

REDUCED SALE PRICE!

FOR
SALE



5210 SOUTH ORANGE AVE

ORLANDO, ORANGE COUNTY, FL | 15,734 SF TOTAL | 0.91 ACRES



CITE PARTNERS

PROPERTY SPECIFICATIONS

THE PROPERTY

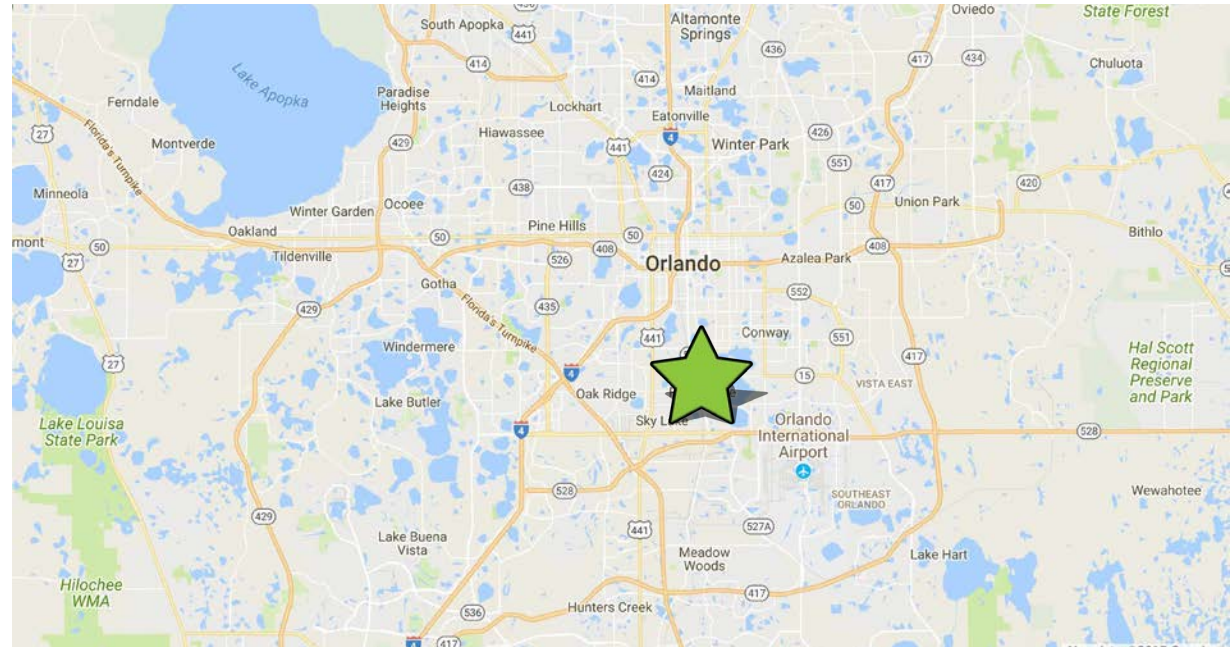
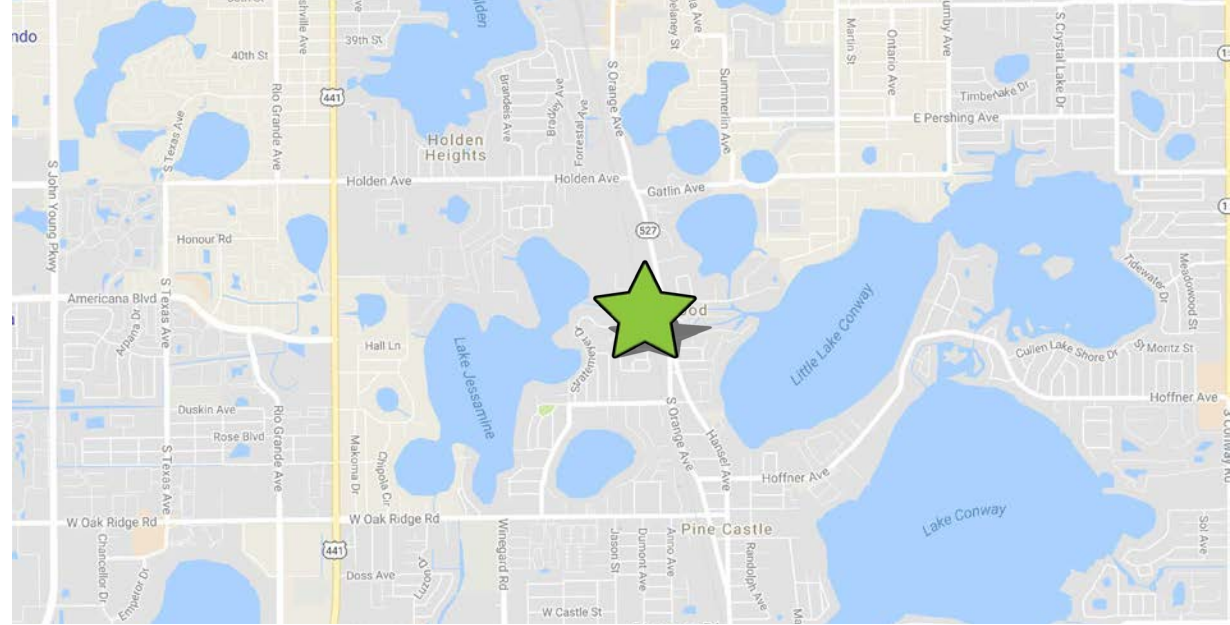
- Building 1 - 5,000 SF Office
 - Sprinklers
- Building 2 - 10,734 SF Industrial
 - 336 SF of office
 - 20'± clear height
 - 2 dock doors
 - 1 grade door
 - Front load
- Abundant parking
- Built in 1988
- 0.91 Acres
- Zoned C-3, City of Edgewood

LOCATION

- Ideal location on the west side of Orange Avenue, between Holden Avenue and Oak Ridge Road
- Great frontage on Orange Ave with an average daily traffic count of 42,000 cars
- Excellent access to US Highway 441, Sand Lake Road, Interstate 4, the Beachline Expressway, and the East-West Expressway
- Minutes from Mall at Millenia, Ikea, Orlando Health, the Florida Mall with Crayola Experience, and the Orlando International Airport

THE PRICE

\$1,520,000 **\$1,495,000 (\$95.02/SF) - REDUCED!**



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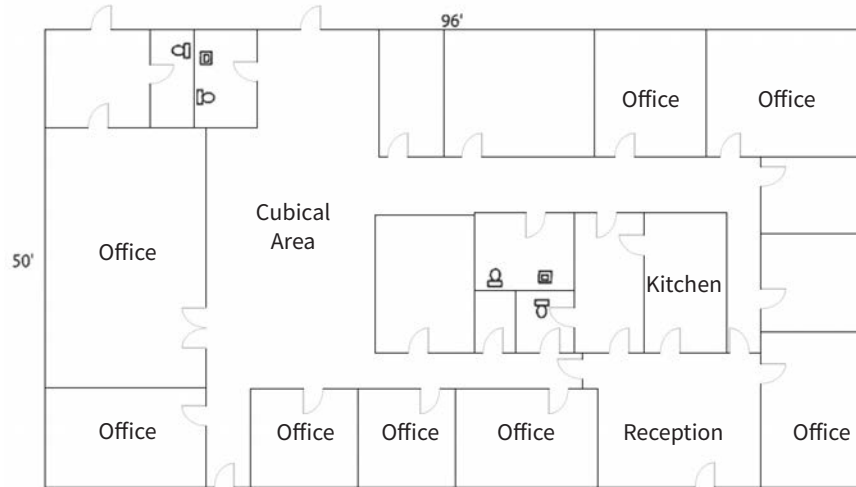
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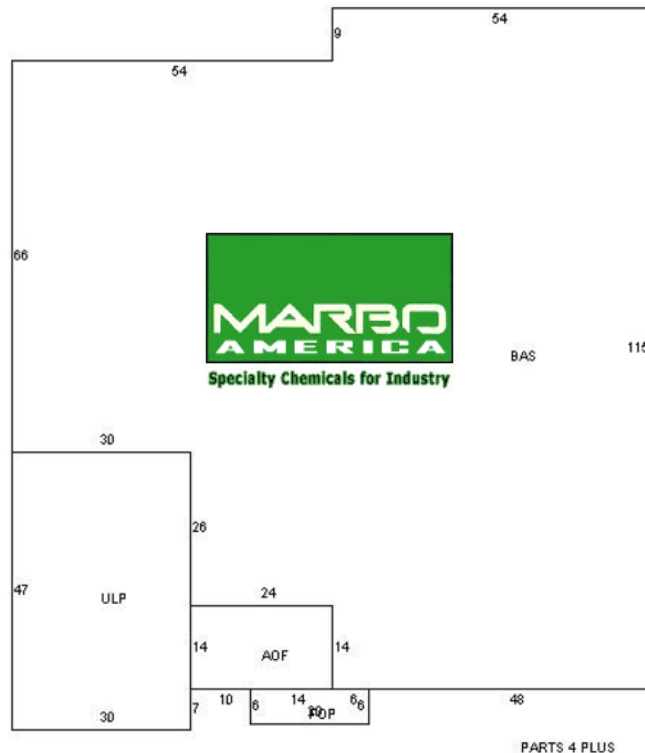
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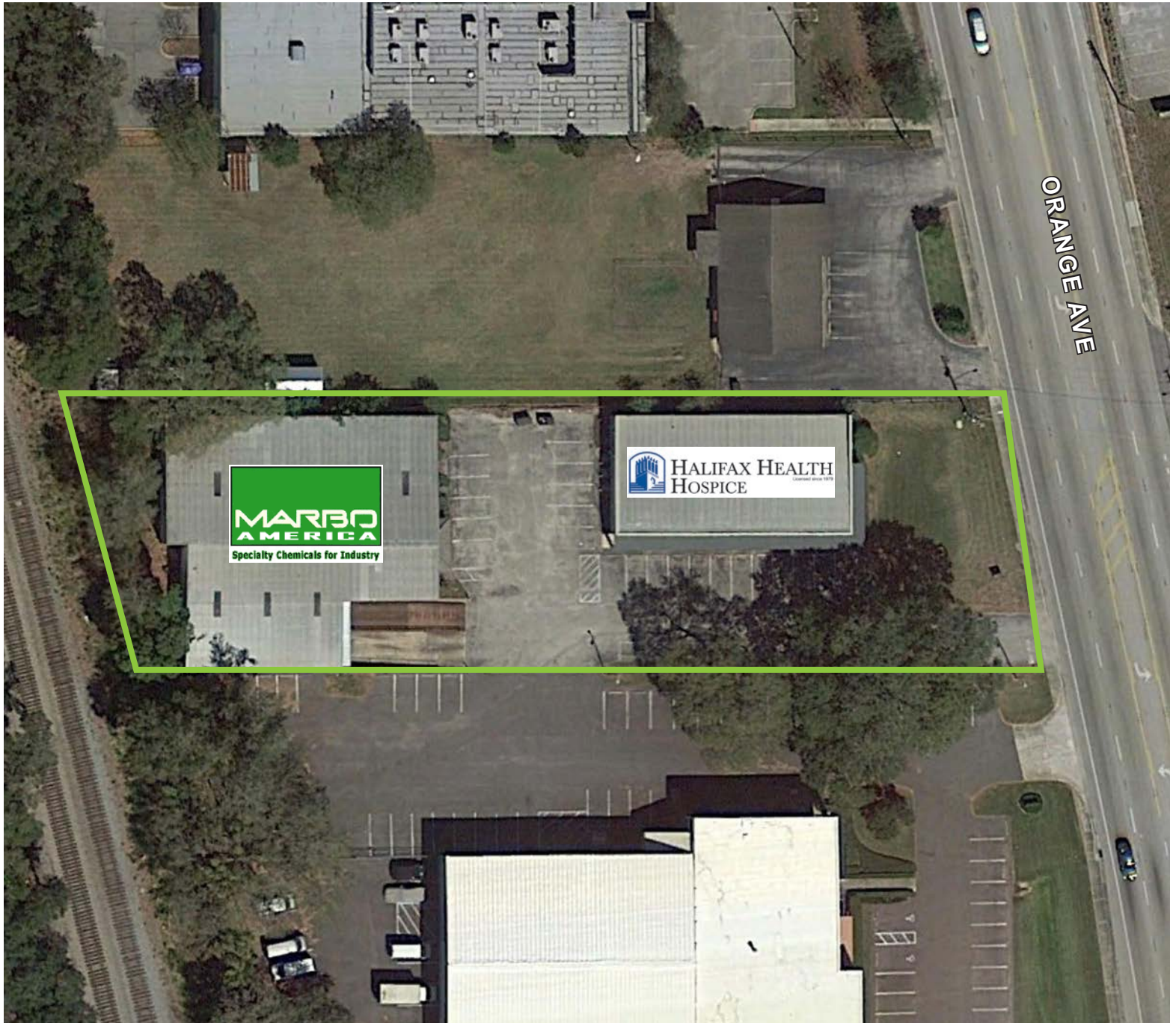
OFFICE BUILDING PLAN



INDUSTRIAL BUILDING PLAN



5210 South Orange Avenue



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