



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

2545 Industrial Boulevard  
Orlando, Florida 32804

**100% HVAC WAREHOUSE WITH OFFICE**

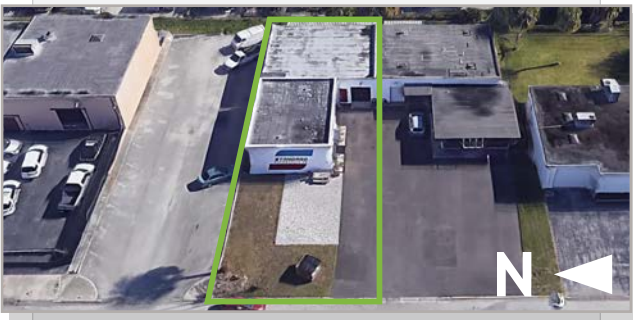


## For Sale

- + Sale Price: \$399,000
- + Building Size: 3,470 SF
- + Primary Use: Flex + Office
- + Power: Single Phase
- + Zoning: IG/W

## Highlights

- Unique Opportunity Located near College Park and the Packing District Development
- Currently Used as a Classic Motorcycle Shop/Event Facility
- 100% Air-Conditioned Space
- Warehouse Space: Approximately 2,000 SF
- Office Space: Approximately 1,500 SF
- Clear Height: 12' x 14'
- Loading: One 10' x 10' Grade-Level Door
- Ample Parking
- Current Lease Expires 9/30/2020



### PATRICK GOETZ

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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

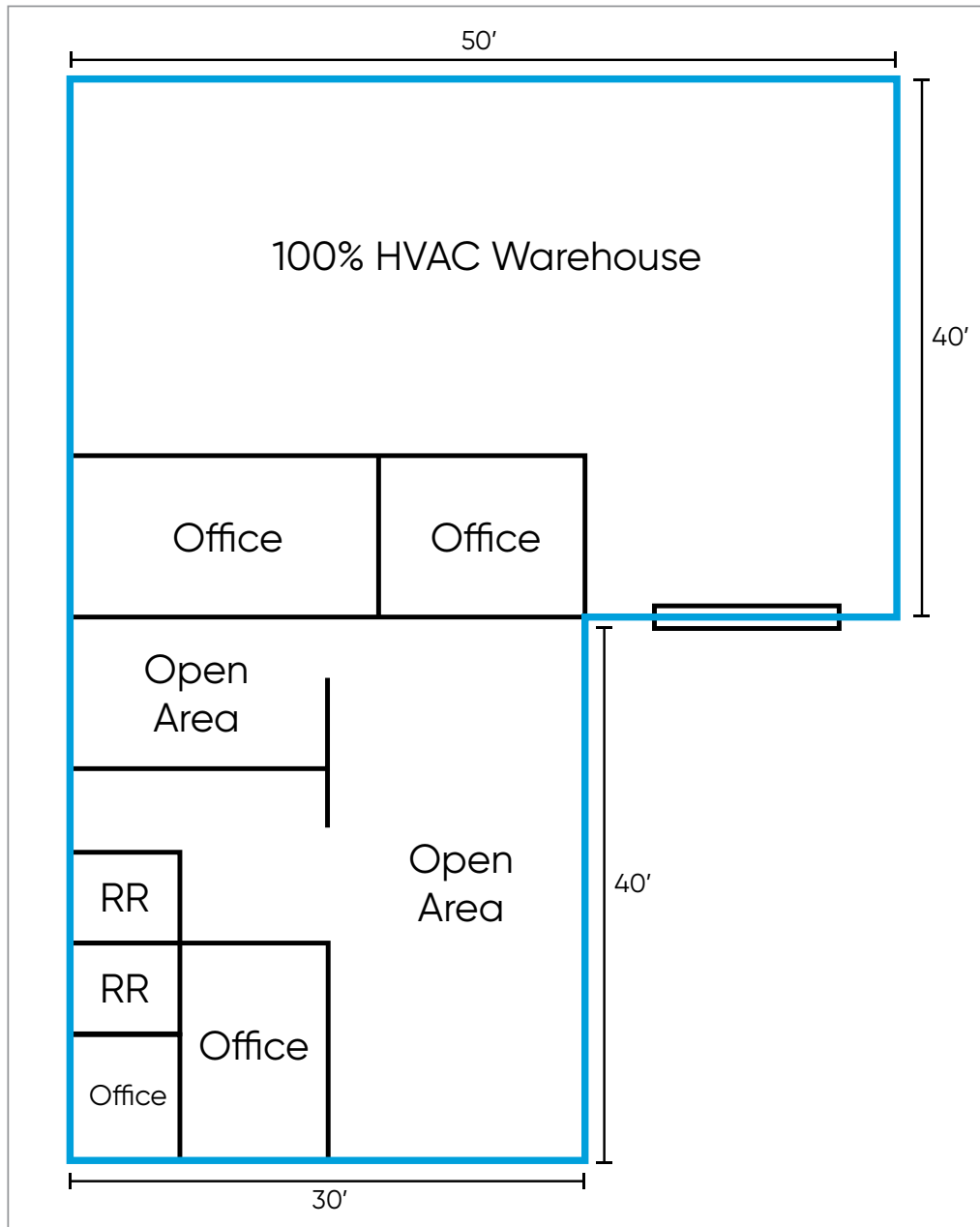


### BISHOP BEALE DUNCAN

250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

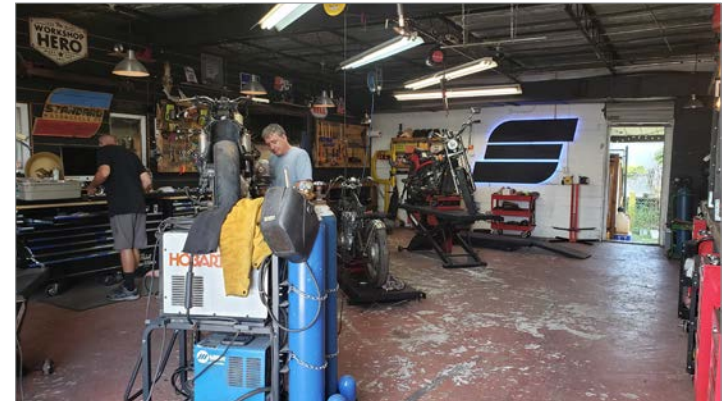
[www.BBDRE.com](http://www.BBDRE.com)

# Floor Plan



## AMENITIES

- 100% HVAC Warehouse Space
- Warehouse Space: Approximately 2,000 SF
- Office Space: Approximately 1,500 SF
- Private Restrooms
- One Grade-Level Loading Door
- Clear Height: 12' x 14'
- Single Phase Power





# The Packing District Development



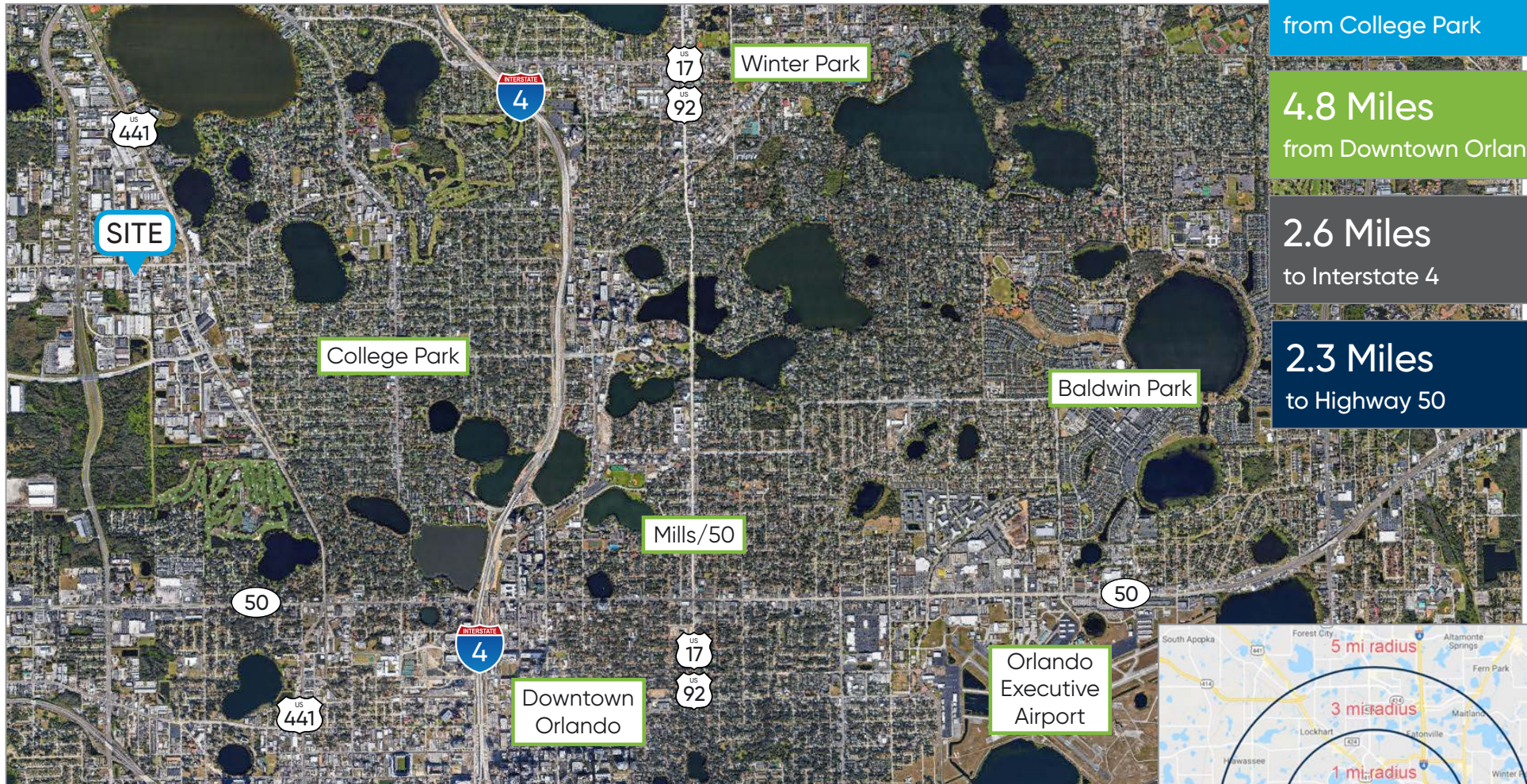
## Development Overview

- + 202 Acres of Land in the City of Orlando
- + 97 Acres of Land Currently Industrial/ Commercial to be Converted to Mixed-Use and Residential
- + 105 Acres of Dedicated Regional Park, Including a 40-Acre Urban Farm
- + 3,500 Units of Projected Residential, ±1 Million Square Feet of Projected Retail and Office Space
- + Annexed into the City of Orlando in 1996 with PD





# Location & Demographics

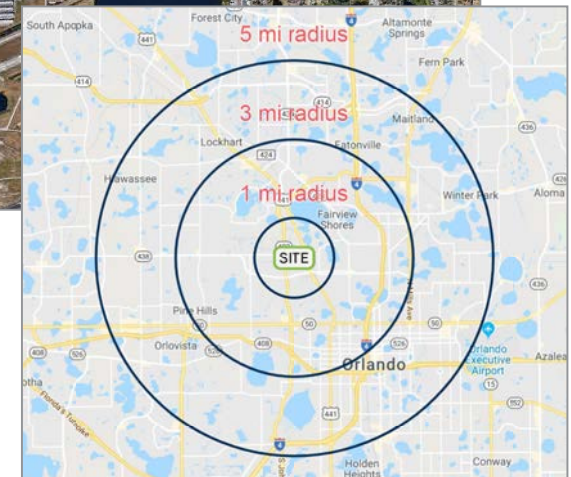


**2.0 Miles**  
from College Park

**4.8 Miles**  
from Downtown Orlando

**2.6 Miles**  
to Interstate 4

**2.3 Miles**  
to Highway 50



Radius	Population	HH Income	Businesses	Employees
1-Mile	2,402	\$84,595	723	8,562
3-Mile	90,396	\$66,924	9,148	98,153
5-Mile	287,409	\$71,324	24,905	280,710

