



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

3240 West Colonial Drive
Orlando, Florida 32808

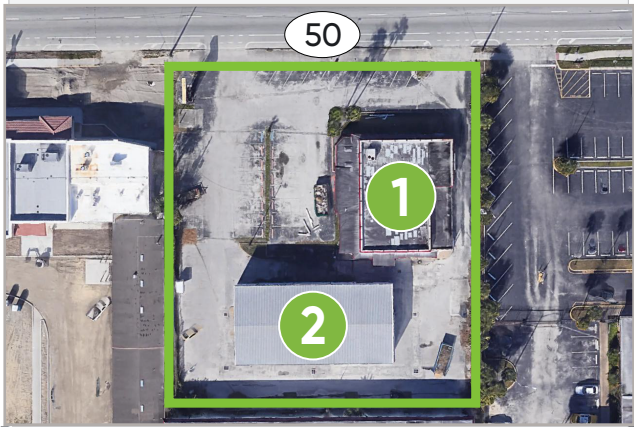
LIKE-NEW OFFICE/SHOWROOM + WAREHOUSE



SHOWROOM VISIBILITY

FOR SALE

- + Sale Price: \$1,800,000
- + Building Size: 10,189 SF
- + Land Size: 45,115 SF
- + Zoning: AC-2



Highlights

- The Property Consists of Two Buildings
- Building One: 5,189 SF
 - Office Showroom with Brand-New Upgraded and High-End Finishes
 - Includes a Roll-Up Door, New Electrical, HVAC, Break Area, New Restrooms with Granite Finishes, New Lighting and Tile Floors
- Building Two: 5,000 SF
 - Warehouse in Like-New Condition with 3 Roll-Up Doors, a Small Office and Restroom
- Ample Parking
- Clear Height: 21'
- Fenced Parking Lot & Signage

PATRICK GOETZ
Vice President
(407) 734.7210
Pat@BBDRE.com

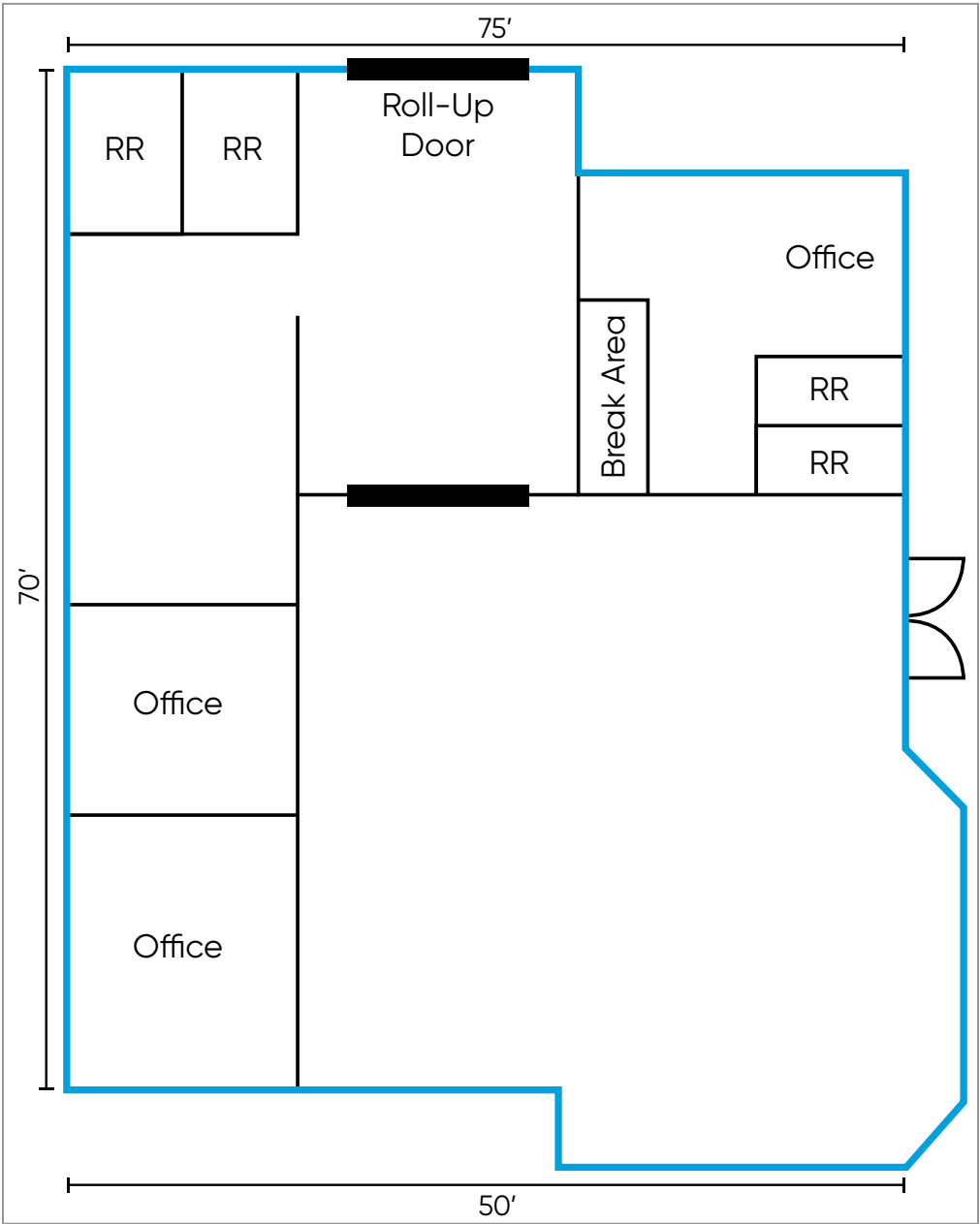
MICHAEL F. BEALE, CCIM
Principal
(407) 734.7208
Mike@BBDRE.com



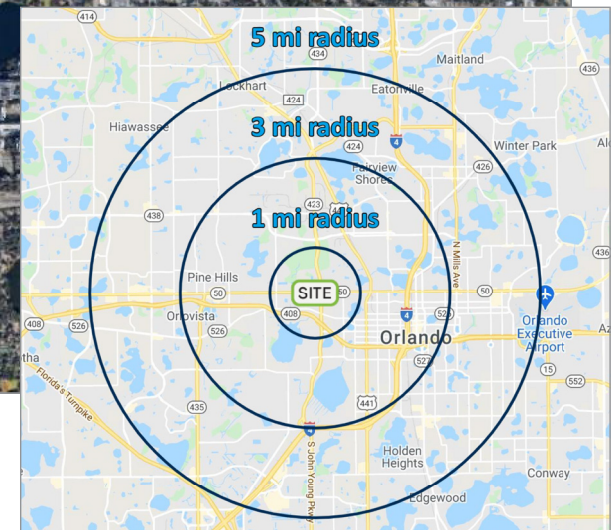
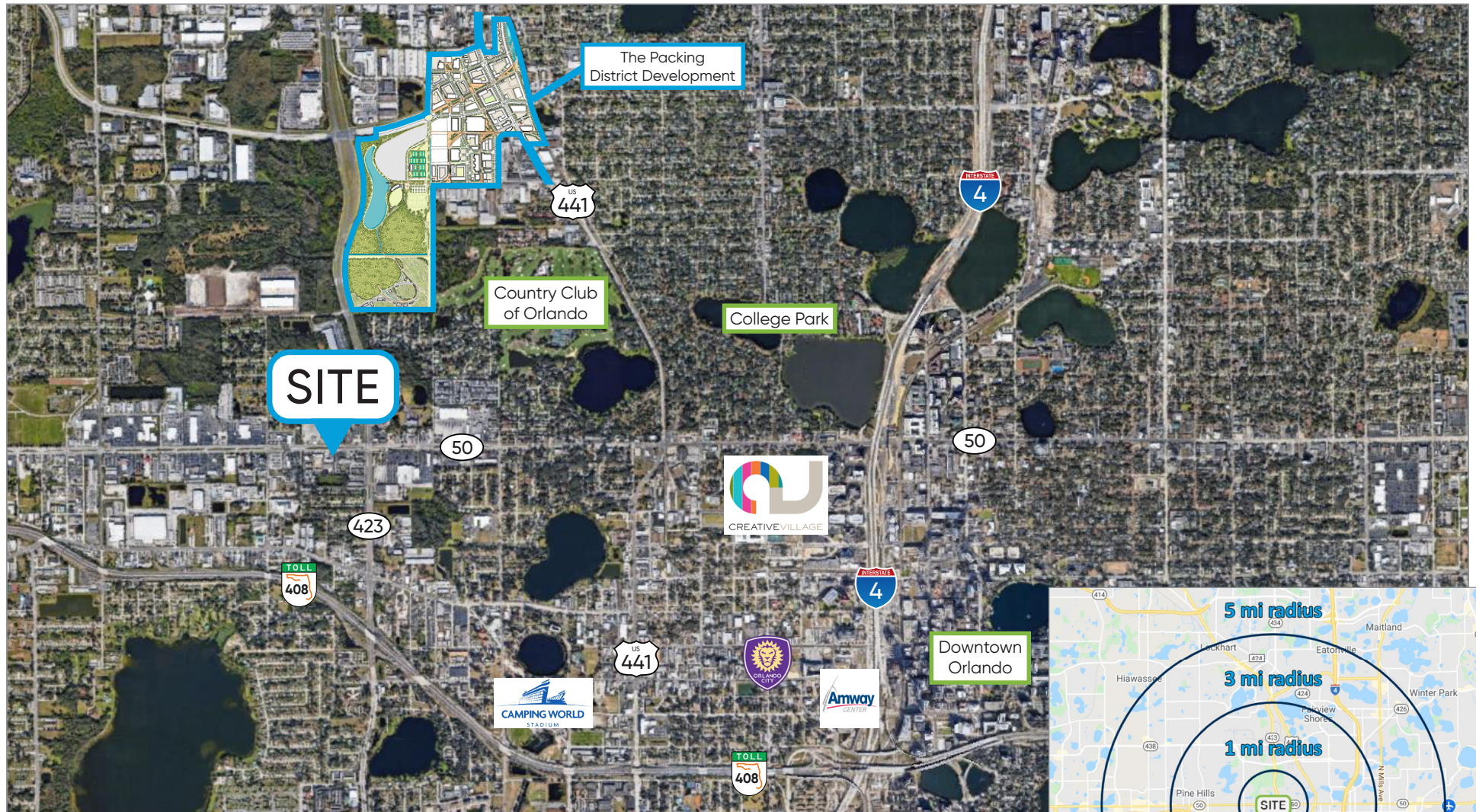
BISHOP BEALE DUNCAN
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702
www.BBDRE.com

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Floor Plan & Images



Location Aerial & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	6,081	\$69,742	773	6,907
2-Mile	95,508	\$70,523	11,961	146,577
3-Mile	325,472	\$69,867	27,170	281,294

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

