

FOR LEASE

5,354 SF AVAILABLE
4651 36TH STREET
ORLANDO, FLORIDA



*New Concrete
Truck Court*

NEW TPO ROOF

Maggie Blvd

36th Street



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SPACE FOR LEASE - INFORMATION

- **5,354 SF SPACE AVAILABLE**
- **+/- 1,000 SF OFFICE**
- **NEW INTERIOR MAKEREADY (2024)**
- **NEW TRUCK APRON**
- **NEW TPO ROOF (20 YEAR WARRANTY)**
- **20' CLEAR HEIGHT**
- **2 DOCK HIGH DOORS**
- **YEAR BUILT: 1998**
- **FULLY SPRINKLERED**
- **POWER: 208V, 3 PHASE**
- **AMPLE PARKING**
- **6.4 MILES FROM DOWNTOWN ORLANDO**

MARKETED BY:

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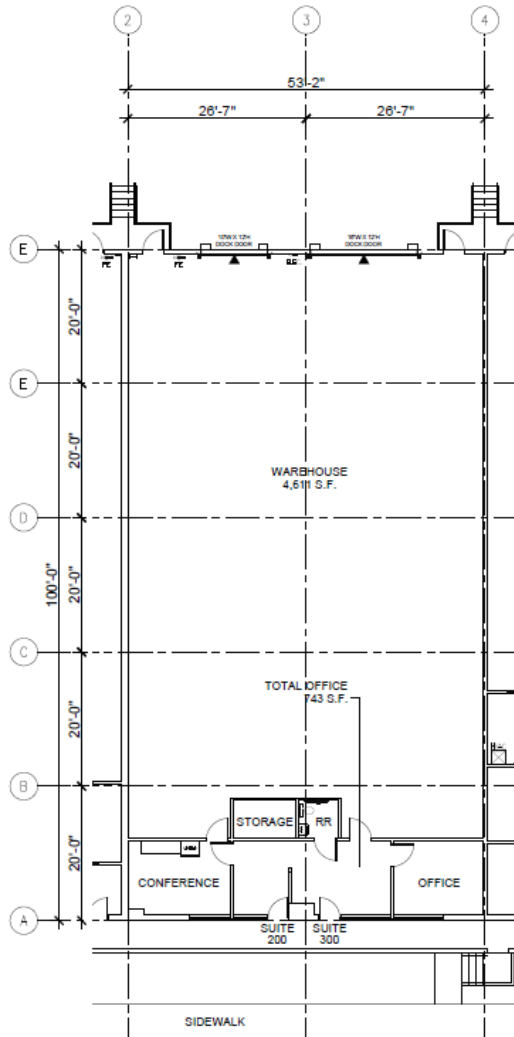


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FLOOR PLAN



FLOOR PLAN = 5,354 S.F.

ONGOING WORK (FULL WHITEBOX):

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

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NEW TPO ROOF
(UNDERWAY)

NEW LANDSCAPING
(COMPLETED)

EXTERIOR PAINTING
(COMPLETED)

NEW CONCRETE
TRUCK COURT
(COMPLETED)

36th Street

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Downtown Orlando



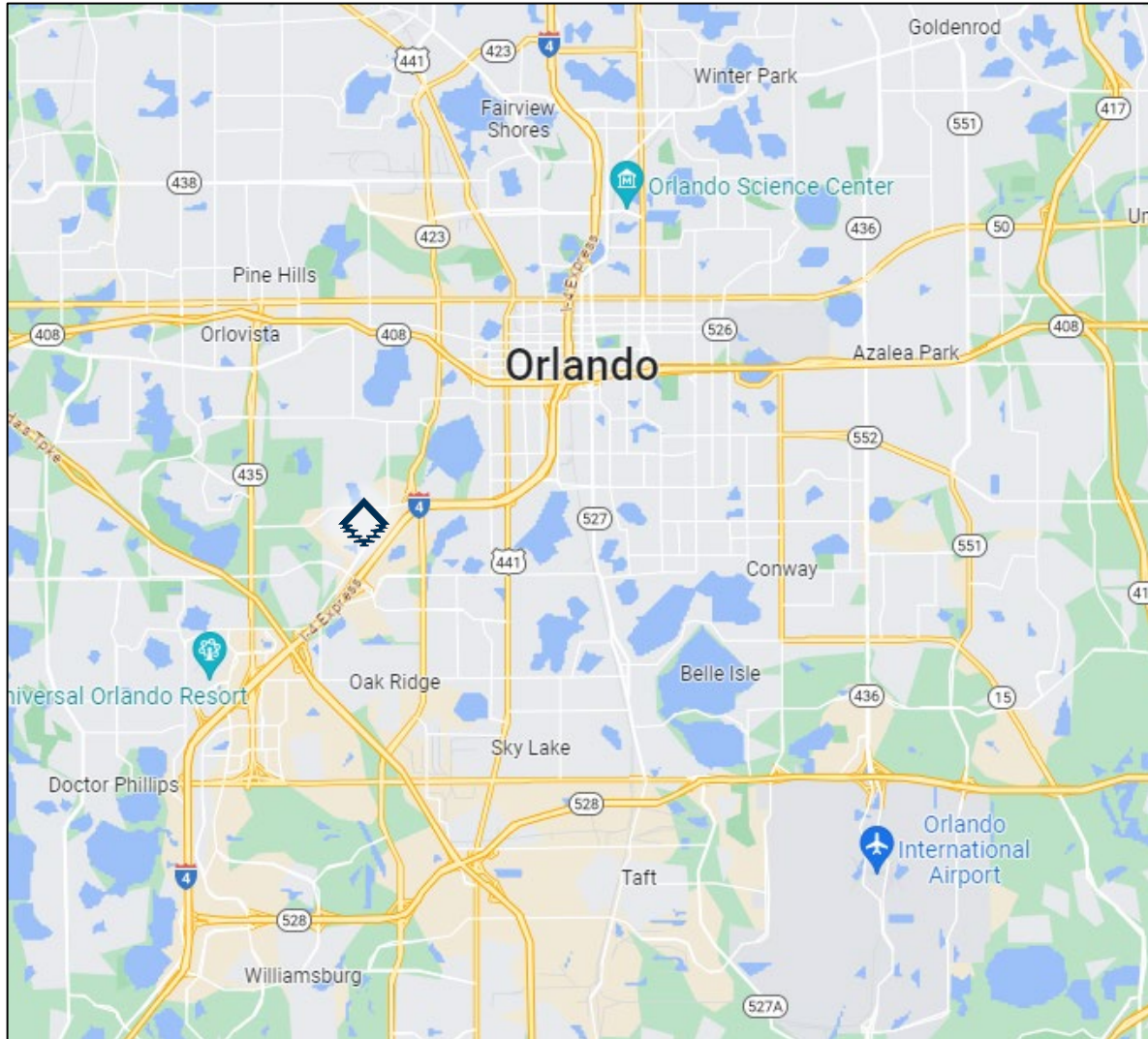
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JANUARY 2024

ORLANDO,
FLORIDA

