

FOR LEASE

\$12.50-\$13.00 NNN



**3701 N John Young Pkwy
Orlando, FL 32804**

Chuck McNulty

Broker

Mobile: (407) 619-4245

E-mail:

Chuck@McNultyGroupInc.com

Office Address:

2315 Lynx Lane

Suite # 6

Orlando, Florida 32804

Website:

www.mcnultygroupinc.com

Suite 103: \$13.00 NNN

Unit Size: **1,800 ±SF**

Open showroom with 2
restrooms

Suite 105: \$12.50 NNN

Unit Size: **2,116 ±SF**

John Young Frontage

Suite 112: \$12.50 NNN

Unit Size: **7,200 ±SF**

Grade Doors: **(3) 8'x10'**

Includes warehouse/
storage space

Ceiling Height: **13'6"**

Lot Size: **1.58 Acres**

Orlando Zoning: **I-C**

CAM: **\$3.37 PSF**

Construction: **Concrete**

Year Built: **1986**

2017 Taxes: **\$18,559**

Parking: **80 Spaces**

Traffic Count: **41,000 VPD**
(Vehicles Per Day)



**Located On John Young Parkway
Near OBT, Princeton And Silver
Star. Minutes From I-4**



