



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

639 West Robinson Street  
Orlando, Florida 32801

**DOWNTOWN ORLANDO FREESTANDING IND. BUILDING**

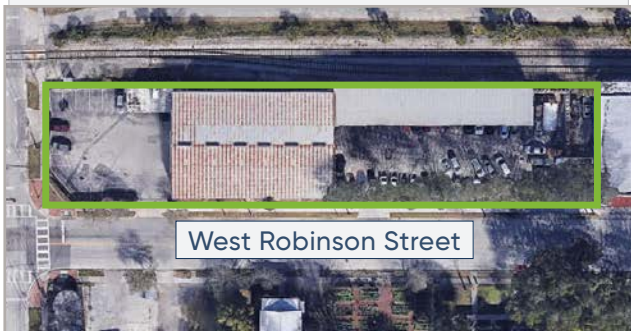


## AVAILABLE

- + **Sale Price:** \$1,300,000
- + **Lease Rate:** \$8.50 / SF NNN
- + **Building Size:** 11,492 SF
- + **Land Size:** .88 Acres
- + **Zoning:** I-G/T/PH

## Highlights

- Located in Downtown Orlando, Abutting the New Creative Village Complex
- Clear Height: 18' - 21'
- Three Phase Power
- Drive-Thru Warehouse with Two Roll-Up Doors (16' x 14' & 18' x 14')
- Property Overview:
  - ±1,300 SF of Finished Office
  - ±10,000 SF of 100% Clear Span Warehouse
  - ±4,700 SF of Covered Outdoor Canopy
  - ±18,000 of Yard Space
  - ±8,000 SF of Fenced Parking with Electric Gate



### PATRICK GOETZ

Vice President  
(407) 734.7210  
Pat@BBDRE.com

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

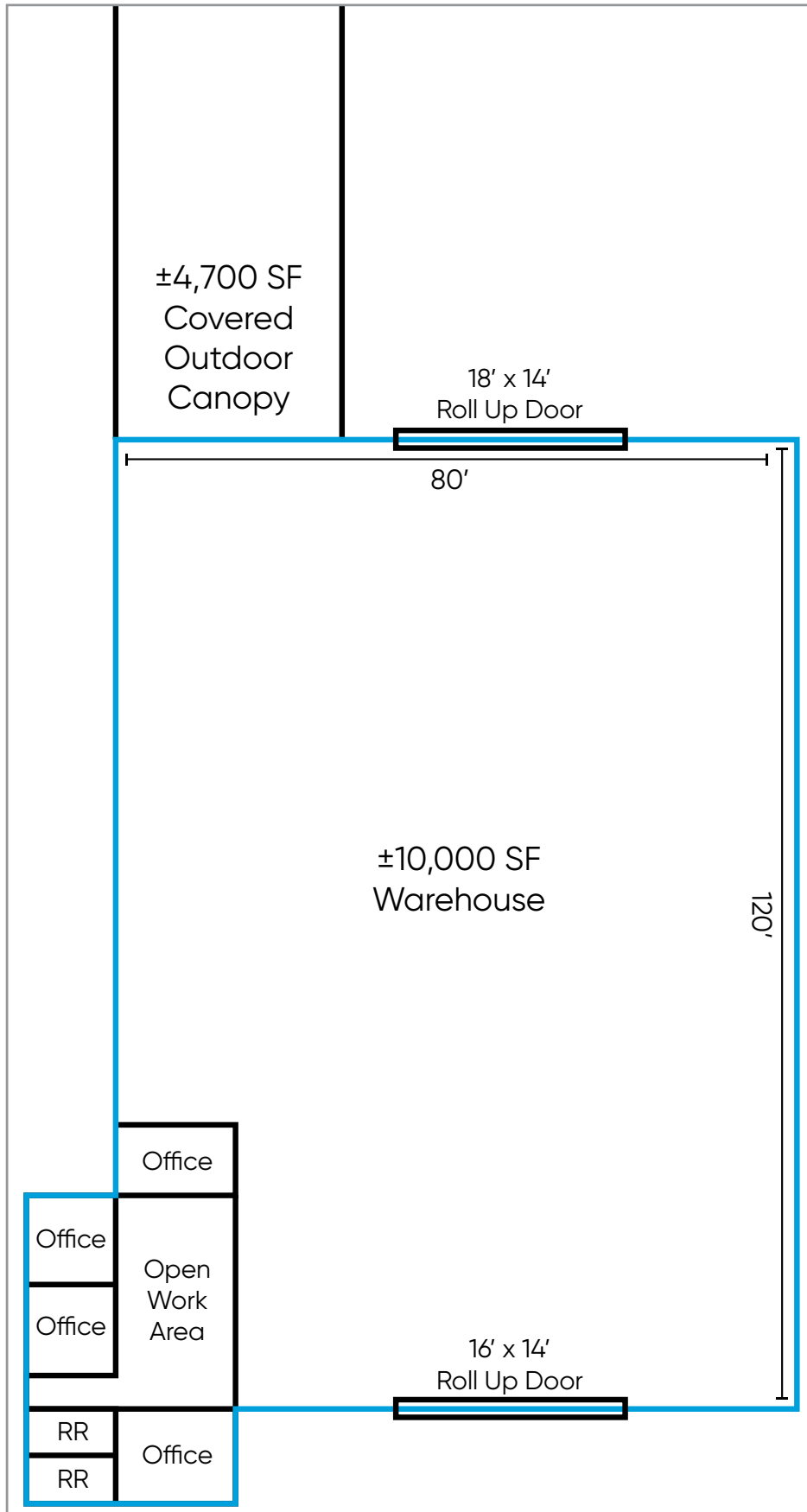


### BISHOP BEALE DUNCAN

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

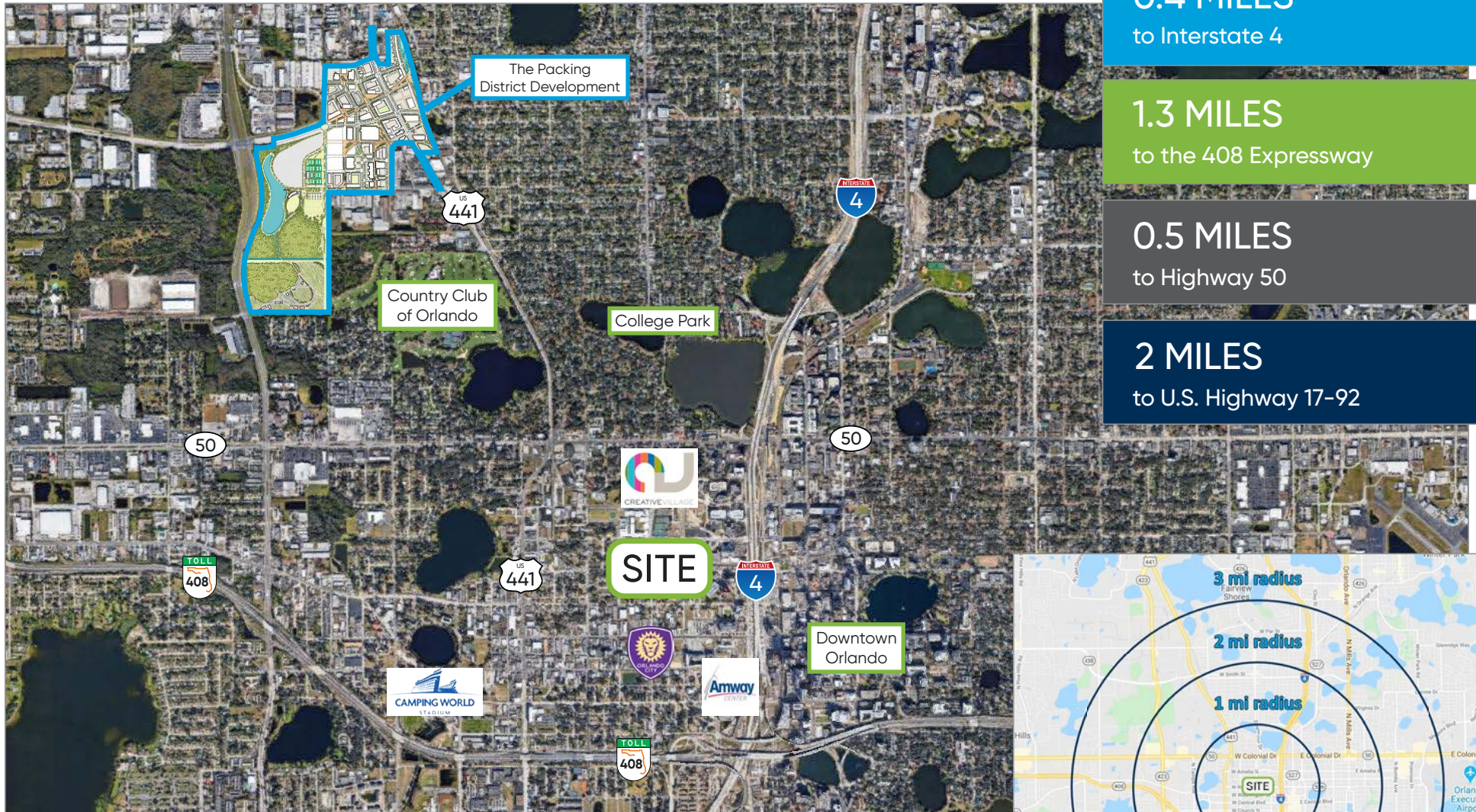
[www.BBDRE.com](http://www.BBDRE.com)

# Floor Plan & Images





# Location Aerial & Demographics

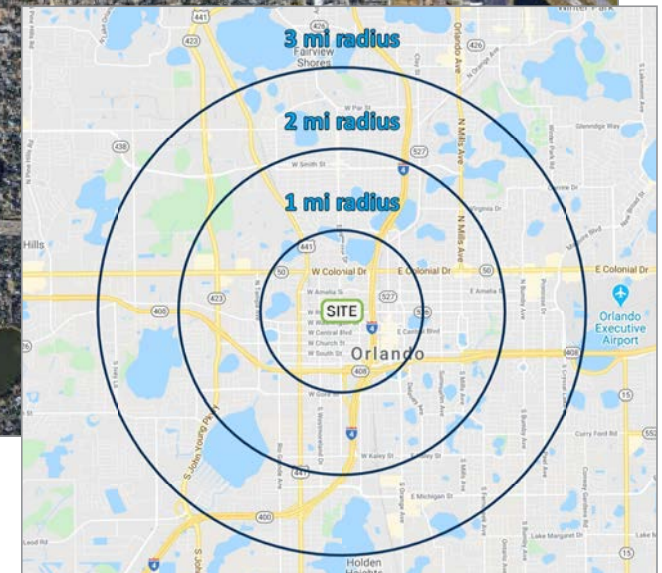


**0.4 MILES**  
to Interstate 4

**1.3 MILES**  
to the 408 Expressway

**0.5 MILES**  
to Highway 50

**2 MILES**  
to U.S. Highway 17-92



Radius	Population	HH Income	Businesses	Employees
1-Mile	16,123	\$64,418	4,377	48,895
2-Mile	50,588	\$85,599	9,792	125,302
3-Mile	94,370	\$85,425	14,598	179,867





# UCF Downtown-Creative Village

## Just North of Site



Conceptual Master Land Use Plan

- Phase I Development Completed
- Existing Community Assets
- Phase 1 Development Proposed
- Future Development
- Phase 1 Development In-Progress

### Project Overview



**1.2 Million SF**  
Office / Creative Space



**750,000 SF**  
Higher Education  
Space



**1,500**  
Residential Units &  
Student Housing Beds



**150,000 SF**  
Retail/Commercial  
Space



**225**  
Hotel Rooms

