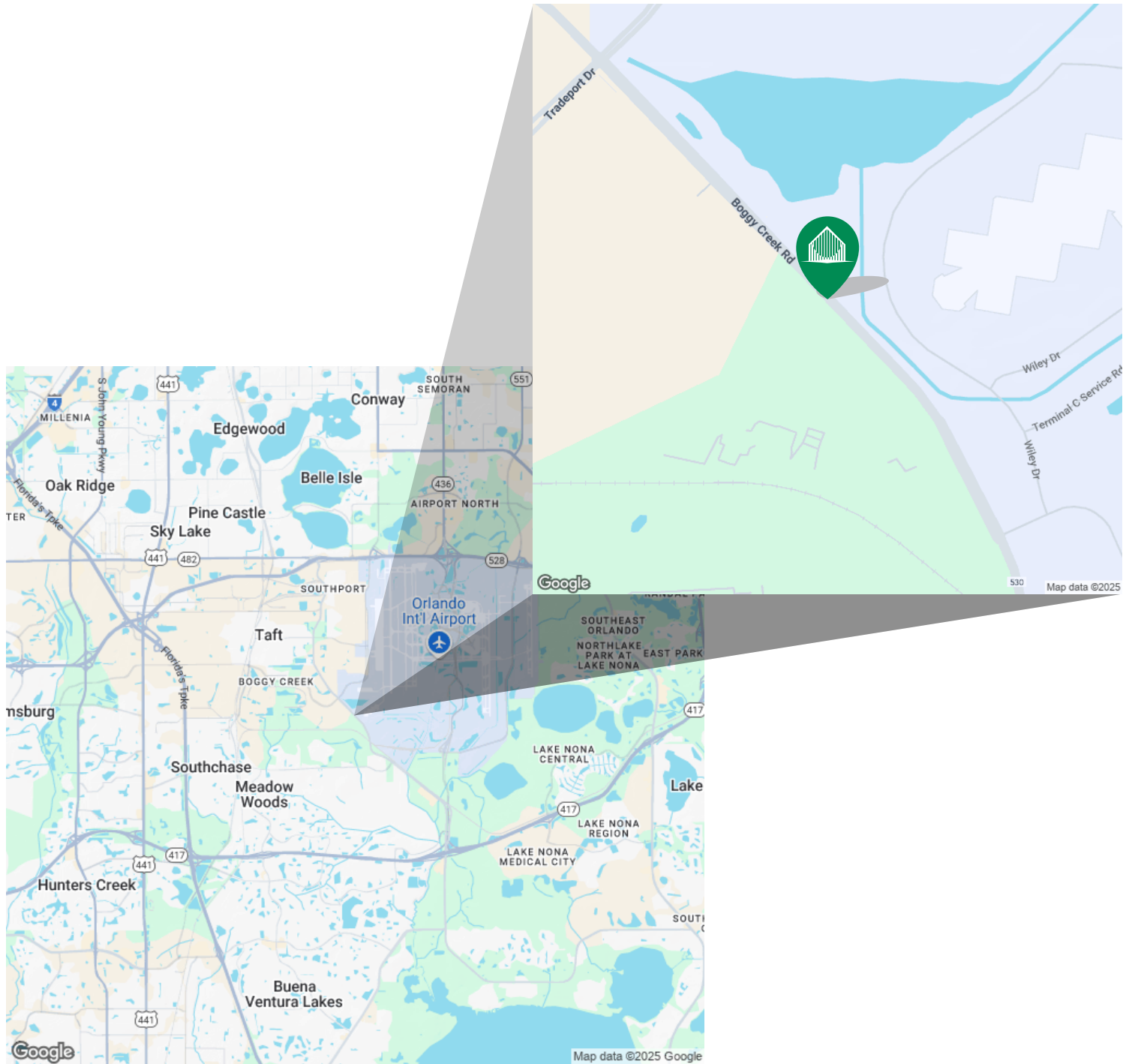


Exhibit A

Contact Paul Straubinger

o: 407-650-8383 • m: 407-468-6424

e: paul@straubcos.com • www.straubcos.com



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.

Contact Paul Straubinger

o: 407-650-8383 • m: 407-468-6424

e: paul@straubcos.com • www.straubcos.com