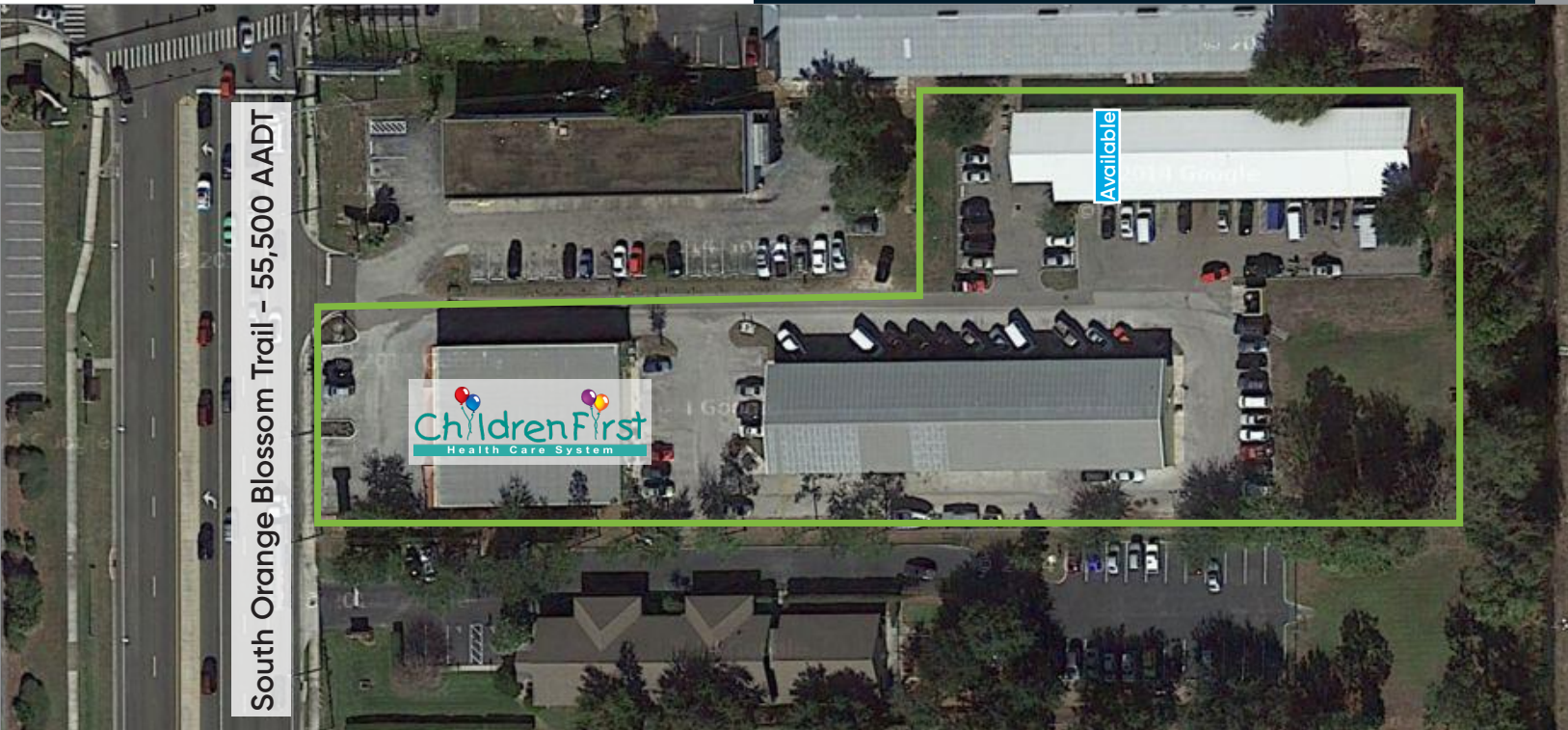




Bishop Beale Duncan
COMMERCIAL REAL ESTATE

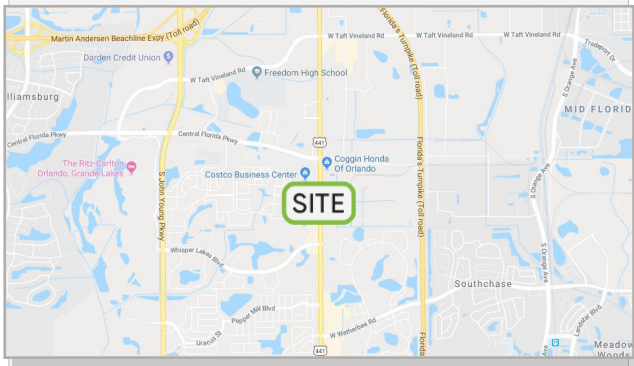
11251 South Orange Blossom Trail
Orlando, Florida 32837

SOUTH ORLANDO IND. WAREHOUSE BAY



FOR LEASE

- + Lease Rate: \$11.00/SF NNN
- + Rentable SF: 1,200 SF
- + Land Size: 2.28 Acres
- + Zoning: IND-2/IND-3



Highlights

- Located on Orange Blossom Trail, South of Central Florida Parkway
- Close Proximity to Florida's Turnpike, the Central Florida Greenway and the Beachline Expressway
- 10 Minutes from Interstate 4 and Orlando's World Famous Attractions
- Ample Parking

PATRICK GOETZ

Vice President
(407) 734.7210
Pat@BBDRE.com

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

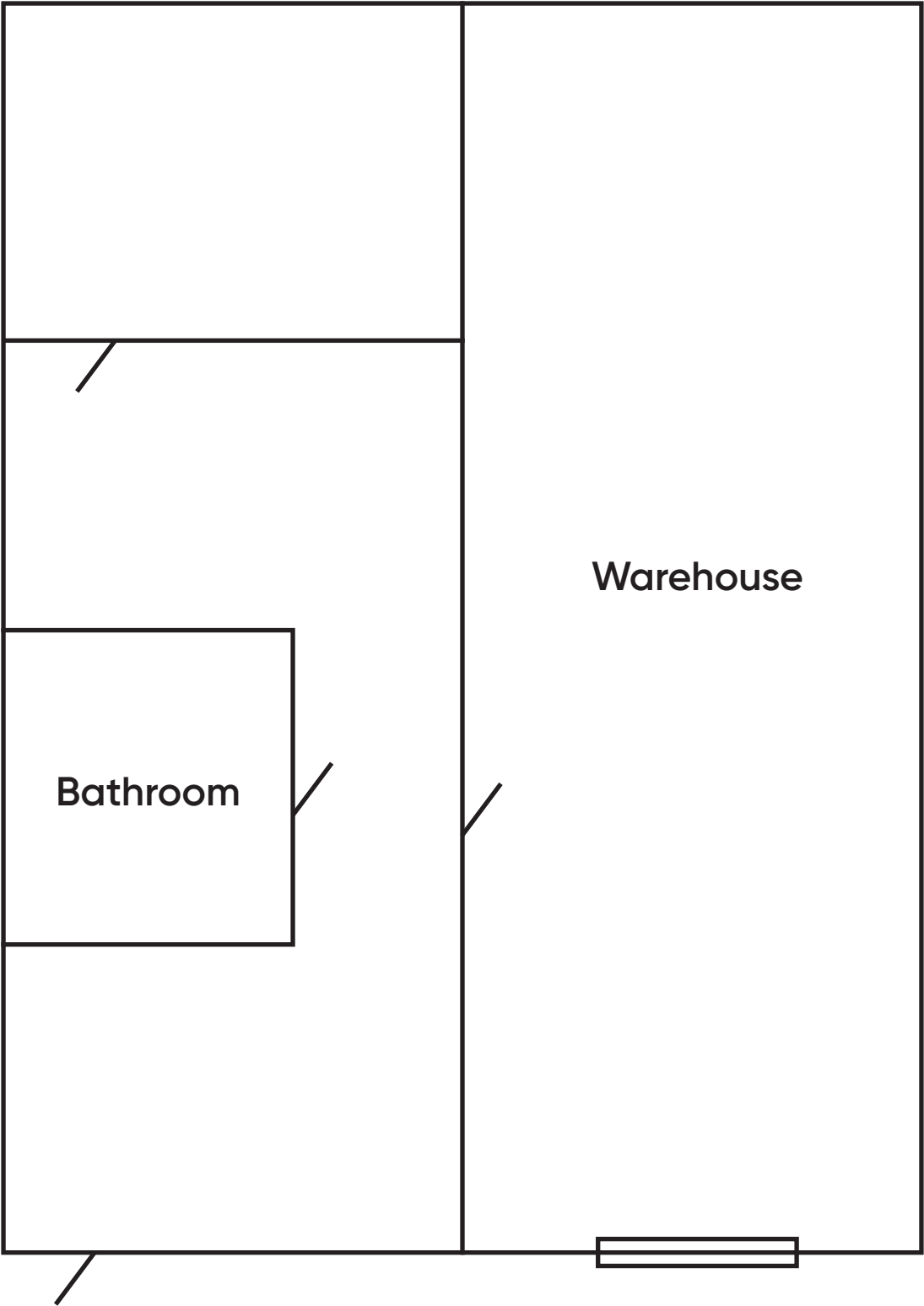


BISHOP BEALE DUNCAN

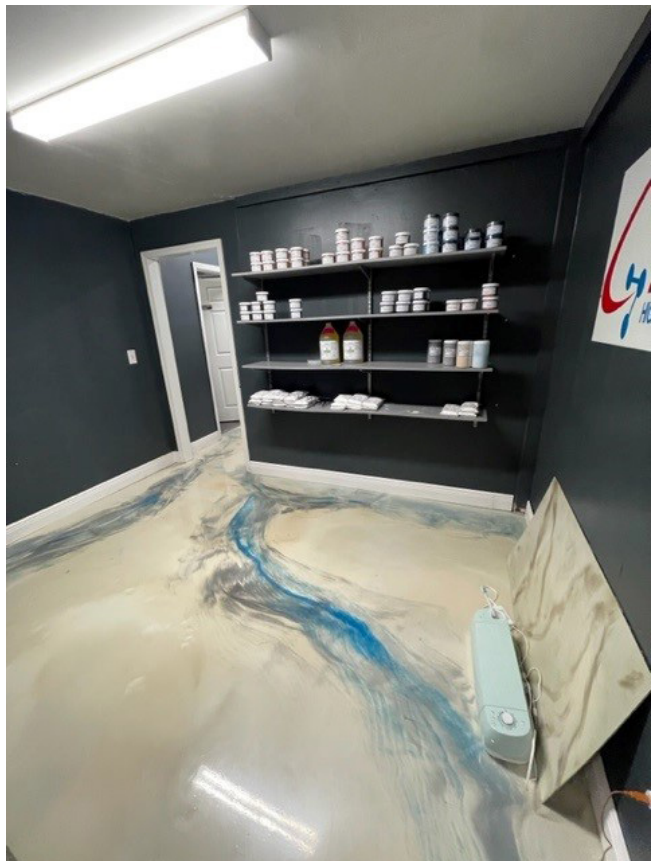
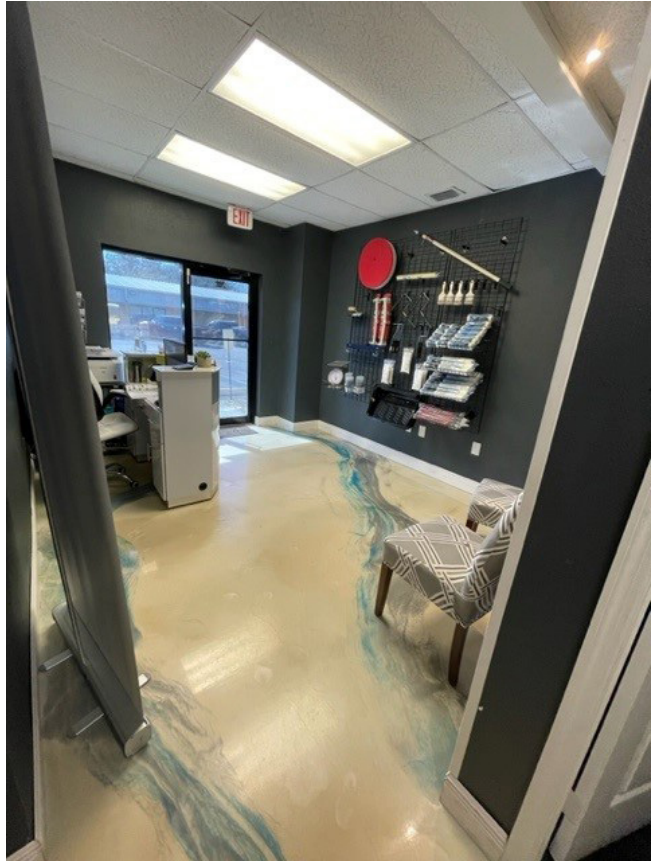
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702

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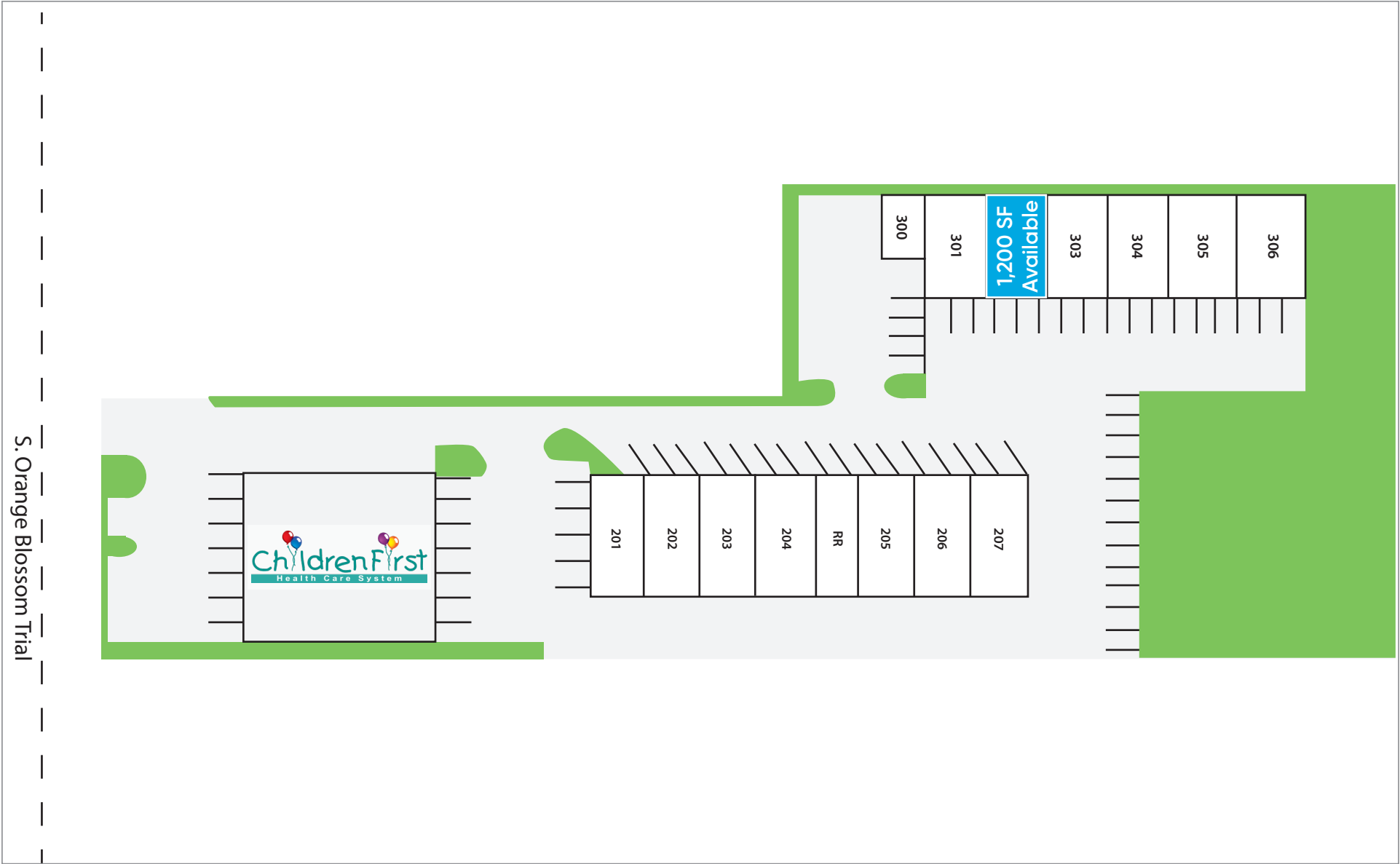
Floor Plan



Site Images - Suite 302



Site Plan



Merchant Aerial & Demographics

2.7 MILES

from the Florida Turnpike

5 MILES

from International Drive

6.1 MILES

from Interstate 4

South Orange Blossom Trail - 55,500 AADT



Available

Radius	Population	HH Income	Businesses	Employees
1-Mile	13,044	\$66,295	1,008	8,963
3-Mile	70,527	\$69,884	3,590	42,884
5-Mile	172,404	\$66,656	11,361	143,862

