



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

4061 Forrestal Avenue  
Orlando, Florida 32806

**SOUTH ORLANDO BAY WAREHOUSE UNITS**

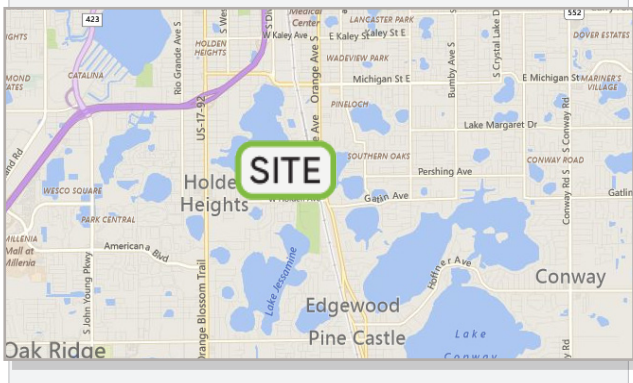
**ONE SPACE AVAILABLE**

**SHARED TRUCK  
WELL LOADING**



## FOR LEASE

- + Lease Rate: \$11.50 NNN
- + Available: 1,750 SF
- + Zoning: C-3
- + Est. Operating Expenses: \$4.11



## Highlights

- Located off South Orange Avenue, south of Downtown Orlando with great access to Interstate 4 and SR 408
- The warehouse bays have been recently renovated with interior improvements to both the warehouse and office spaces
- Rate includes: common area maintenance, property taxes & insurance, water/sewer and trash removal
- 10' X 12' Grade Level Loading + a Shared Truck Well
- Ample Parking

**PATRICK GOETZ**

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



**BISHOP BEALE DUNCAN**

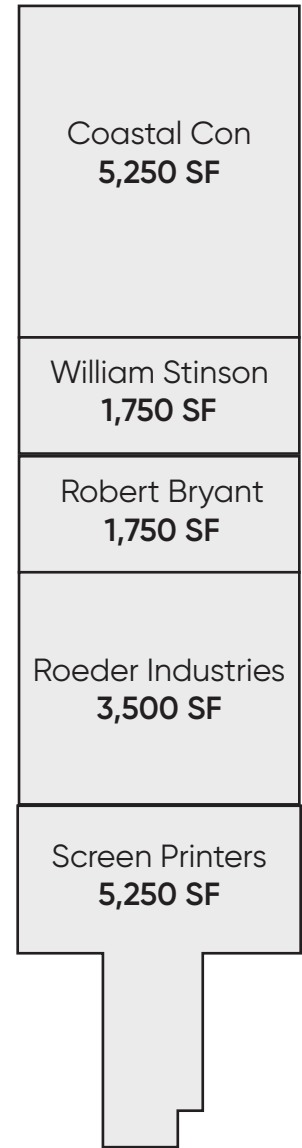
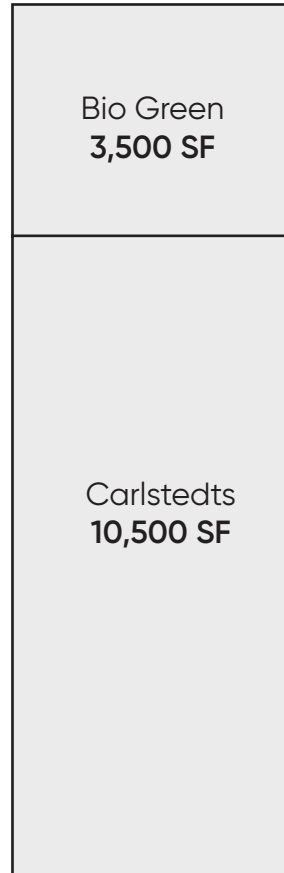
250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

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# Site Plan

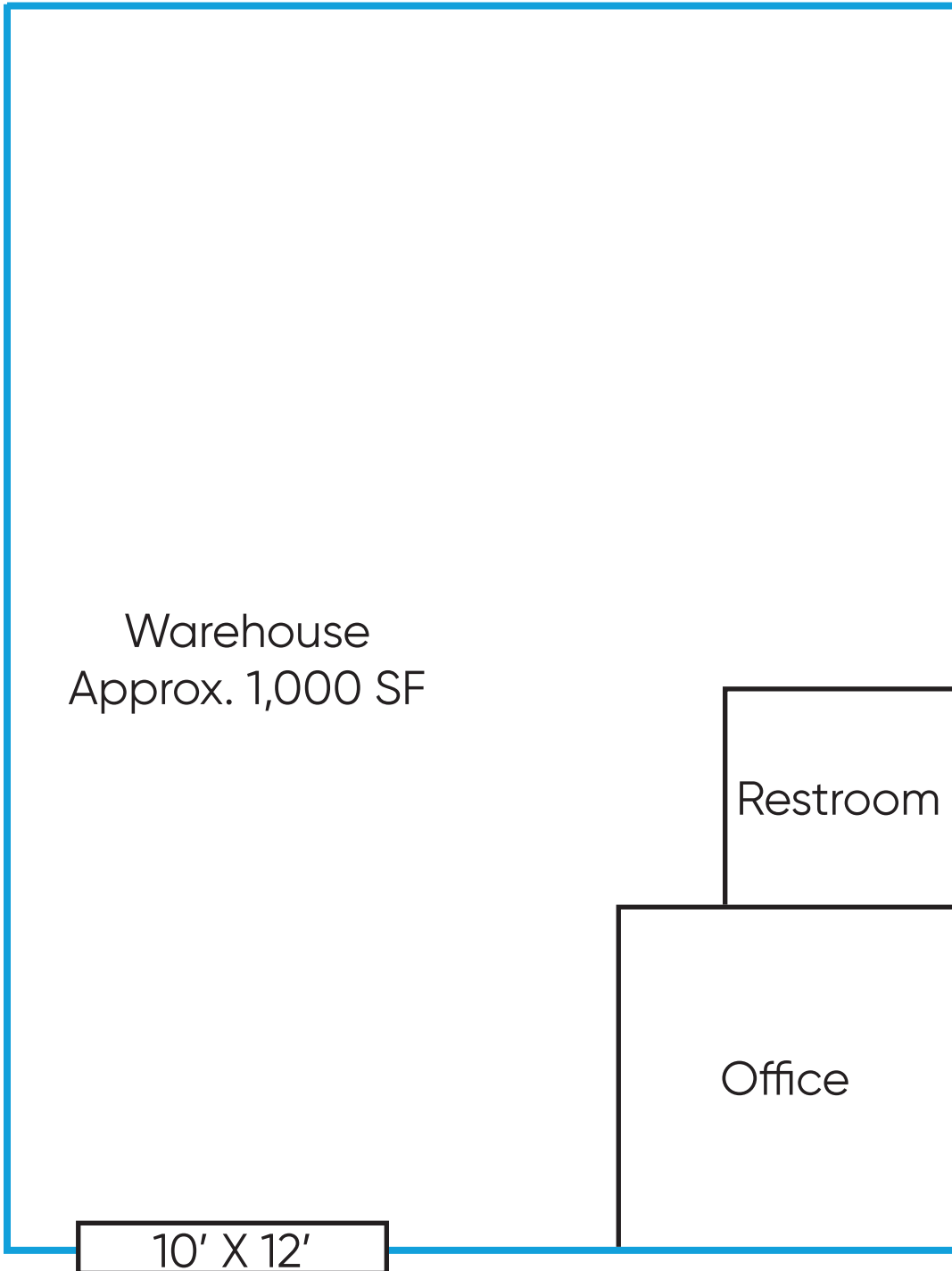


Shared Dock  
Loading



# Floor Plan - Unit 8

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## AMENITIES

- Available Now
- 1,750 SF
- 10' x 12' Roll Up Door
- Private Office
- Private Restroom
- Warehouse Space

