FOR SALE

3050/3060/3090 PENNINGTON DRIVE ORLANDO, FL

DOCK HIGH DISTRIBUTION WAREHOUSE Delivered VACANT for owner/user



BUILDING FEATURES:

- 68,180 Total Square Feet
- Includes: 1,160 SF Office Space
- I-G, City of Orlando Zoning
- 14 Dock High Doors (one is ramped)
- Outside Storage-Paved & Fenced
- Warehouse Clear Height 26'
- Rail Spur Available
- New Roof 2014

Sale Price: \$3,600,000

Contact Exclusive Agent:

Jeff Gindi, Broker/Principal 407.925.4464 Cell

JeffGindi@ResultsREPartners.com

RESULTS REAL ESTATE PARTNERS, LLC

Licensed Commercial Real Estate Brokers

108 Commerce St, Suite 200 Lake Mary, FL 32746 Office (407) 647-0200 Fax (407) 647-0205





This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions.

No representation is made as to the accuracy of any information furnished.



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BUILDING PLAN 14' Ramp 180' O.H. Door Overhead Door Dock High Building 20%14 O.H. Door Office Space = 640 Square Feet Warehouse Space = 33,460 Square Feet Total Space = 34,100 Square Feet 3090 Pennington Drive S' Steel Columns (Apr.) 24 Rooms an 20×14 O.H. Door × Z Railway Access 3-0%-4 3-0%-4 Door 3-0%-4 O.H. Door 100 O.H. Door Warehouse Space = 15,820 Square Feet 3060 Pennington Drive Single Phase 120/240 Vok Columns (3/p.) Total Building = 68,280 Square Feet * Dock High Slab 3050 Pennington Drive F Section 1 Office Space = 1,160 Square Feet Varehouse Space = 17,200 Square Feet Total Space = 18,360 Square Feet Columns (Sp.) O.H. Door 3 % 180. 31. 33, **a** (1,1,1,1) Fenced Area 18,375 Square Feet 75