

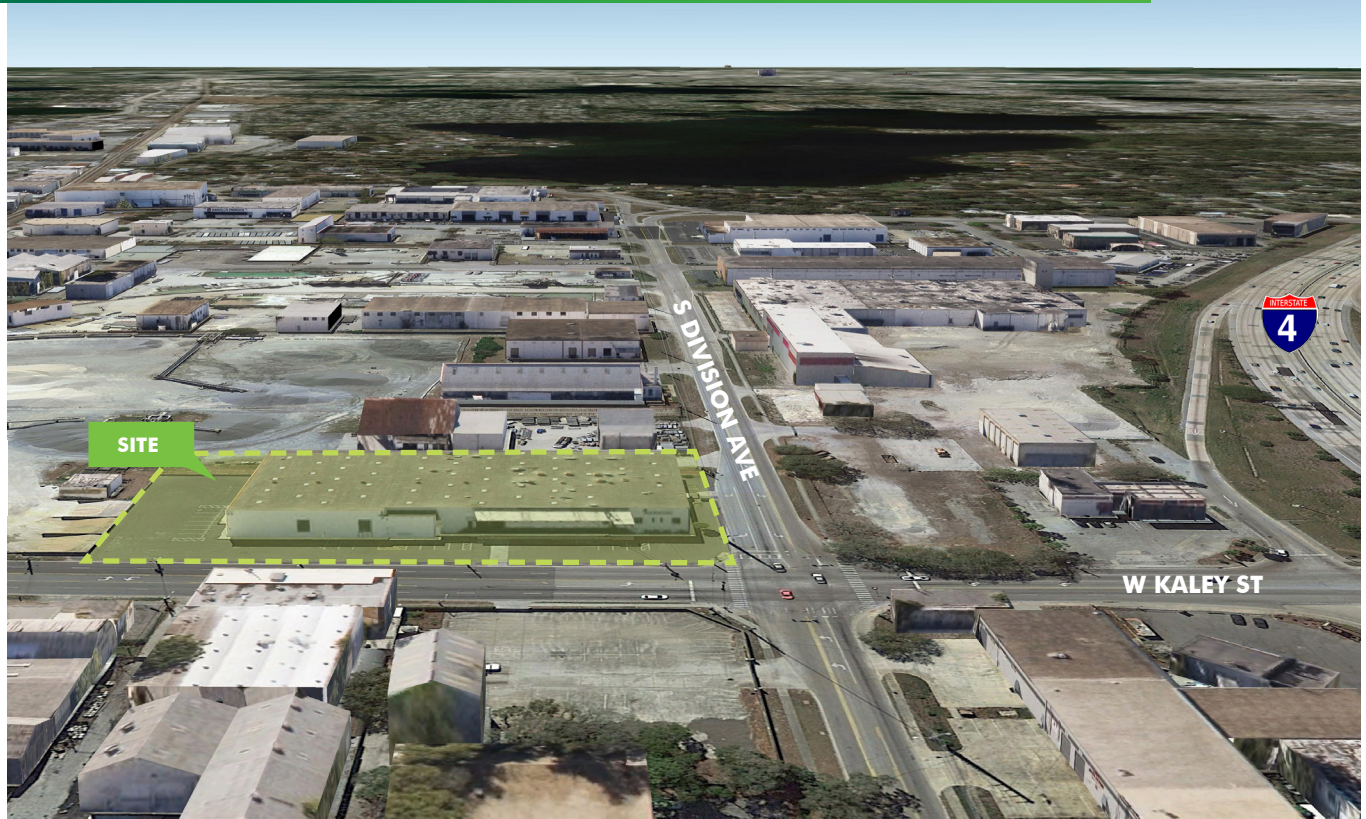
FOR LEASE OR SALE

# COOLER/FREEZER WAREHOUSE

438

W KALEY STREET

Orlando, Orange County, FL 32806



## PROPERTY OVERVIEW

- + 44,000± Sq. Ft. Cooler / Freezer Building
- + Currently being used as a USDA Approved Processing Facility
- + Class C
- + 1.73± Acre Lot
- + Built in 1954
- + 46 Parking Spaces (1.05/1,000 SF Ratio)
- + Zoning: I-G/T (Industrial), City of Orlando
- + 2017 Taxes: \$31,650.70

FOR LEASE: **\$6.95/SF NNN**

FOR SALE: **\$3,960,000.00**



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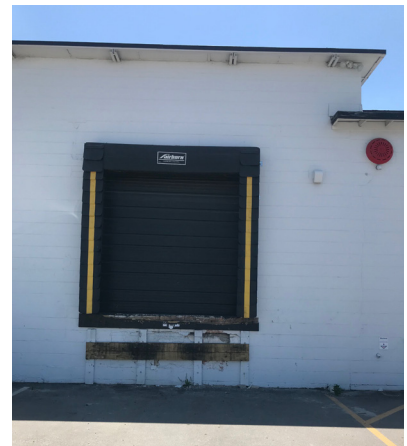
# FOR LEASE OR SALE

## COOLER/FREEZER WAREHOUSE

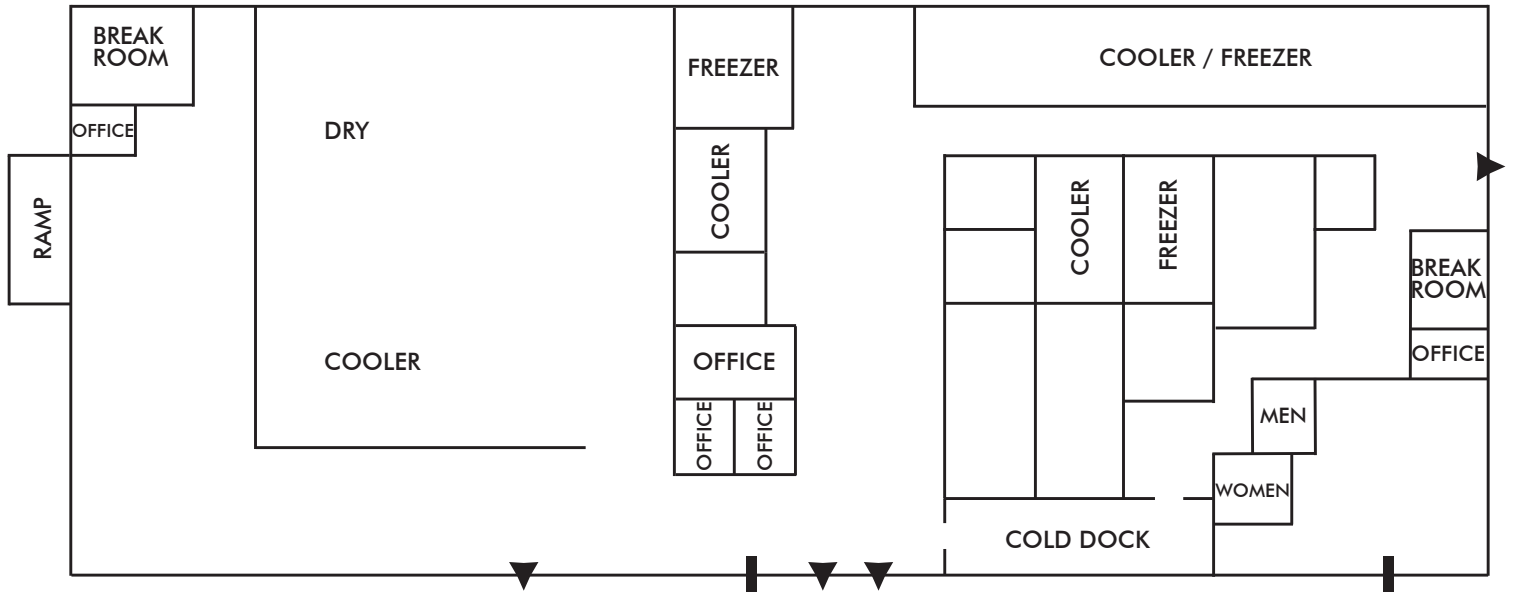


### BUILDING HIGHLIGHTS

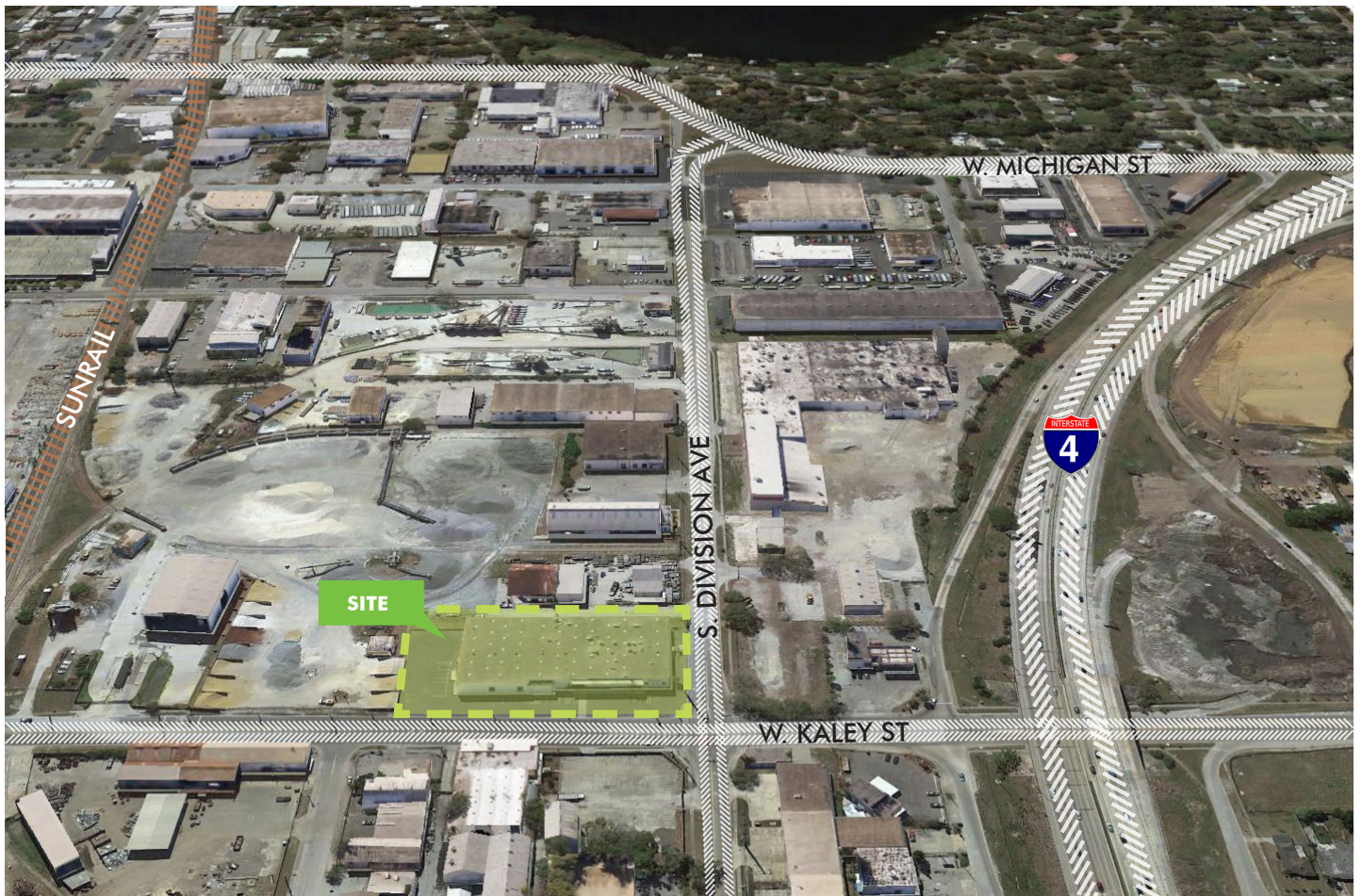
- + 44,000± Sq. Ft. Freestanding Building
  - 12,000± Sq. Ft. of Processing Rooms
  - 3,500± Sq. Ft. of Freezer Space
  - 4,500± Sq. Ft. of Cooler Space
  - 20,000± Sq. Ft. of Dry Space
  - 4,000± Sq. Ft. of Office Space
- + Four (4) Dock-High Doors
- + 15' Ceiling Height







- ▼ - DOCK DOOR
- ┃ - EMERGENCY EXIT



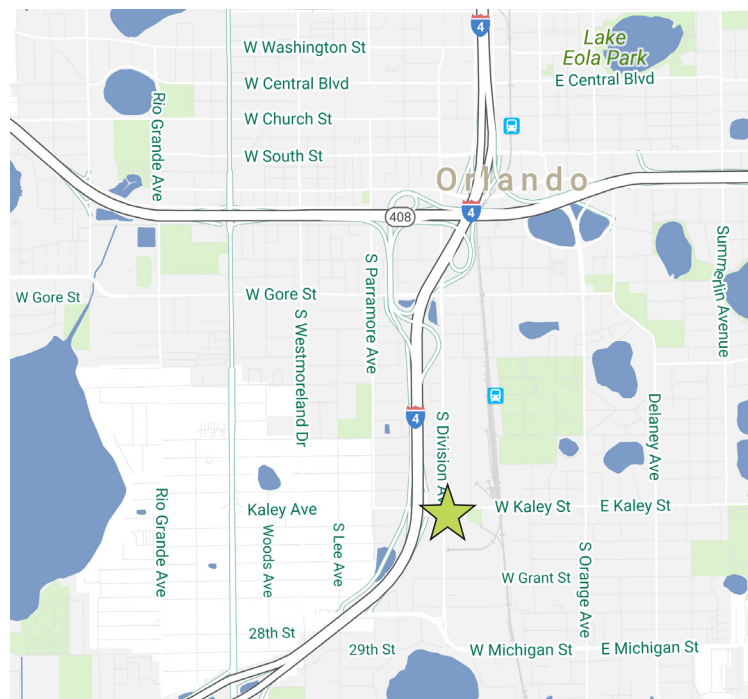
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**W KALEY STREET**  
Orlando, FL 32806



## LOCATION HIGHLIGHTS

- + Immediate Access on to Interstate 4 and US-441 (Orange Blossom Trail) via Kaley Street
- + Just South of Downtown Orlando
- + Strategic Central Location within all of Central Florida's surrounding major Highways & Thoroughfares
- + (1.2) Miles to the I-4 / SR 408 (Toll) Interchange
- + (5.5) Miles to the Orlando Executive Airport
- + (10.2) Miles to the Orlando Int'l Airport
- + (10.5) Miles to Florida's Turnpike



## CONTACT US

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