



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

169 Jamaica Lane
Orlando, Florida 32809

GREAT OWNER/USER OPPORTUNITY



FOR SALE

- + Sale Price: \$2,250,000
- + Building Size: 25,000 SF
- + Land Size: 77,013 SF
- + Zoning: C-3
- + Loading: Seven Dock-High
- + Parking: Ample



Highlights

- Located Less than 12 Minutes from U.S. Highway 441, Interstate 4 and Downtown Orlando
- 15 Minutes from the Orlando International Airport
- Multiple Private Offices, Restrooms and an Open Work Area
- 2,400 SF Office Space with 22,600 SF Warehouse Space
- Clear Height: 21' to 25'
- Three Phase Power: 400 Amp / Two @ 225 Amp
- Fenced Yard
- Fire Sprinklered
- Rear Section (±7,500 SF) can be Leased for Income or Owner Occupied

PATRICK GOETZ

Vice President
(407) 734.7210
Pat@BBDRE.com

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

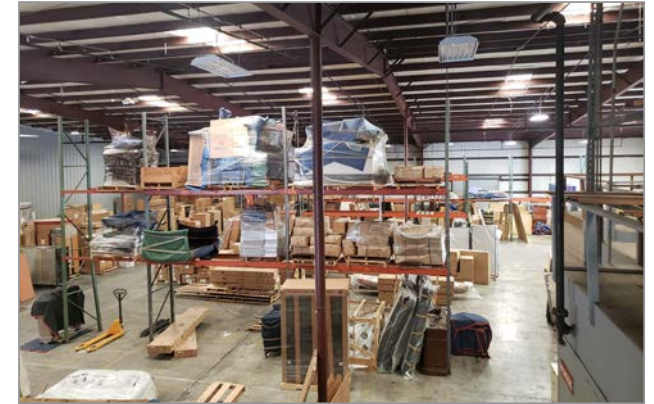
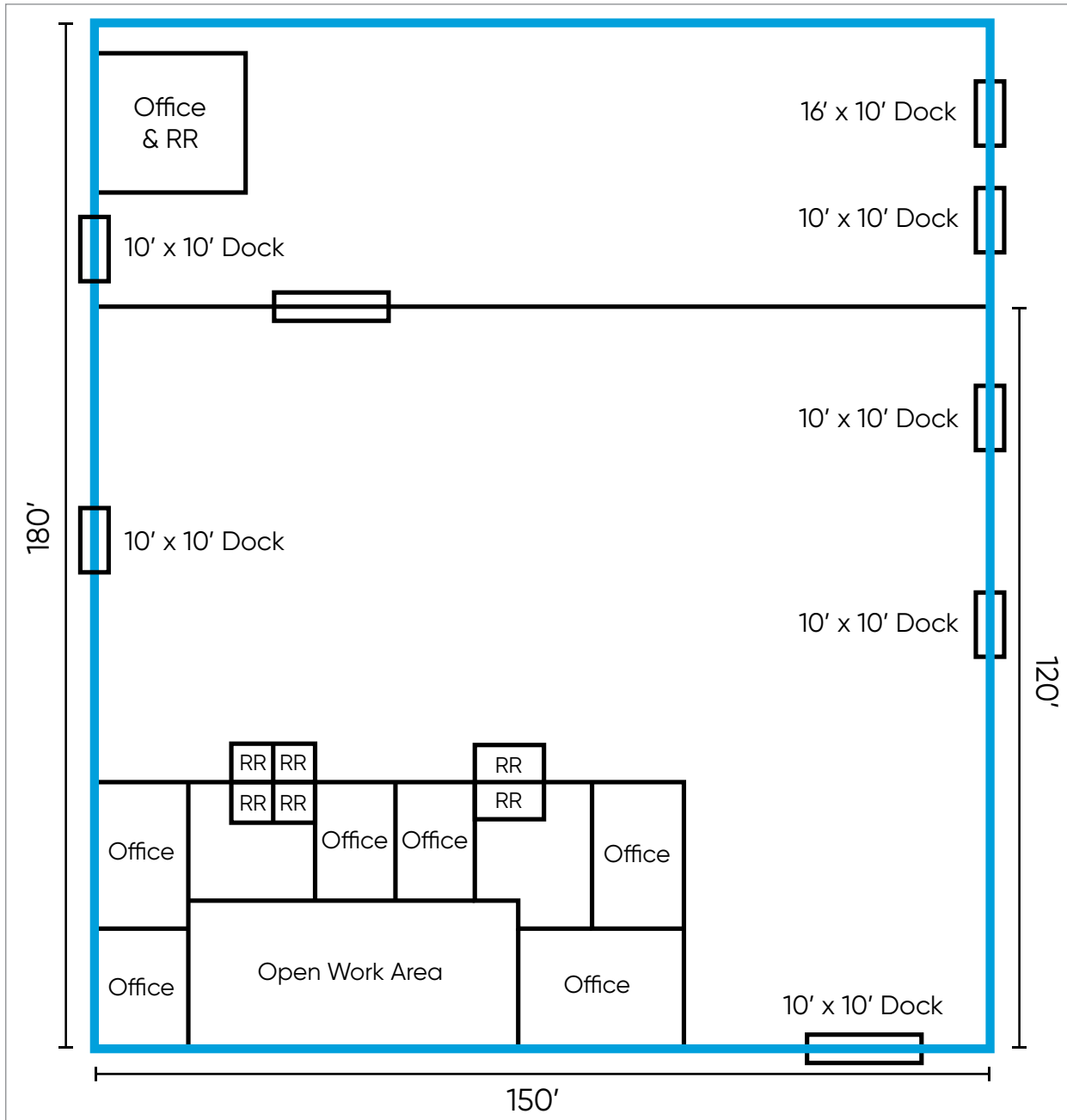


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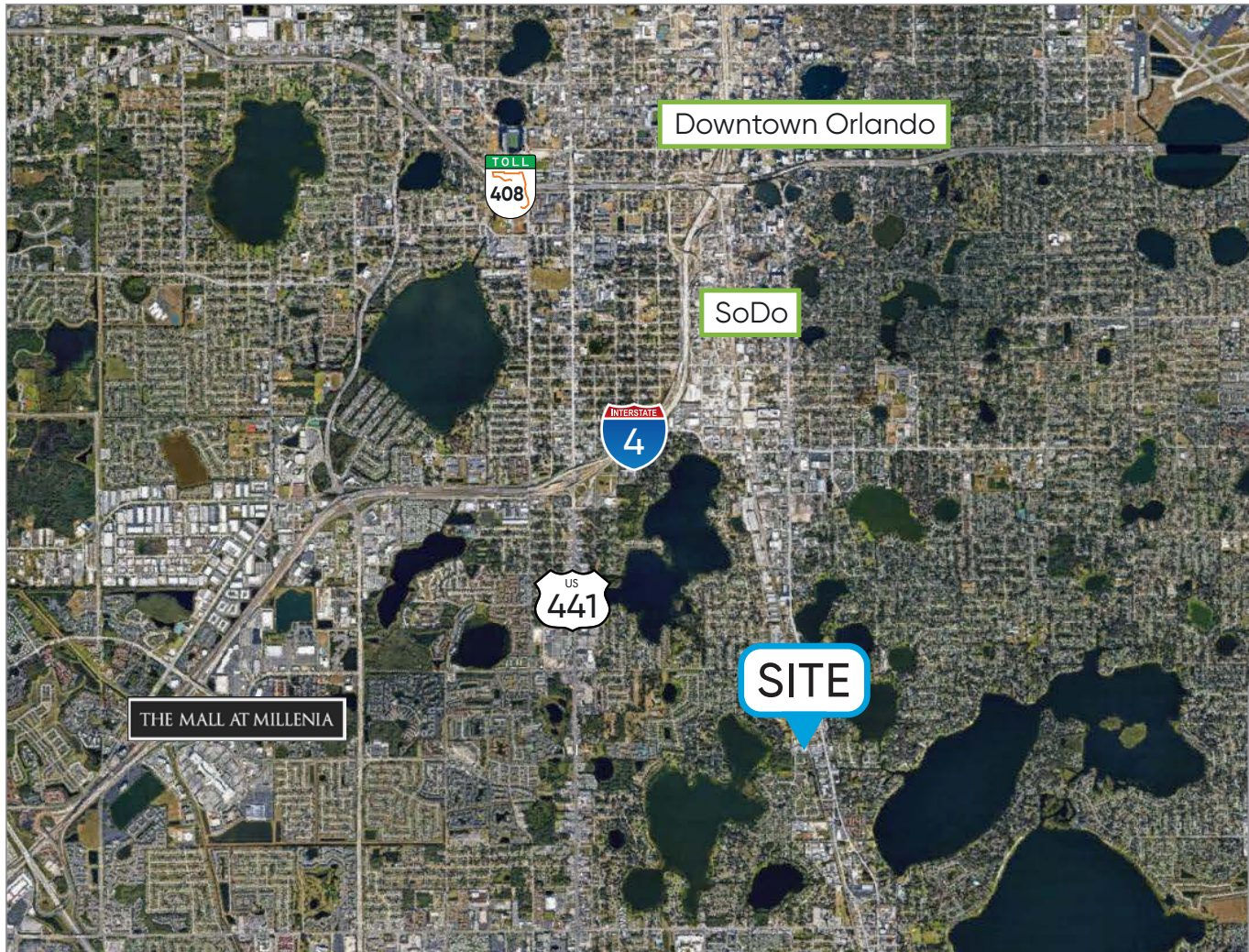
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702

www.BBDRE.com

Floor Plan & Images



Location Aerial & Demographics

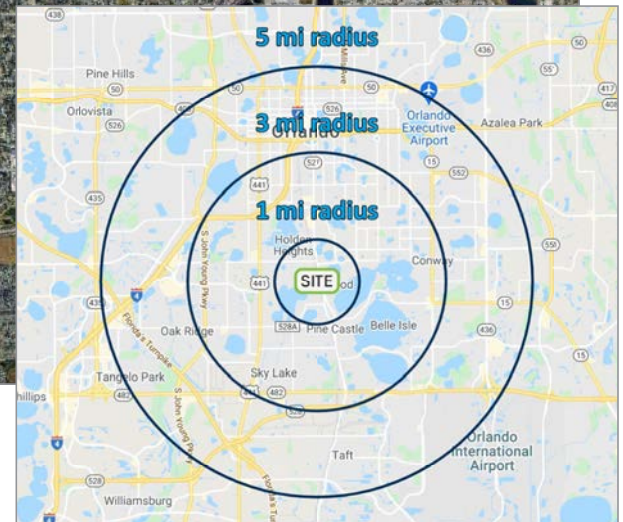


9 MINUTES
to Interstate 4

6 MINUTES
to U.S. Highway 441

15 MINUTES
to Downtown Orlando

13 MINUTES
to the Orlando International Airport



Radius	Population	HH Income	Businesses	Employees
1-Mile	6,258	\$94,095	611	3,070
3-Mile	109,636	\$68,852	7,102	95,519
5-Mile	270,880	\$65,133	22,167	250,195

