FOR LEASE

4495 36th Street
Orlando FL 32819
33rd Street Industrial Park

ALLIED COMMERCIAL ADVISORS

PROPERTY SPECS

Improvements:	Total of 20,546 SF in two buildings, main building containing 19,546 SF
Office:	2, 732 SF
Lot Size:	1.43 acres
Location:	33rd Industrial Park, less than a mile to two full I-4 interchanges as well as within minutes of tourist corridor, Florida's turnpike and SR 408.
Zoning:	I-P in City of Orlando, permits outside storage
Construction:	Pre-cast concrete
Loading:	Three grade level 12'x16' doors, one welled to dock height loading position
Maintenance/Wash Bay:	1,000 SF, approx. 40'X25'
Overhead cranes:	Four 2-ton cranes
Power:	III Phase
Year Built:	1986
Availability:	November 1, 2026

FINANCIAL INFORMATION

Rental Rate:	$15.00 net
Opex:	$3.07 psf
Monthly:	$29,400

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Conference Room

Counter Service

Typical Exterior Office

Interior Office

Loading Area

Wash/Maintenance Bay

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FLOOR PLAN

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Maintenance Area in the Warehouse

Warehouse Office

Exterior Dock Well

Overhead Cranes

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