

**FOR
LEASE**

**8524 E. COLONIAL DRIVE
ORLANDO, FL 32817**

MULTI-TENANT RETAIL/SERVICE FACILITY



PROPERTY HIGHLIGHTS

- (2) 6,500 SF retail/service facility currently under redevelopment each with 7-9 service bays each
- 38,742 SF (.88 Acre) commercial site zoned C-2
- Direct curb cut access and ample parking
- New roof, doors, electrical, paint, glass, & HVAC in 2014
- Close to 417, Goldenrod Rd, 528, and Alafaya Trail
- 16 grade level door openings with 22-24' clear height
- New 3 phase 700 amp service & natural gas
- Large LED Sign, building plans available upon request
- ***Owner will modify for Credit Tenant***
- ***\$8,000 Modified Gross per Unit***



C O N T A C T

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Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers
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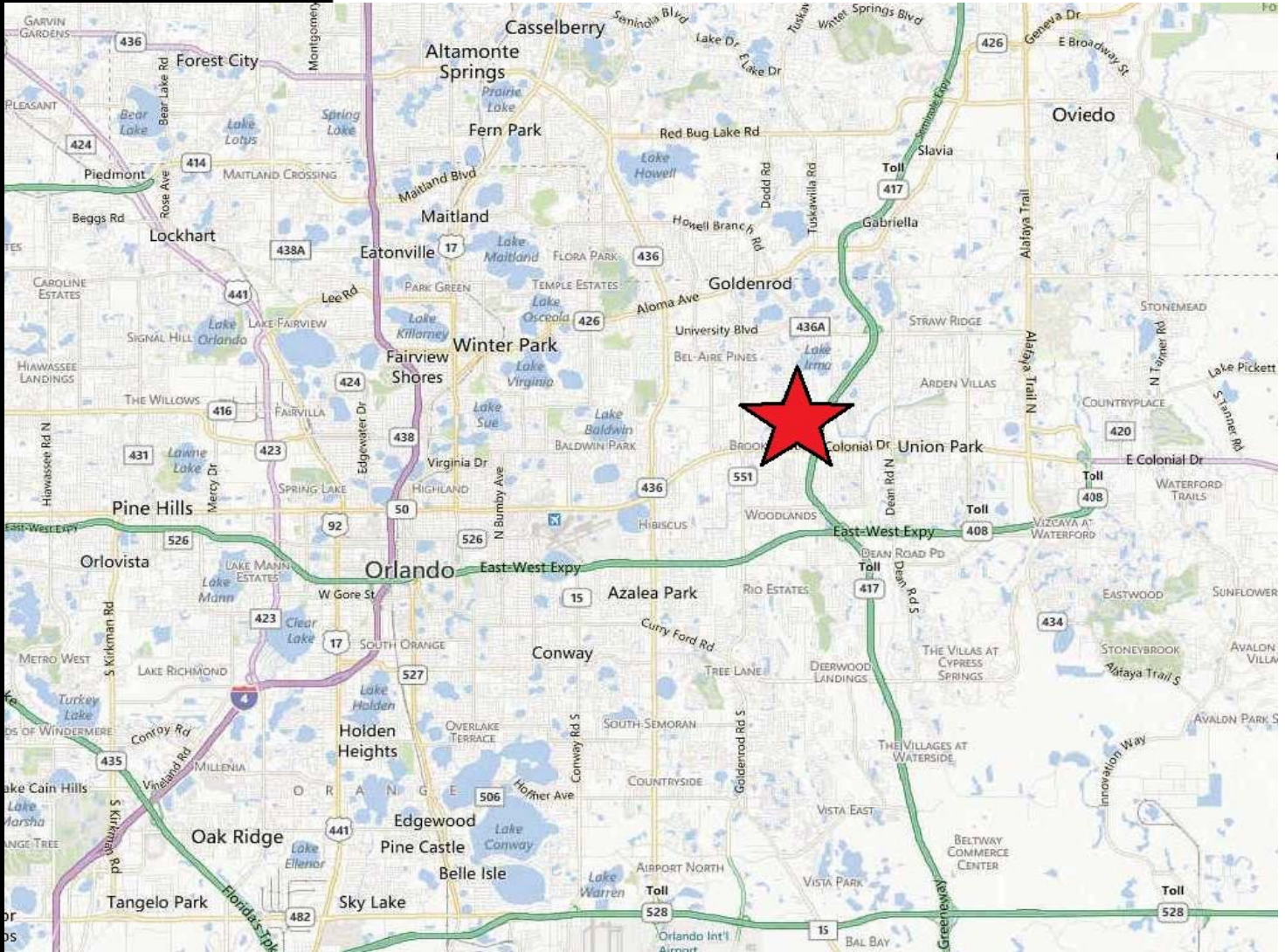
www.ResultsREPartners.com

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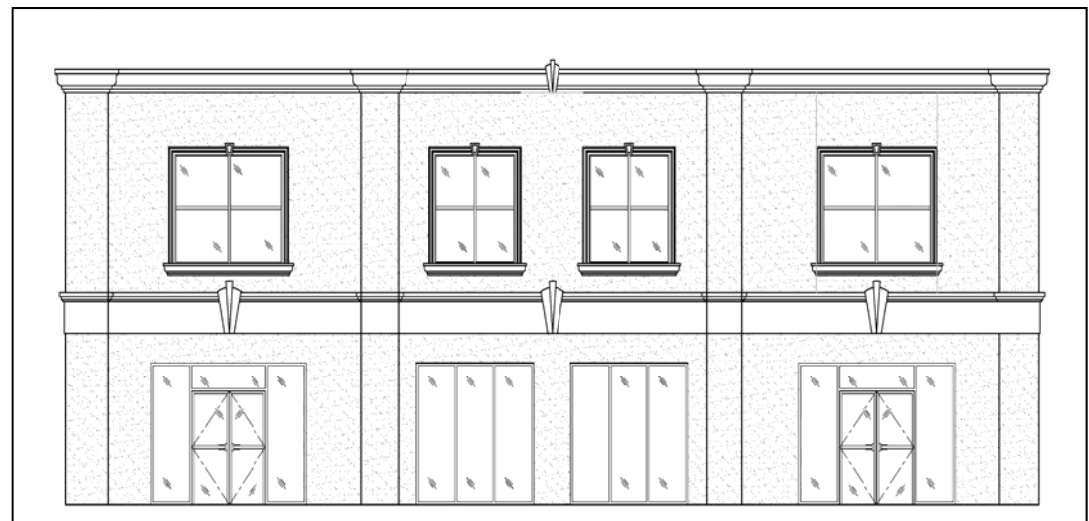
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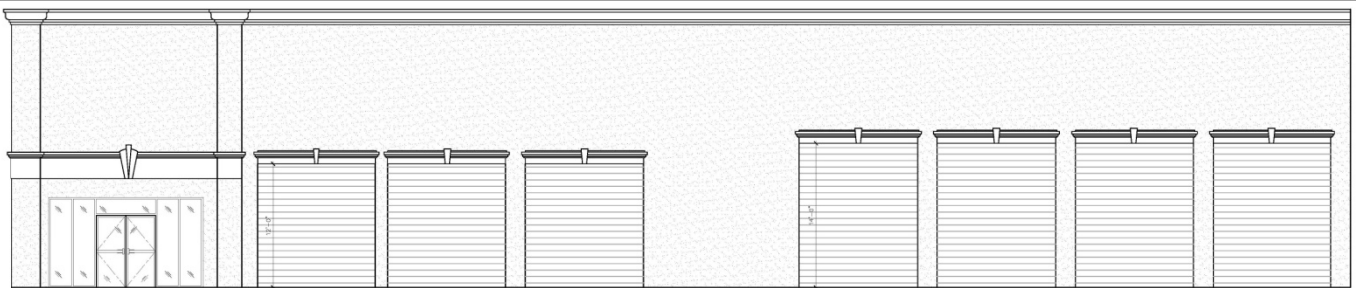
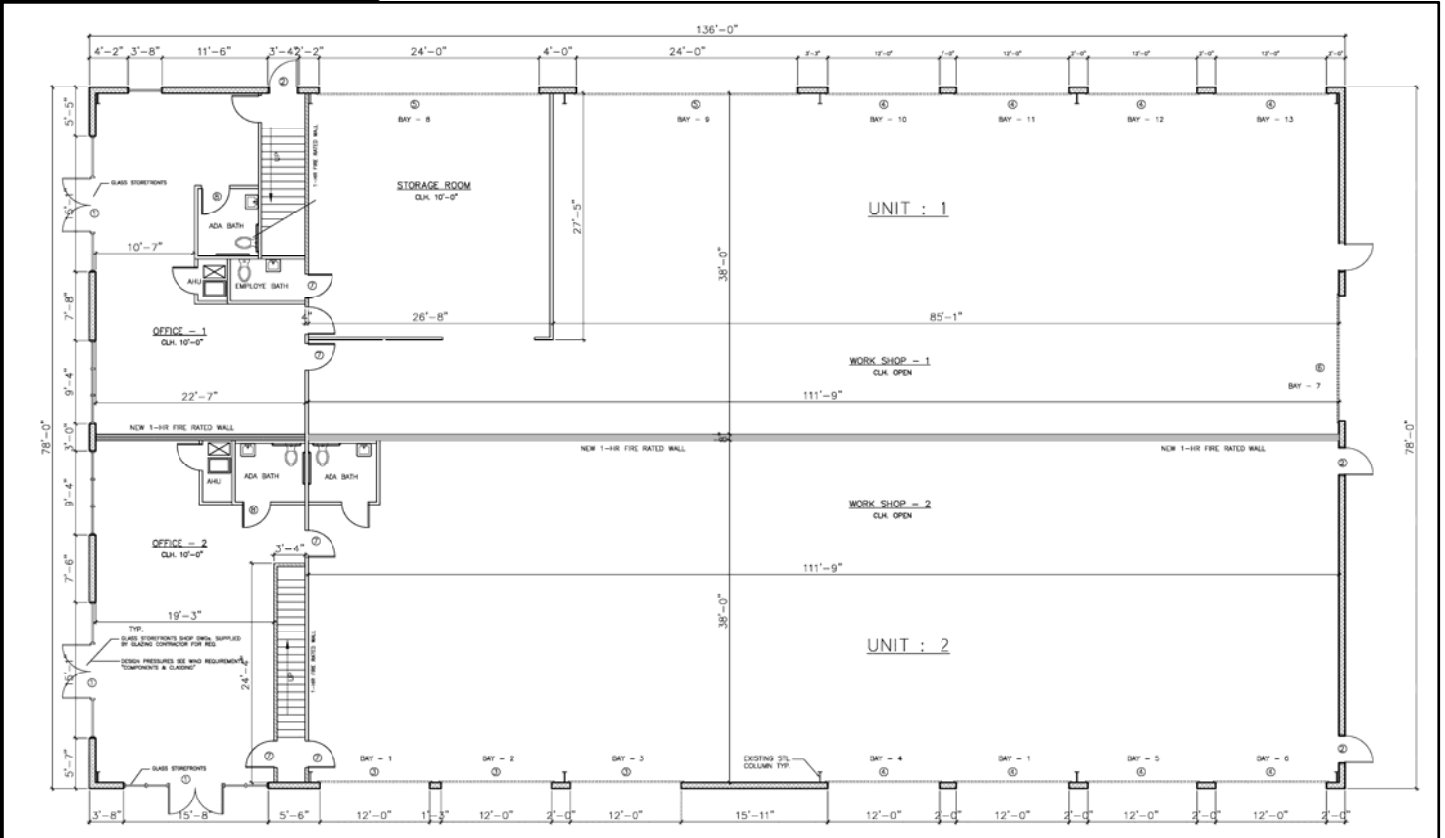


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FRONT ELEVATION

SCALE: 3/8"=1'-0"



REAR ELEVATION

SCALE: 3/8"=1'-0"

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