

MULTI-TENANT INDUSTRIAL OPPORTUNITY

2426-2438 VISCOUNT ROW

ORLANDO, FL 32809

FOR SALE



C O N T A C T

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PROPERTY HIGHLIGHTS

- **20,665 SF Total Building**
- **4,565 SF (2442) Leased until 2/2020**
- **16,100 SF for an owner user with 3 Docks, 1 Ramp access and 2,500 SF of office (in 2 units)**
(available summer of 2018 or sooner see broker for details)
- **100% A/C Warehouse, 3 Phase Power**
- **Precast Concrete Construction**
- **Zoned I-3 with 2/1,000 Parking Ratio**
- **Metal Halide lighting throughout warehouses**
- **3 Phase Power, Fiber to the Building**
- **Lease part and use the balance for your use**
- **In-House Financing (see broker for details)**
- **Sales Price: \$2,275,000 (\$110 PSF)**

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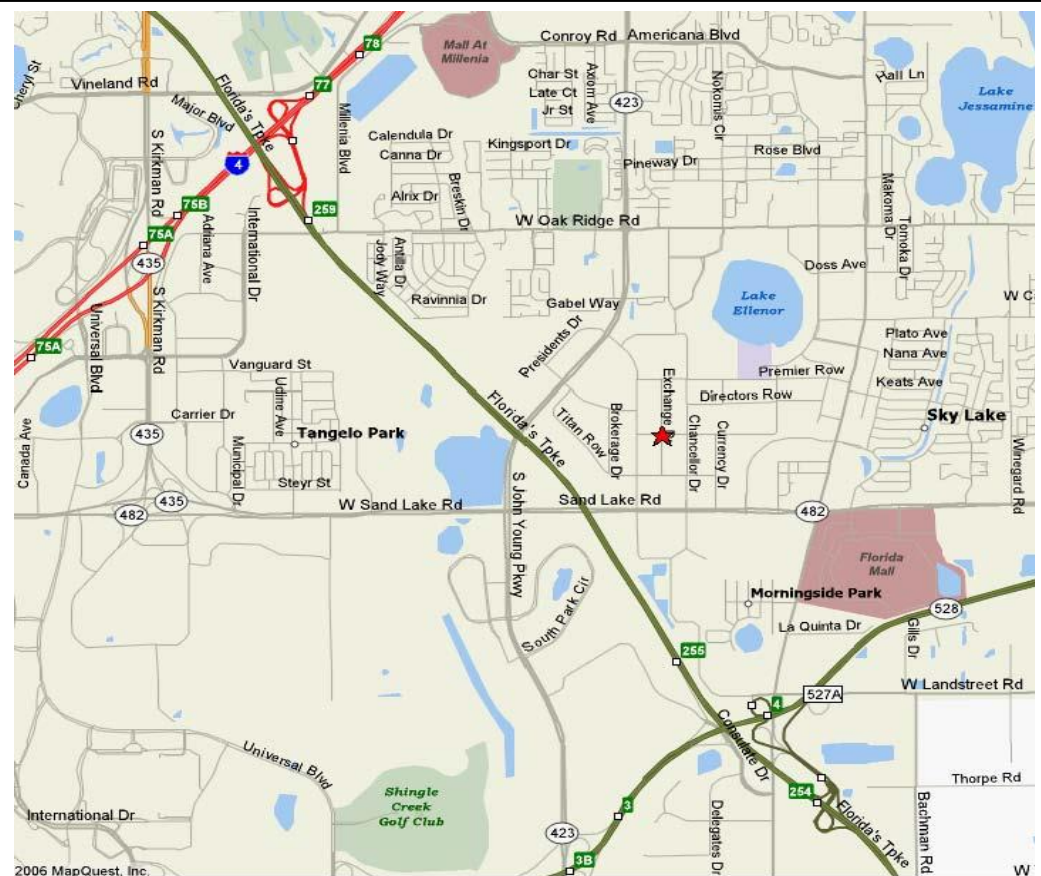
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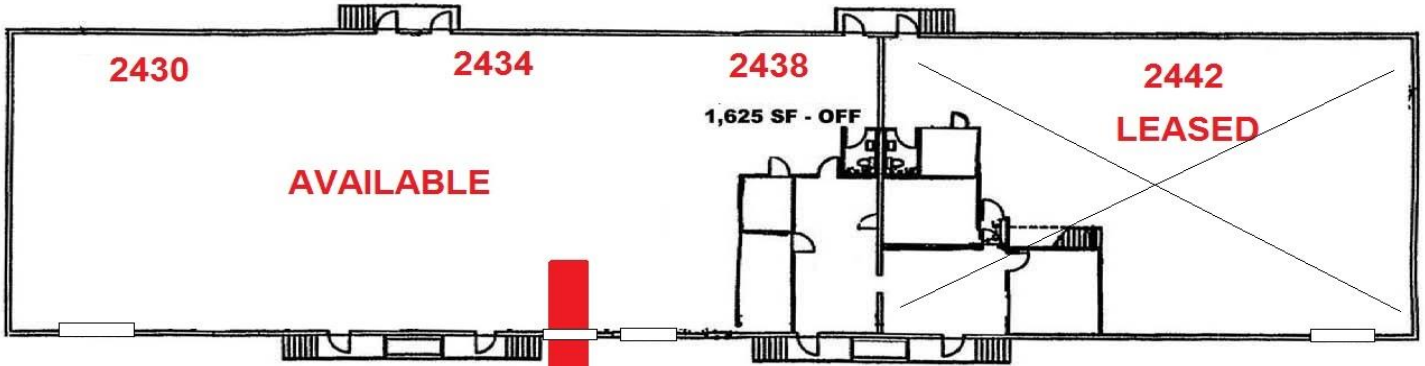
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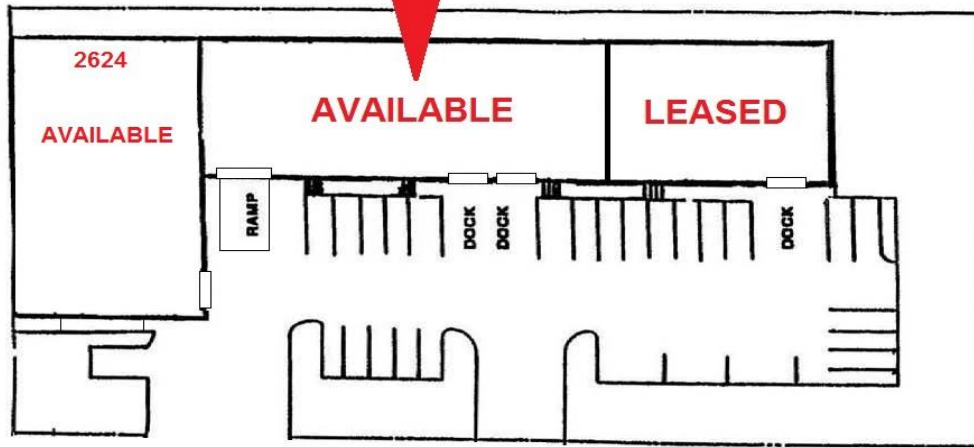
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FLOOR PLAN



SITE PLAN



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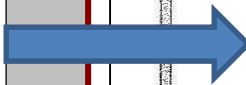
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Floorplan of
2624 Viscount Row



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