

# FOR LEASE

5,512 SF AVAILABLE  
4629 36<sup>TH</sup> STREET  
ORLANDO, FLORIDA





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## SPACE FOR LEASE - INFORMATION

- **5,512 SF SPACE AVAILABLE**
- **+/- 1,500 SF OFFICE**
- **NEW INTERIOR MAKEREADY (2024)**
- **NEW TRUCK APRON & TPO ROOF (2023)**
- **20' CLEAR HEIGHT**
- **1 DOCK HIGH DOOR**
- **1 DRIVE-IN DOOR**
- **YEAR BUILT: 1998**
- **FULLY SPRINKLERED**
- **POWER: 208V, 3 PHASE**
- **AMPLE PARKING**
- **6.4 MILES FROM DOWNTOWN ORLANDO**

## MARKETED BY:

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407.865.0311

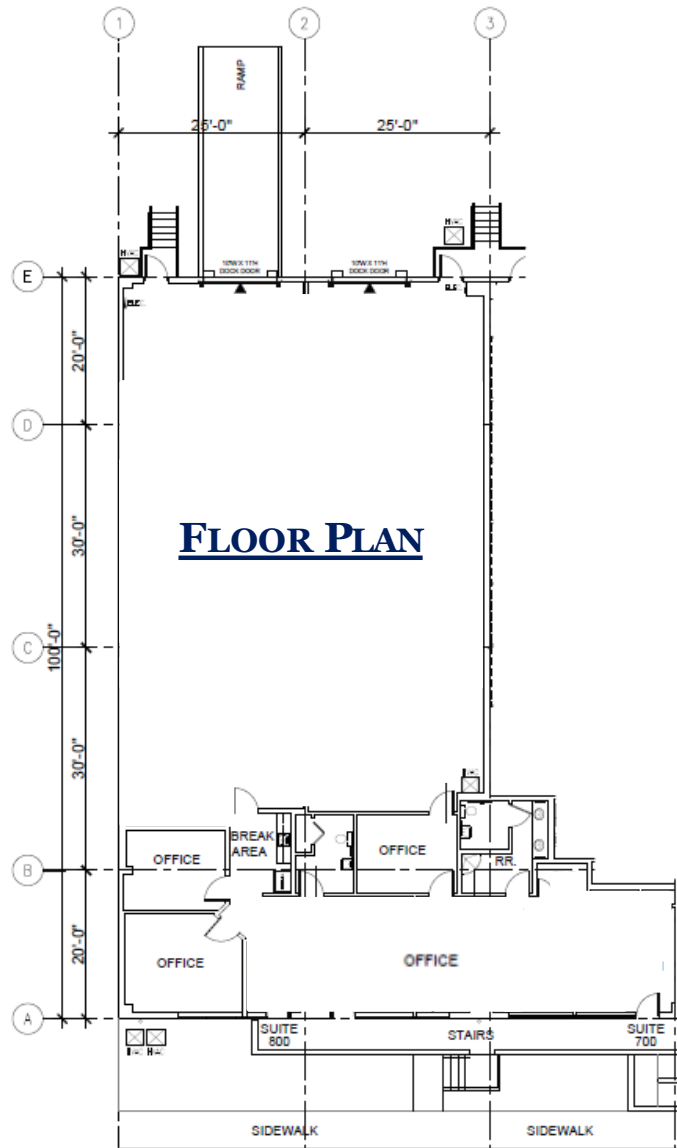
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**FOUNDRY**  
COMMERCIAL

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## ONGOING WORK (FULL WHITEBOX):

- NEW LED LIGHTING
- PAINT WAREHOUSE WALLS WHITE
- PAINT COLUMNS HAZARD YELLOW
- NEW CARPET THROUGHOUT OFFICE
- NEW FIXTURES THROUGHOUT SPACE
- NEW CONCRETE TRUCK COURT
- NEW TPO ROOF
- NEW LANDSCAPING
- NEW STRIPING IN PARKING LOT



# FOR LEASE

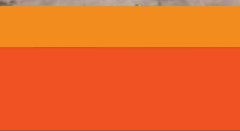
5,512 SF AVAILABLE  
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NEW TPO ROOF  
(UNDERWAY)

NEW CONCRETE  
TRUCK COURT  
(COMPLETED)

36<sup>th</sup> Street



FOUNDRY  
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NEW CONCRETE  
TRUCK COURT  
(COMPLETED)

EXTERIOR PAINTING  
(COMPLETED)





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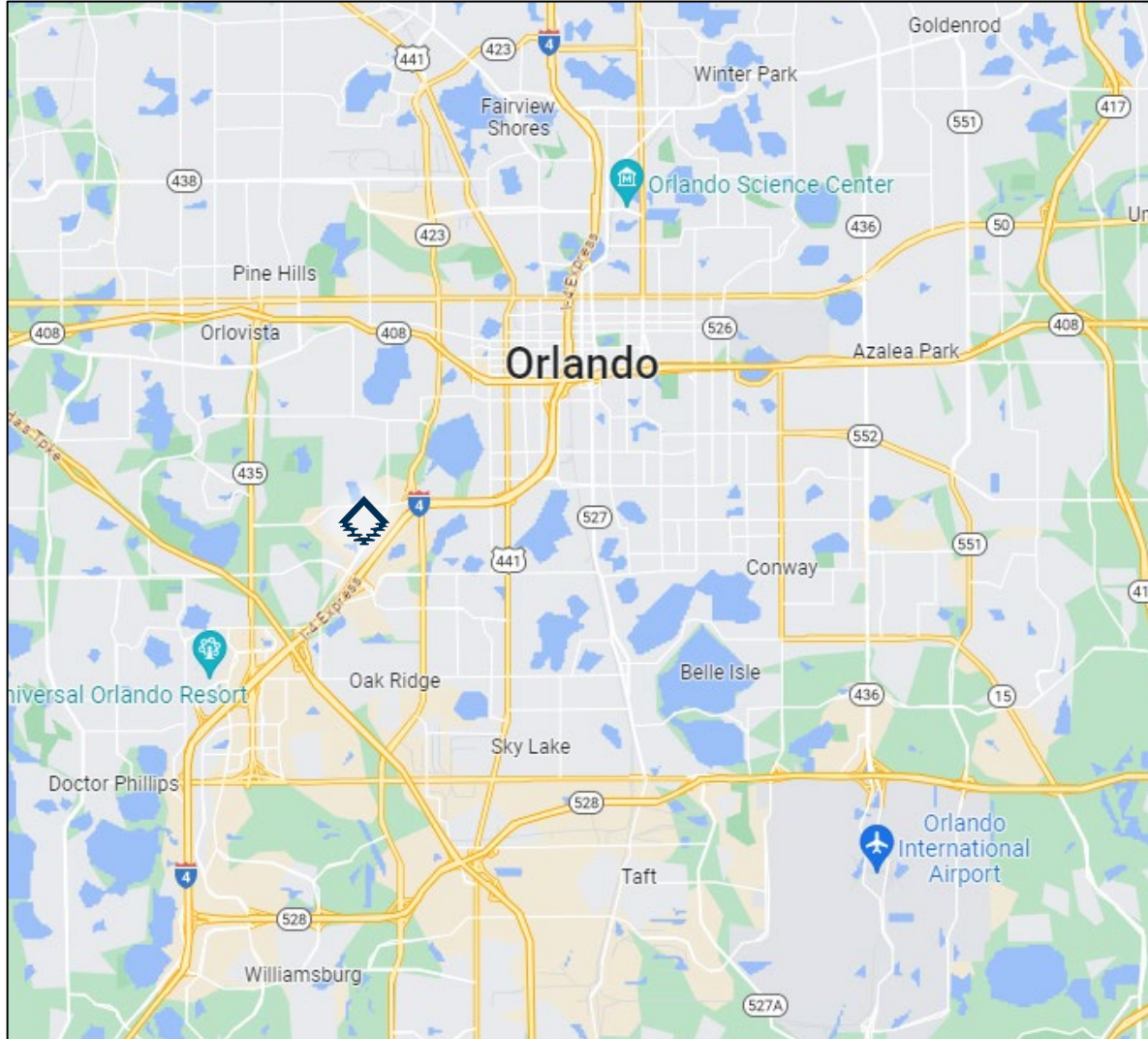
Downtown Orlando





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**AVAILABLE**  
**FEBRUARY 2024**

**ORLANDO,**  
**FLORIDA**

