



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

2700 Taft Avenue
Orlando, Florida 32804

FREESTANDING INDUSTRIAL BUILDING

LOCATED IN COLLEGE PARK PACKING DISTRICT

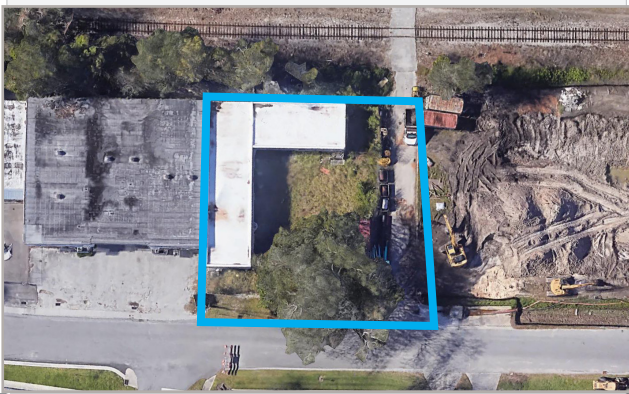


FOR LEASE

- + Lease Rate: \$13.50 / SF MG
- + Available SF: 3,550 SF
- + Land Size: 15,129 SF
- + Zoning: IND-2 / IND-3
- + Parking: Ample

Highlights

- Located in Desirable College Park
- Directly East of The Packing District Development Project
- Newly Renovated with a Fenced Yard
- Office Space: 500 SF
- Warehouse Space: 3,050 SF
- Loading: Two Dock-High Doors
- Clear Height: 12'
- Three Phase Power
- [Additional Yard Now Included](#)



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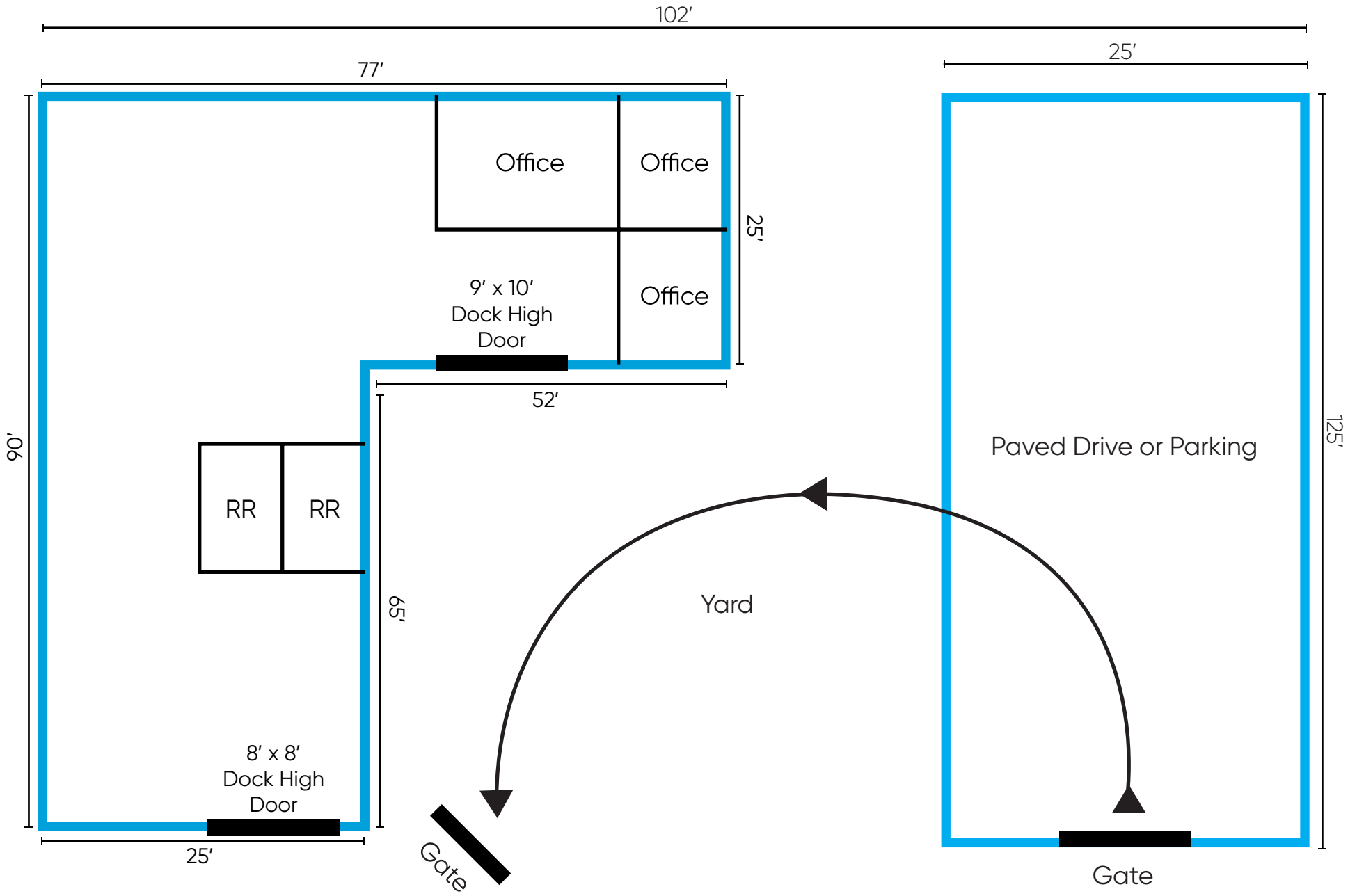


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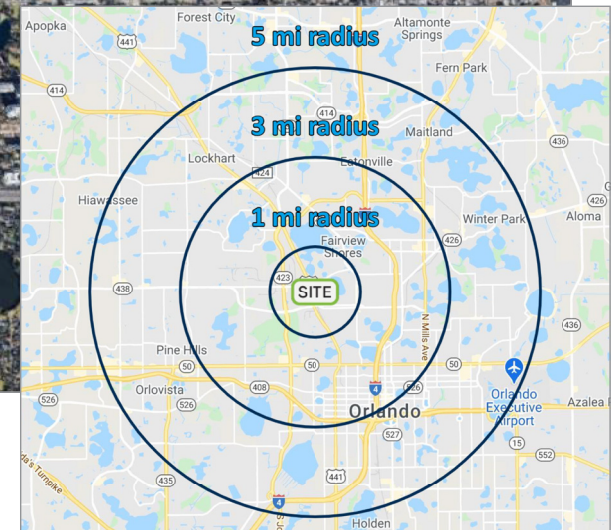
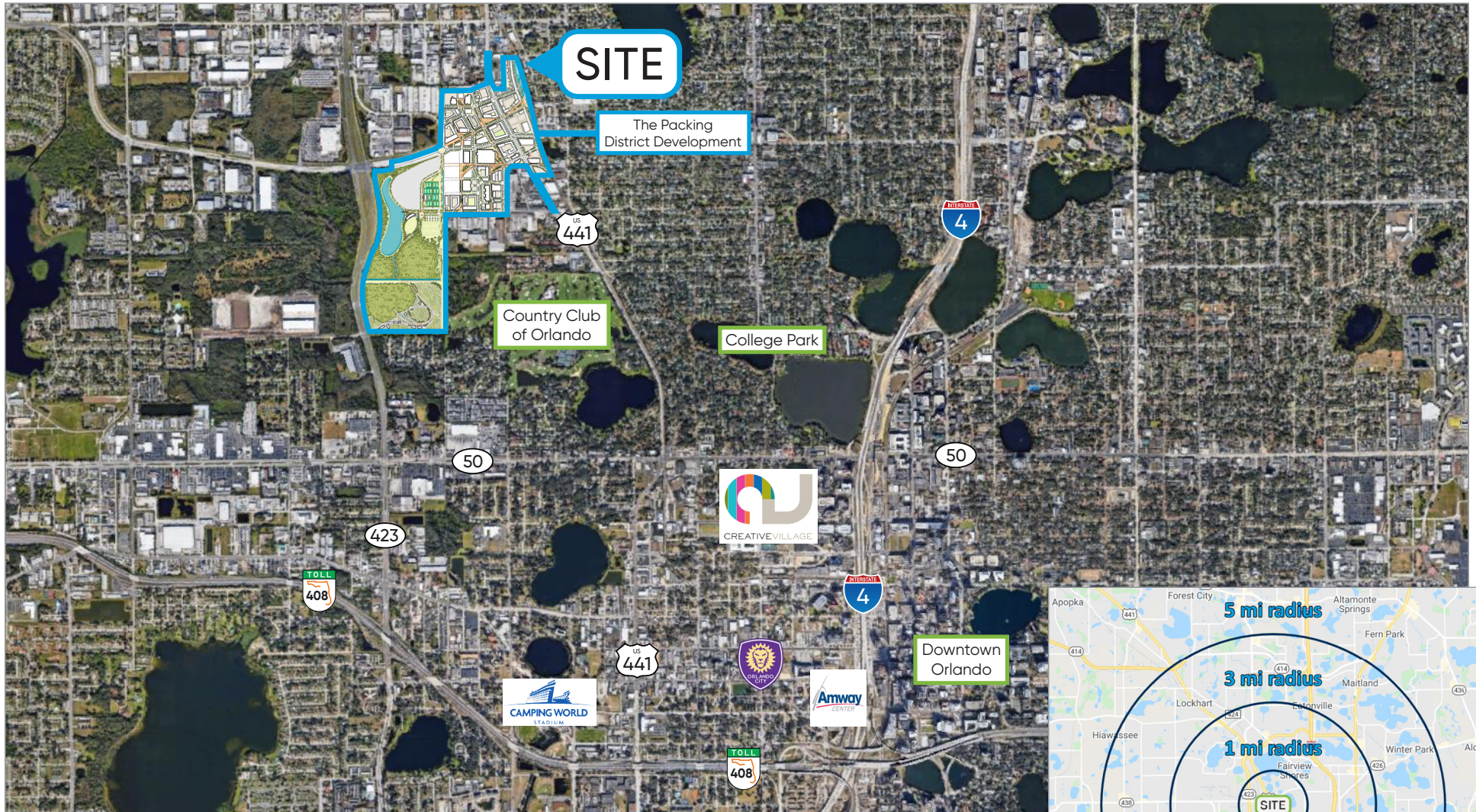
Floor Plan



Property Images



Location Aerial & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	5,039	\$126,755	872	7,949
2-Mile	87,503	\$78,495	11,815	122,008
3-Mile	283,548	\$84,093	27,367	289,085



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

