

**FOR
LEASE**

**Owner
Motive**

**1207 W. CENTRAL BLVD
ORLANDO, FL 32805**

**RETAIL/FLEX FACILITY
DOWNTOWN ORLANDO**



PROPERTY HIGHLIGHTS

- 6,500 SF Block building built in 1970
- Previous Tenant was NAPA Auto Parts
- 15,019 SF of land zoned I-G/T/PH City of Orlando (Industrial)
- 2,080 SF of AC office/showroom
- 4,320 SF of warehouse space with 18' clear and (1) grade level door
- 12+/- on site parking spaces with 104' of frontage on Central Blvd
- 2nd floor office overlooking the warehouse
- Fenced in rear storage area
- 3 Phase power, building and pole signage available
- Close to Orange Blossom Trail, 408, Colonial Drive and I-4
- Owner will modify the space for a credit tenant and amortize the improvements over the term of the lease
- Lease Amount: **\$5,000 Modified Gross**
- Lease Term: **3-5 year term**

CONTACT

Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
VWolle@ResultsREPartners.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

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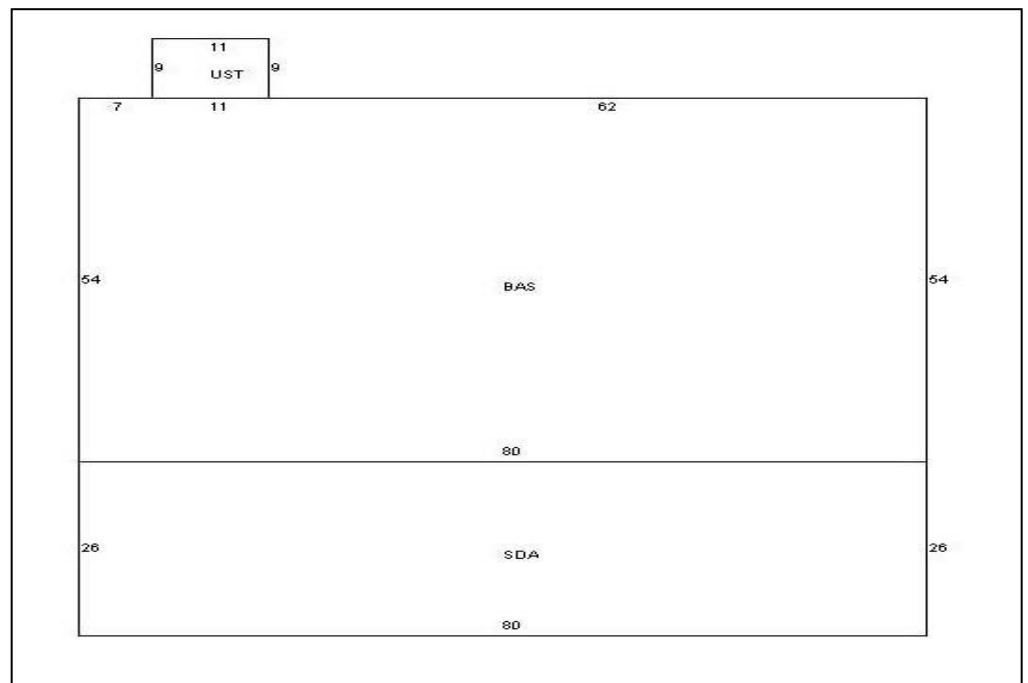
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