

INDUSTRIAL BUILDING FOR SALE

PROPERTY DESCRIPTION

This offer consists of a 15,289 square foot, single-story, industrial warehouse on 1.29 AC. Built in 1988, the building is designed for its current use and is an open-air warehouse. The property is zoned IND-2/IND-3.

There are two access points, with two entrances on Thorpe Road. The property is well positioned within 3 miles of access to Florida's Turnpike and Beachline Expressway, and 5.1 miles north of FL-417. This asset is located within one of the strongest industrial markets in the country.

PROPERTY HIGHLIGHTS

- ±15,289 SF open-air warehouse
- IND-2/IND-3 zoning
- Perfect opportunity for an owner/user
- Excellent access to Florida Turnpike, Beachline Expressway, FL 417, and I-4.
- Located in one of the country's strongest industrial markets (South Orlando/Taft Market)

FOR MORE INFORMATION, PLEASE CONTACT:

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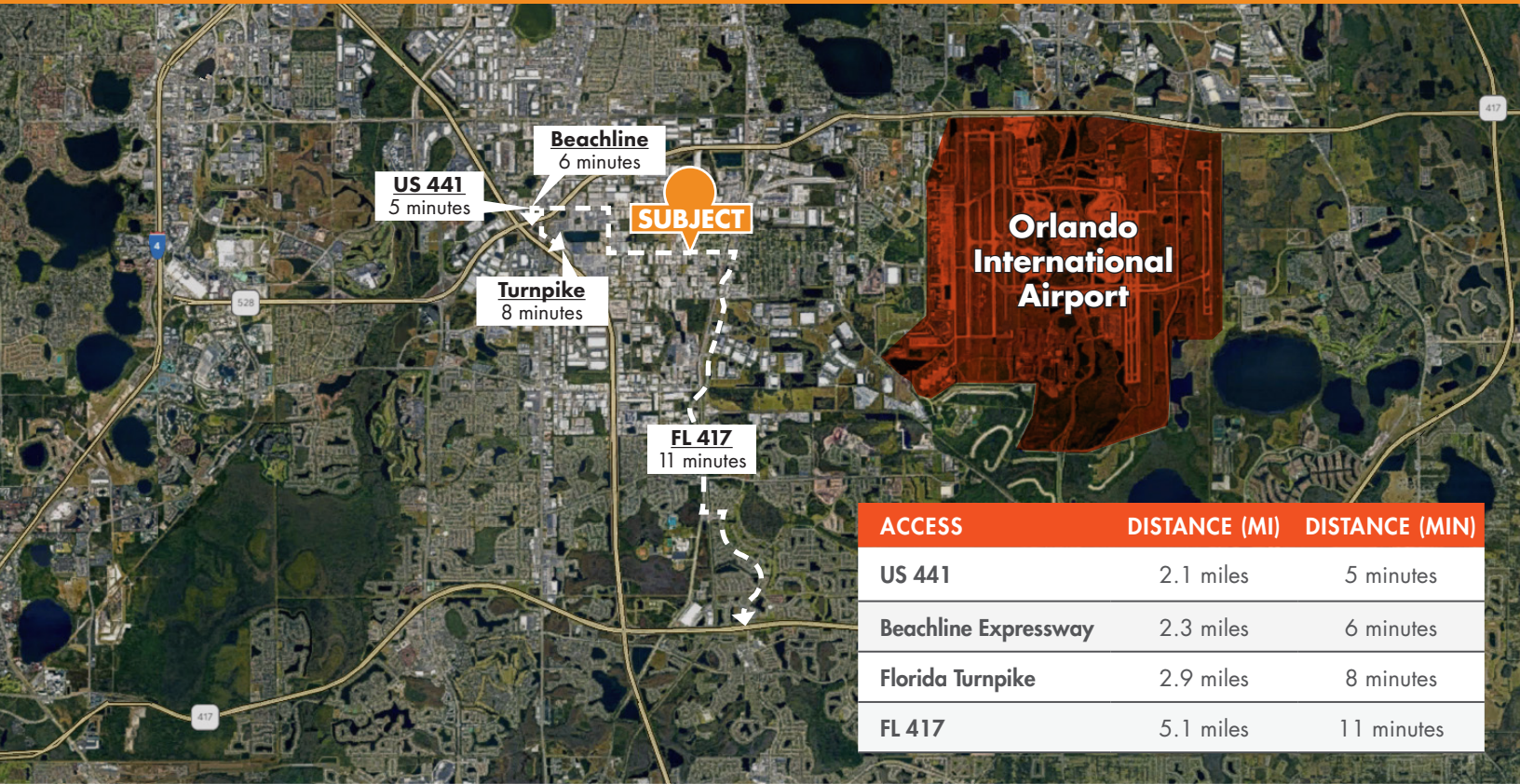
FOUNDRY
COMMERCIAL

420 S Orange Avenue, Suite 400
Orlando, Florida 32801

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INVESTMENT/OWNER-USER - SOUTH ORLANDO/TAFT

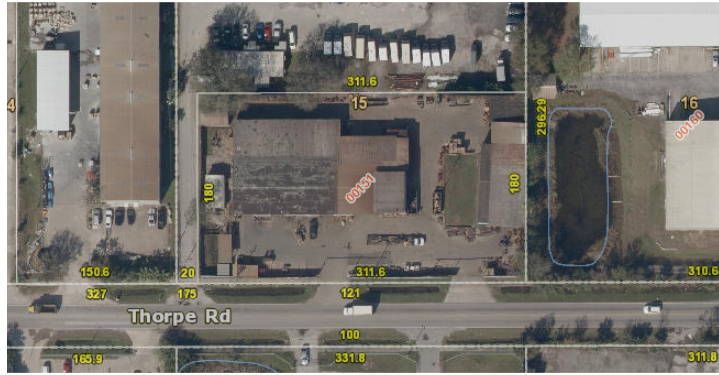
121 THORPE ROAD, ORLANDO, FL 32824



ACCESS	DISTANCE (MI)	DISTANCE (MIN)
US 441	2.1 miles	5 minutes
Beachline Expressway	2.3 miles	6 minutes
Florida Turnpike	2.9 miles	8 minutes
FL 417	5.1 miles	11 minutes

CURRENT LEASE DETAILS

Cap Rate	Market
Occupancy	100%
NOI	\$153,999.00
Lease Expiration	10/5/23 with 6-month renewal
Tenant	US Pipe Fabrications, LLC



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