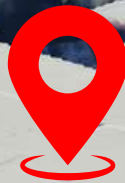
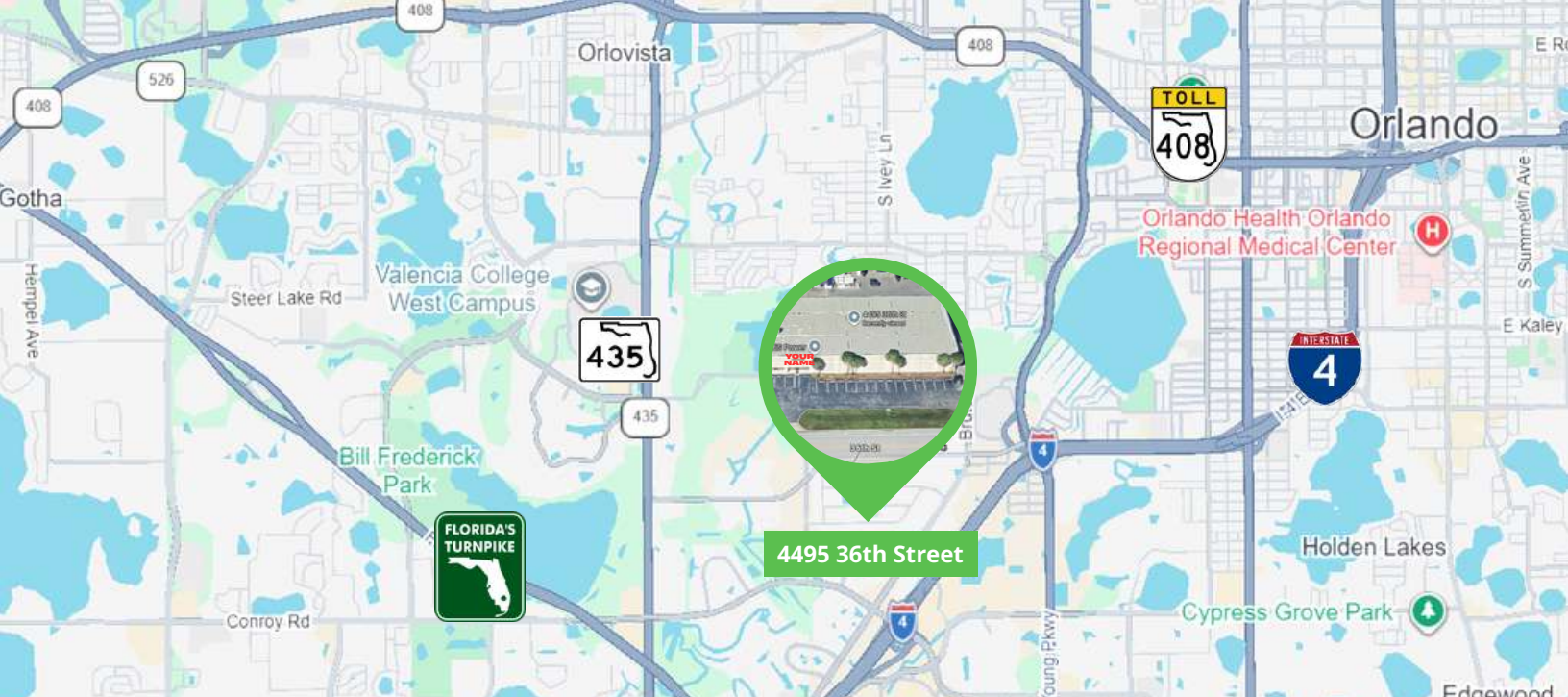


**FOR  
LEASE**



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





## PROPERTY SPECS

|                              |                                                                                                                                                   |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Improvements:</b>         | Total of 20,546 SF in two buildings, main building containing 19,546 SF                                                                           |
| <b>Office:</b>               | 2, 732 SF                                                                                                                                         |
| <b>Lot Size:</b>             | 1.43 acres                                                                                                                                        |
| <b>Location:</b>             | 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. |
| <b>Zoning:</b>               | I-P in City of Orlando, permits outside storage                                                                                                   |
| <b>Construction:</b>         | Pre-cast concrete                                                                                                                                 |
| <b>Loading:</b>              | Three grade level 12'x16' doors, one welled to dock height loading position                                                                       |
| <b>Maintenance/Wash Bay:</b> | 1,000 SF, approx. 40'X25'                                                                                                                         |
| <b>Overhead cranes:</b>      | Four 2-ton cranes                                                                                                                                 |
| <b>Power:</b>                | III Phase                                                                                                                                         |
| <b>Year Built:</b>           | 1986                                                                                                                                              |
| <b>Availability:</b>         | November 1, 2026                                                                                                                                  |

## FINANCIAL INFORMATION

|                     |             |
|---------------------|-------------|
| <b>Rental Rate:</b> | \$15.00 net |
| <b>Opex:</b>        | \$3.07 psf  |
| <b>Monthly:</b>     | \$29,400    |

**SHER TOLAN, SIOR**

407-810-2291

stolan@allied-comm.com

5401 S Kirkman Rd. Suite 310

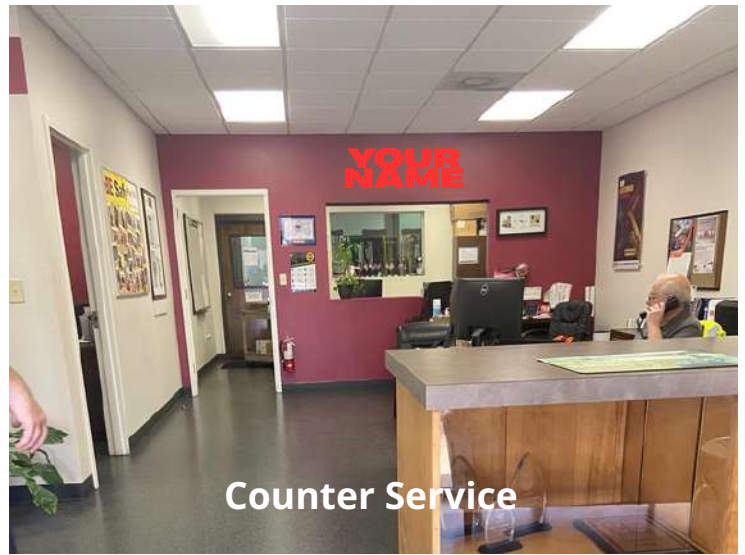
Orlando, FL 32819

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Conference Room



Counter Service



Typical Exterior Office



Interior Office



Loading Area



Wash/Maintenance Bay

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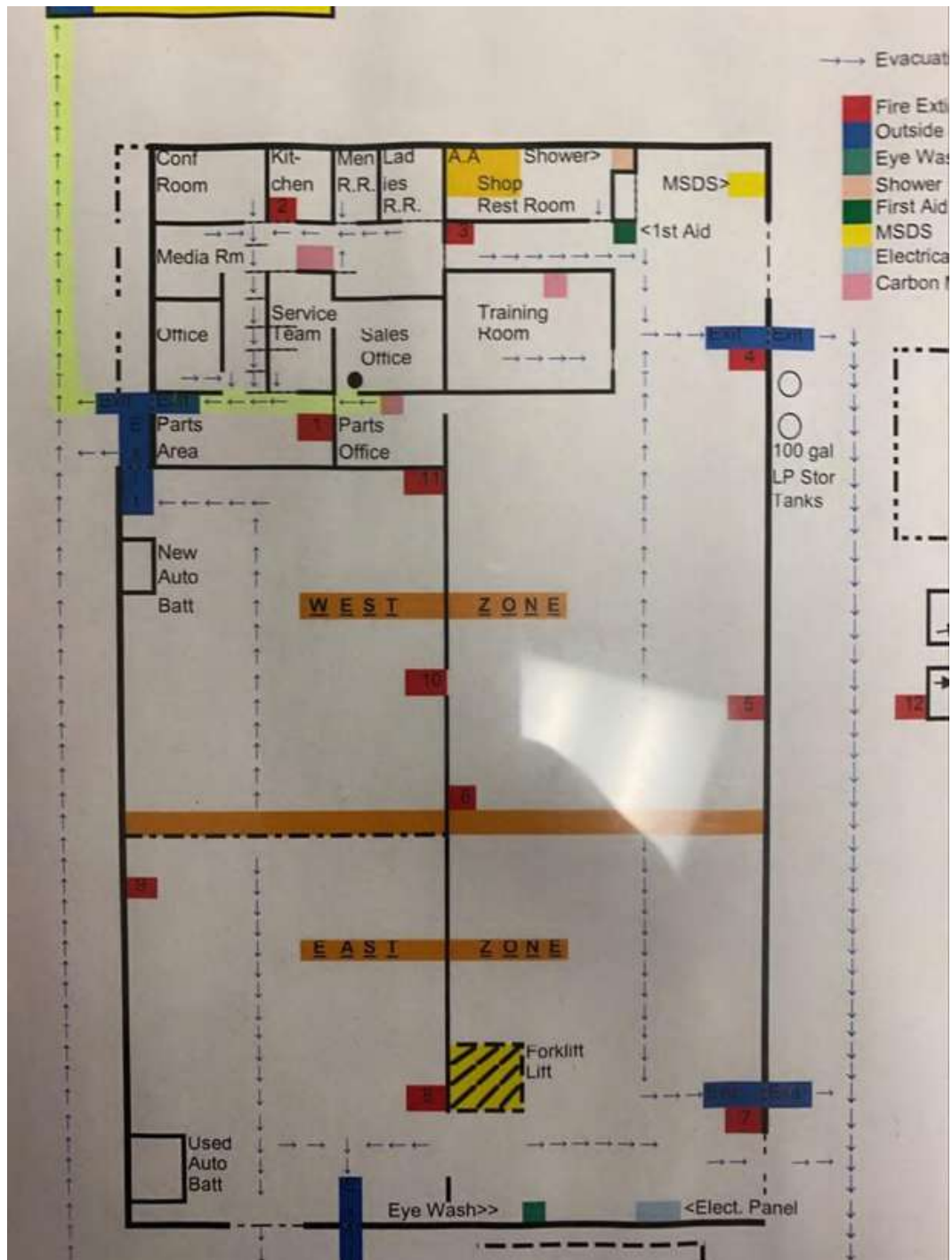
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# FLOOR PLAN



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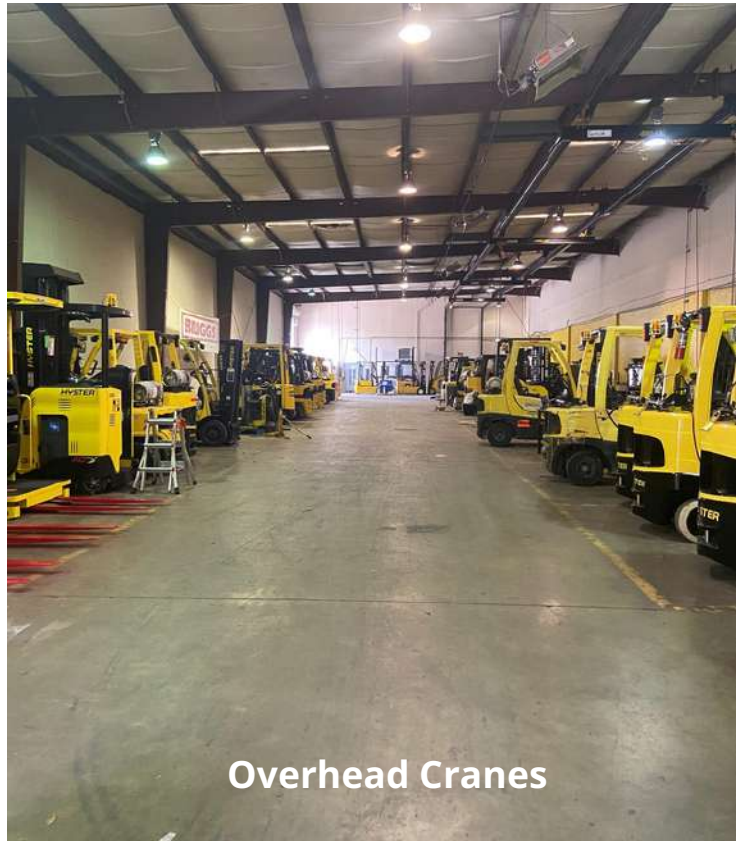
Maintenance Area  
in the Warehouse



Warehouse Office



Exterior Dock Well



Overhead Cranes

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