



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

640 Kane Court, Suites A & B
Oviedo, Florida 32765

MOVE-IN READY OVIEDO WAREHOUSE

FOR SALE OR FOR LEASE

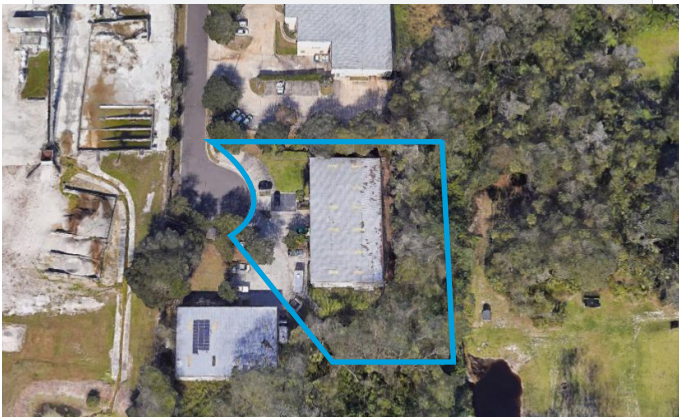


FOR SALE OR LEASE

- + Sale Price: \$1,200,000
- + Lease Rate: \$11.00 MG
- + For Lease: 4,760 SF-Suite A
- + Building Size: 9,520 SF
- + Land Size: 0.98 Acres
- + Zoning: I-1

Highlights

- Industrial Warehouse
- Great accessibility to Highways SR 417, SR 426 (W Broadway Street), SR 434 (Alafaya Trail), CR 419 (W Broadway Street)
- 20 Minutes from Downtown Orlando
- 4 Minutes from Downtown Oviedo
- Well maintained Light Industrial Warehouse
- Parking ratio: 1.5 / 1,000 SF
- Includes additional 300 SF mezzanine storage
- 12' X 12' Overhead Door
- 12' - 17' Ceiling Height



JONATHAN CLAYTON
Director
(407) 670.9113
Jonathan@BBDRE.com

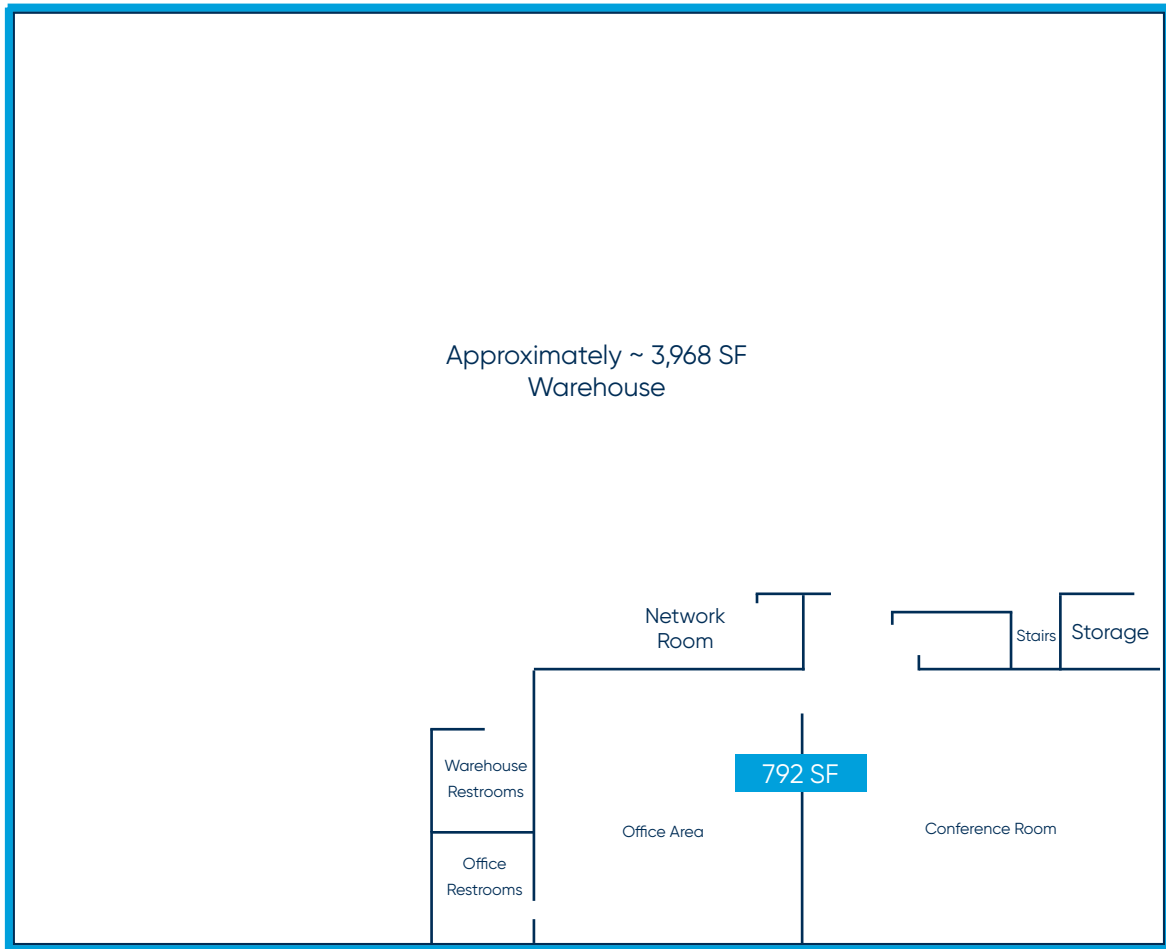
RUSSELL MAYS
Associate
(407) 734.7209
Russell@BBDRE.com



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

www.BBDRE.com

Floor Plan & Images



Location Aerial & Demographics



4 Min to Downtown Oviedo
13 Min to UCF

bealls OUTLET GSP HS GS
 Walgreens CVS pharmacy
 GNC Walmart
 Publix THE FRESH MARKET
 CARRABBA'S ITALIAN GRILL OUTBACK STEAKHOUSE ZOË'S KITCHEN
 FIVE GUYS Starbucks Arby's TACO BELL
 BURGER KING McDonald's Chick-fil-A

GSP GSP CVS pharmacy
 Macaroni GRILL RESTAURANT BREWHOUSE
 Pollo tropical Starbucks
 DUNKIN' McDonald's DQ

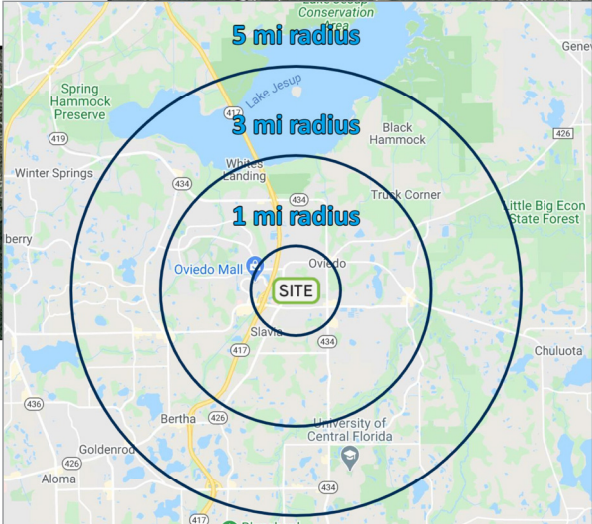
Dillard's GSP
 HS GS
 Walgreens GNC LIVE WELL
 viva Publix vitamins
 SONIC Chick-fil-A

Site

Walgreens ALDI
 Cafe Rio
 BURGERFI
 MILLER'S ALL-ROUSE OUTBACK STEAKHOUSE Starbucks
 BURGER KING Chick-fil-A

Walgreens
 CVS pharmacy Winn-Dixie
 Publix BEEF'UBRADYS
 TACO BELL McDonald's Arby's

Publix IHOP GNC



Radius	Population	HH Income	Businesses	Employees
1-Mile	4,484	\$87,985	702	5,933
2-Mile	63,194	\$109,558	3,370	21,333
3-Mile	153,796	\$106,206	6,968	49,013

