



# OFFICE & WAREHOUSE BUILDINGS FOR SALE

1712 Lee Rd, Orlando, FL 32810

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For Sale: ~~\$625,000 (\$83/SF)~~ **\$550,000 (\$71/SF)**

Building Size: ± 7,728 Total SF

Land: ± 0.35 acres



± 1,688 SF Office building with 2nd story executive office.  
± 5,840 SF Warehouse with 2nd story offices & break area.

Air-conditioned warehouse space with 14 ft. ceiling height & 2 restrooms.

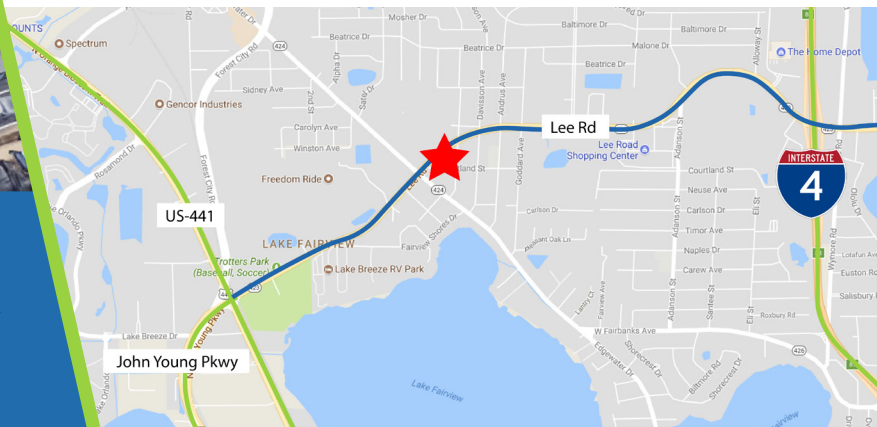
Upstairs workspaces with total of 5 offices, kitchen & break area with access to 1,095 SF covered balcony.

Prime visibility with 128 ft of frontage & 12 parking spots directly on Lee Rd. (41,500 AADT).

Zoning: C-1: Retail Commercial (Orange County)

Conveniently located 3 minutes from I-4 & 2 minutes from U.S. Route 441.

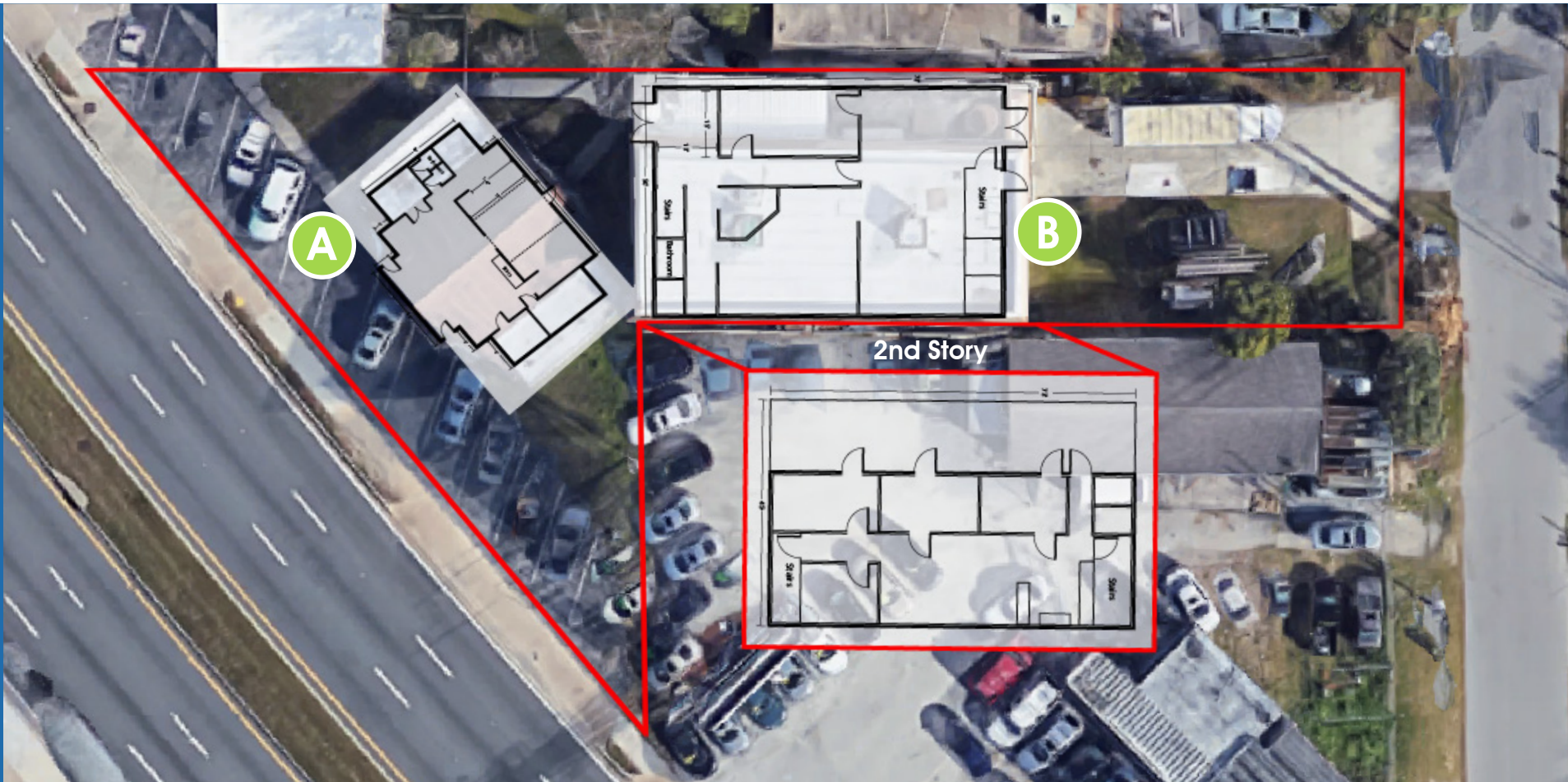
7 parking spots & truck access on Courtland St.



1516 E. Hillcrest Street, Suite 210, Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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## BUILDING A

± 1,688 SF Office building with 2nd story executive office.

± 180 SF 2nd story executive office

## BUILDING B

± 5,840 SF Warehouse with 2nd story offices & break area.

± 3,650 SF of air-conditioned warehouse space 14 ft. ceiling height & 2 restrooms.

± 2,190 SF of upstairs workspace with 4 offices, kitchen & break area with access to 1,095 SF covered balcony.

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