



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

25 Drennen Road
Orlando, Florida 32806

FULLY REMODELED WAREHOUSE AND OFFICE

MAJOR PRICE REDUCTION



**OWNER USER
WITH INCOME**

**OUTDOOR YARD
STORAGE**

FOR SALE

- + **Sale Price:** \$1,980,000
- + **Building Size:** 6,164 SF (+ 1,456 SF mezzanine)
- + **Land Size:** 29,996 SF
- + **Year Built/Improved:** 1960/2020
- + **Zoning:** I-P



Highlights

- Fully Remodeled with Outdoor Storage
- Located in Orlando's desirable SODO neighborhood, 25 Drennen is an established infill property with an excellent occupancy history and irreplaceable location
- 2.5 miles from Orlando's CBD with excellent access to Interstate 4, Orange Avenue, and HWY 441
- One warehouse building (+/-3,880 SF + 1,456 SF mezzanine) and one office building (+/-2,284 SF) totaling approximately 7,620 SF of usable space (including mezzanine space)
- +/- 75% of property currently ready for occupancy. Entire property can be owner-occupied within approximately 12 months
- Ample Parking - 21 spaces with an additional 18-20 spaces within the gated outdoor storage area
- Brand new warehouse roof and all new A/C

KYLE WOOD

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BISHOP BEALE DUNCAN

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Site Aerial



Available Spaces



Space Highlights

Office Building

- 6 individual AC'ed office spaces, each with private washrooms
- Built in kitchenettes with appliances
- Offices can easily be combined or reconfigured based on revised tenancy

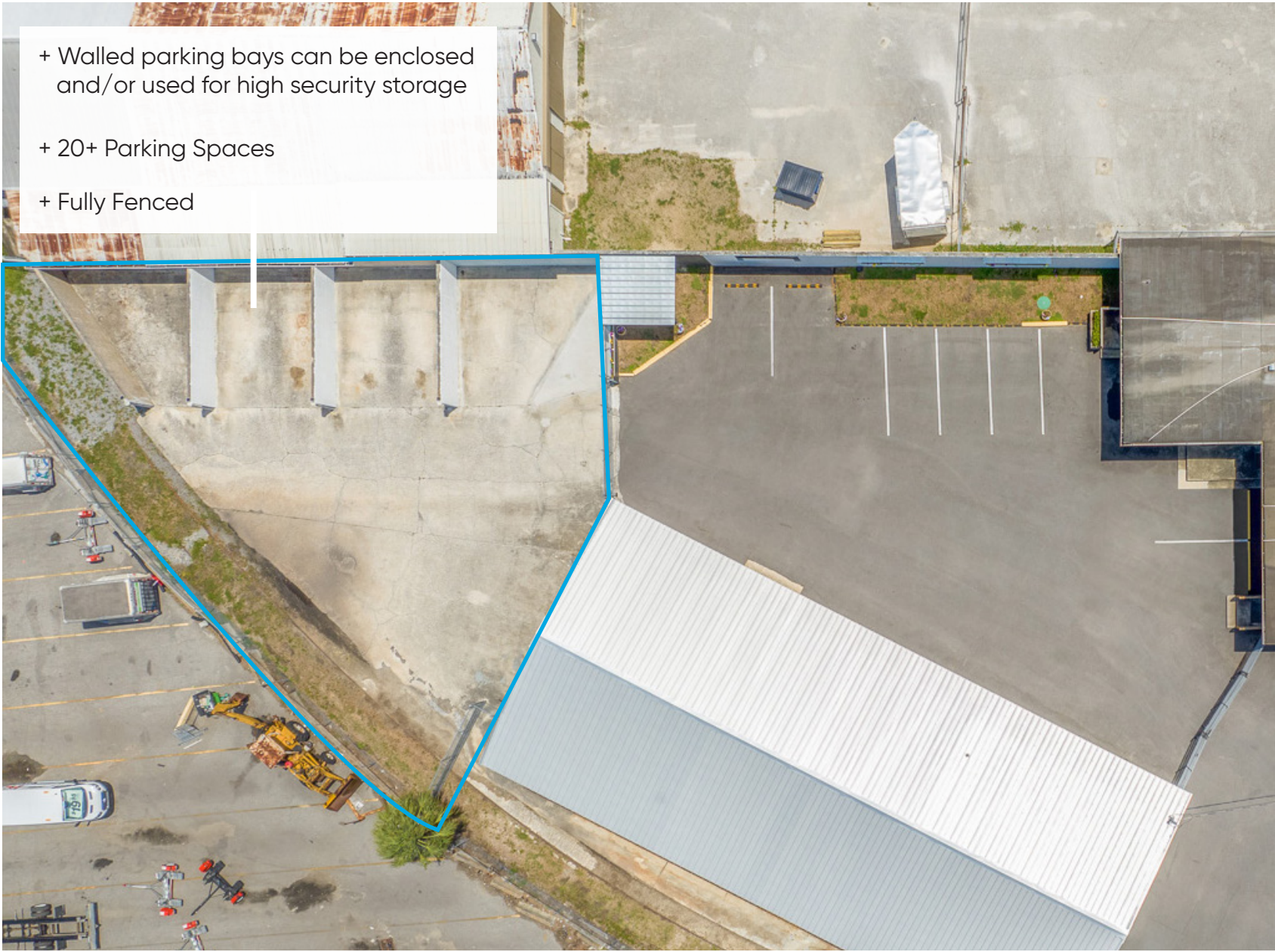
Warehouse Building

- 6 individual units for maximum revenue potential and flexibility
- Can easily be combined or reconfigured for revised tenancy
- Two washrooms
- 2 AC'ed offices in unit 4 and unit 6

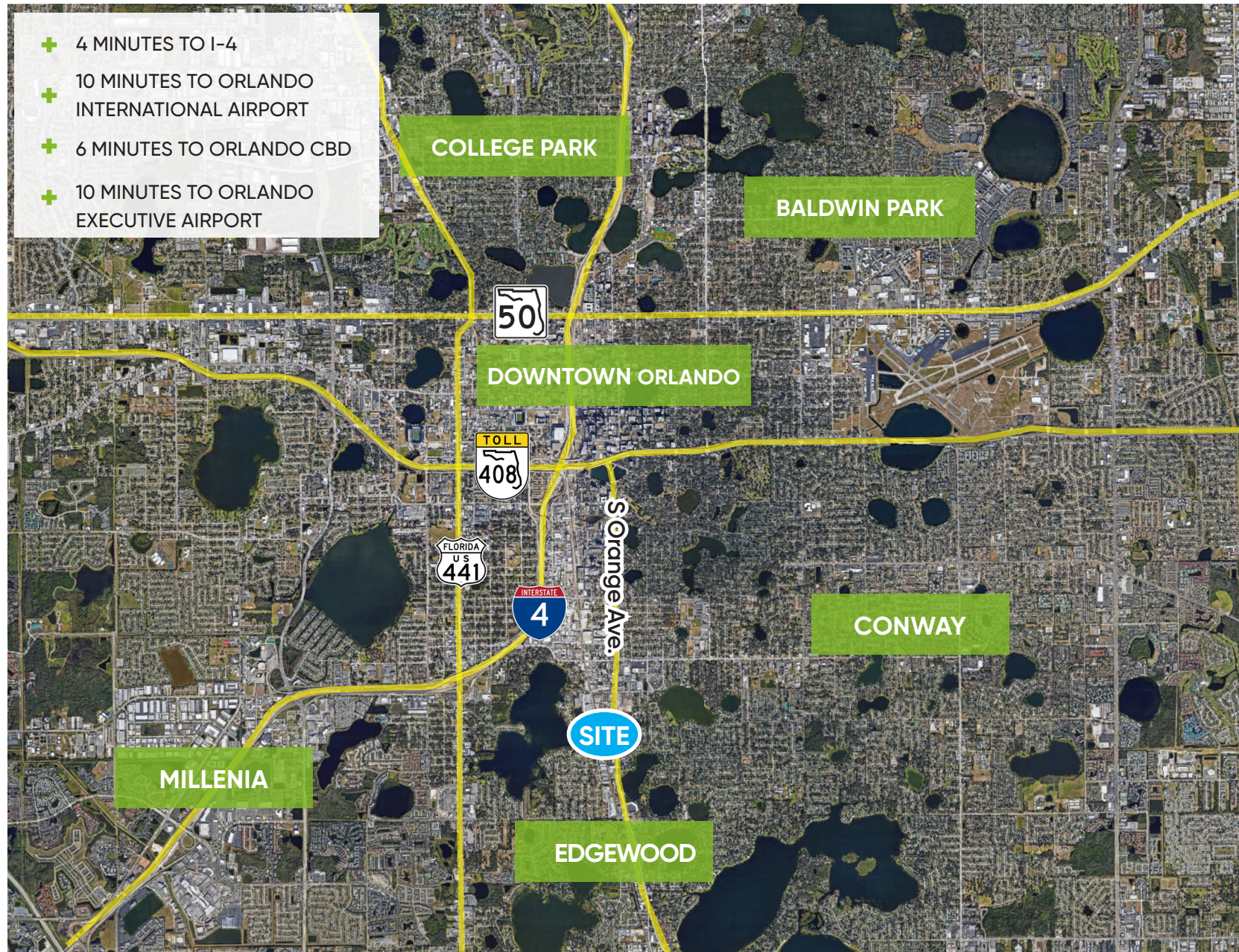


Space Highlights

- + Walled parking bays can be enclosed and/or used for high security storage
- + 20+ Parking Spaces
- + Fully Fenced



Site Location



Site Location Aerial



Retail Map



Warehouse Exterior Images



Warehouse Interior Images



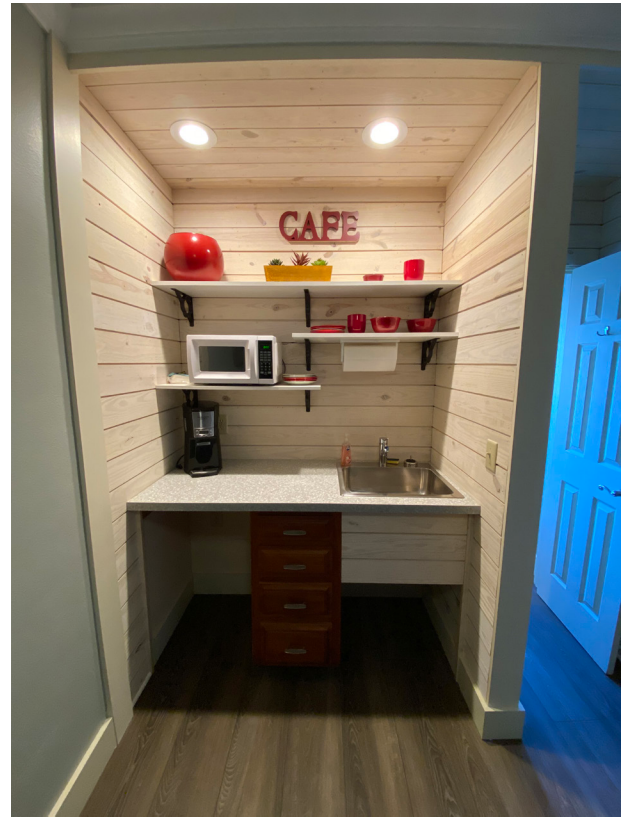
Warehouse Exterior Images



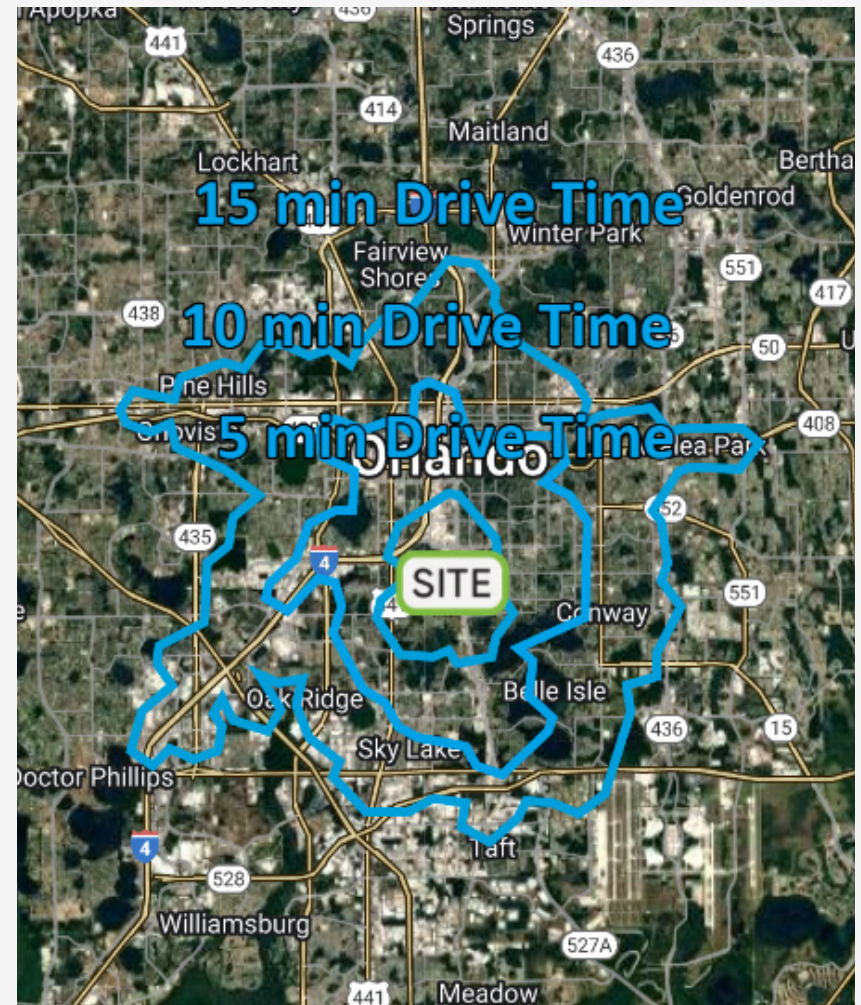
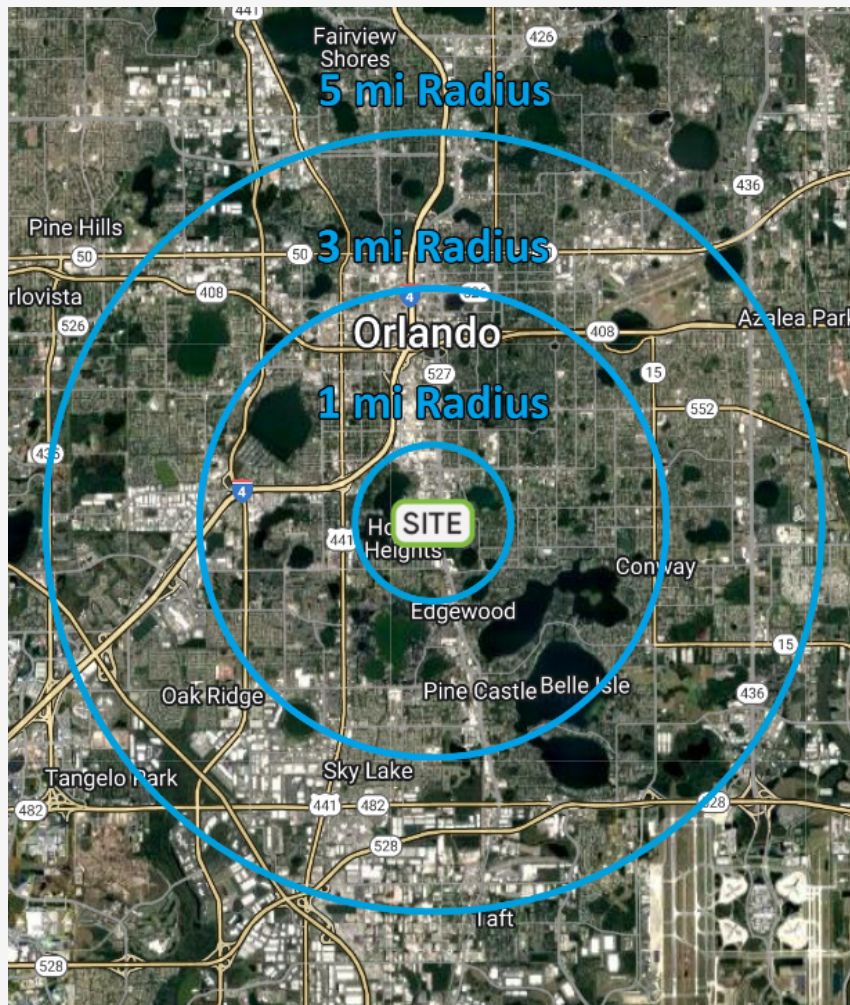
Office Images



Office Images



Demographics



Drive	Population	HH Income	Businesses	Employees
1-Mile	8,935	\$76,579	1,224	10,983
3-Mile	123,427	\$71,696	11,668	95,996
5-Mile	301,822	\$69,773	29,001	226,636

Drive	Population	HH Income	Businesses	Employees
5-Minute	15,240	\$80,565	2,296	21,801
10-Minute	111,979	\$72,081	12,175	101,180
15-Minute	282,582	\$71,768	28,743	221,863