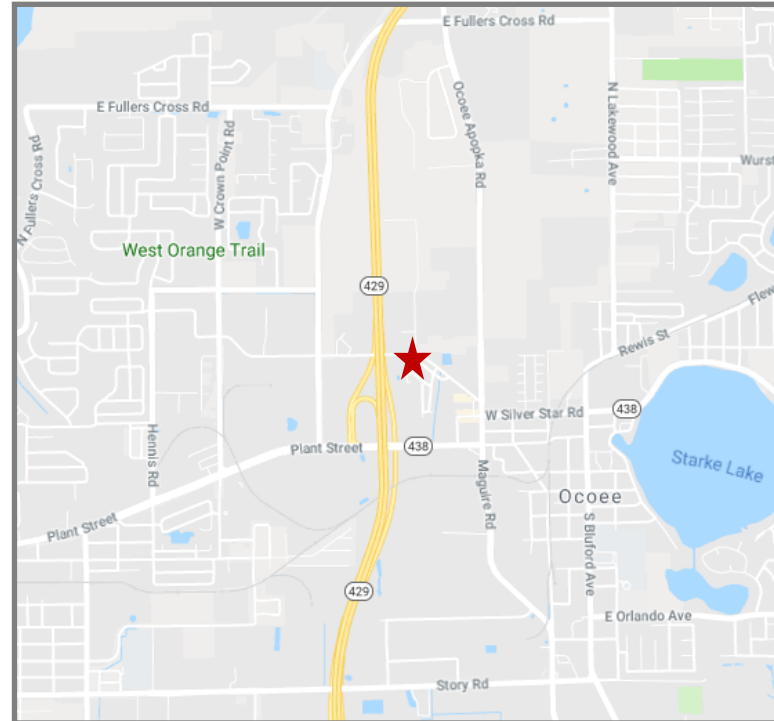




637 Palm Dr. Ocoee, FL 34761

Property Details:

- ◆ 15,000 SF *NEW* Tilt Wall Construction Warehouse
- ◆ 750 SF Office includes 2 Restrooms, Lobby, Break Room, and Private Office
- ◆ 3 Phase/200 AMP/240V
- ◆ 24'-28' Clear Height
- ◆ 50' Column Spacing
- ◆ 5 Dock High Doors measuring 12'x12' and 1 oversized Drive in Door 12'x16'
- ◆ Building Includes ESFR Sprinklers and LED Lighting
- ◆ 621' of frontage on the Western Beltway (SR 429)
- ◆ Next Door to New City Furniture Distribution Center
- ◆ City of Ocoee, Zoned PUD
- ◆ Lease Rate \$10.50 NNN; Operating Exp. \$1.85



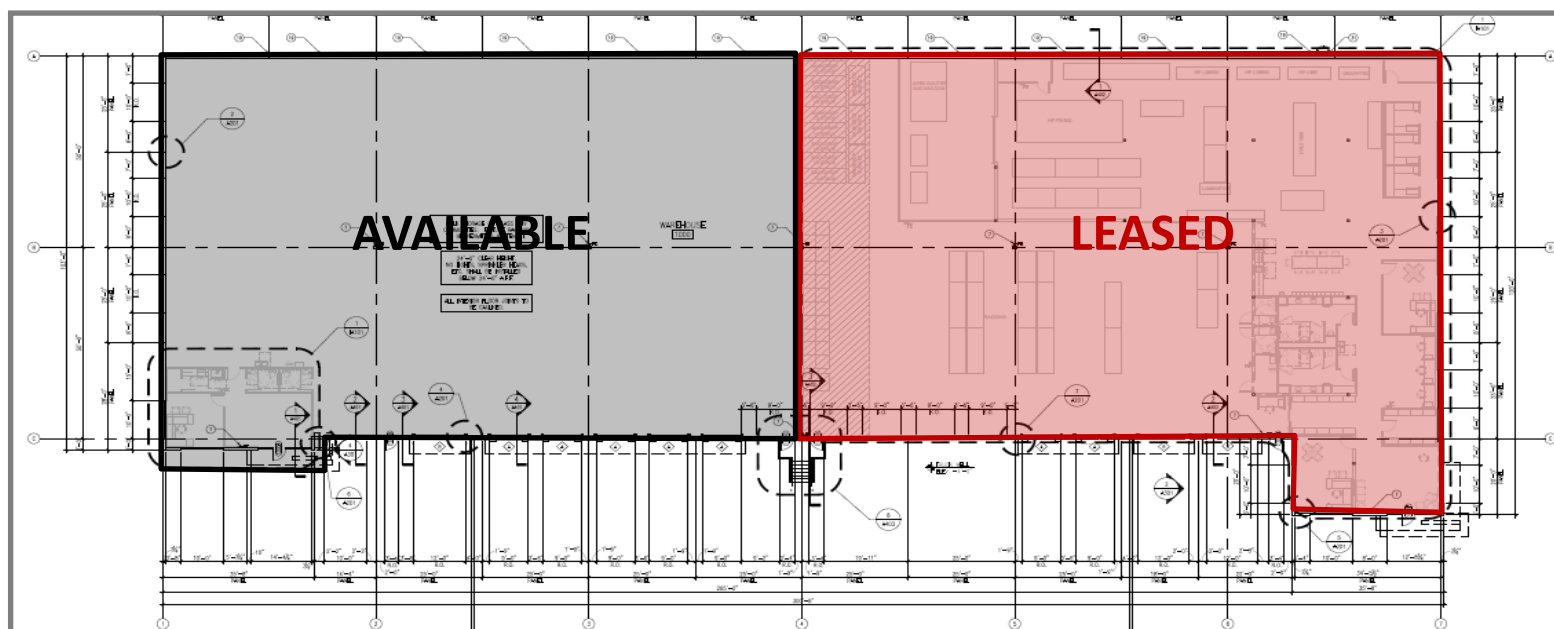
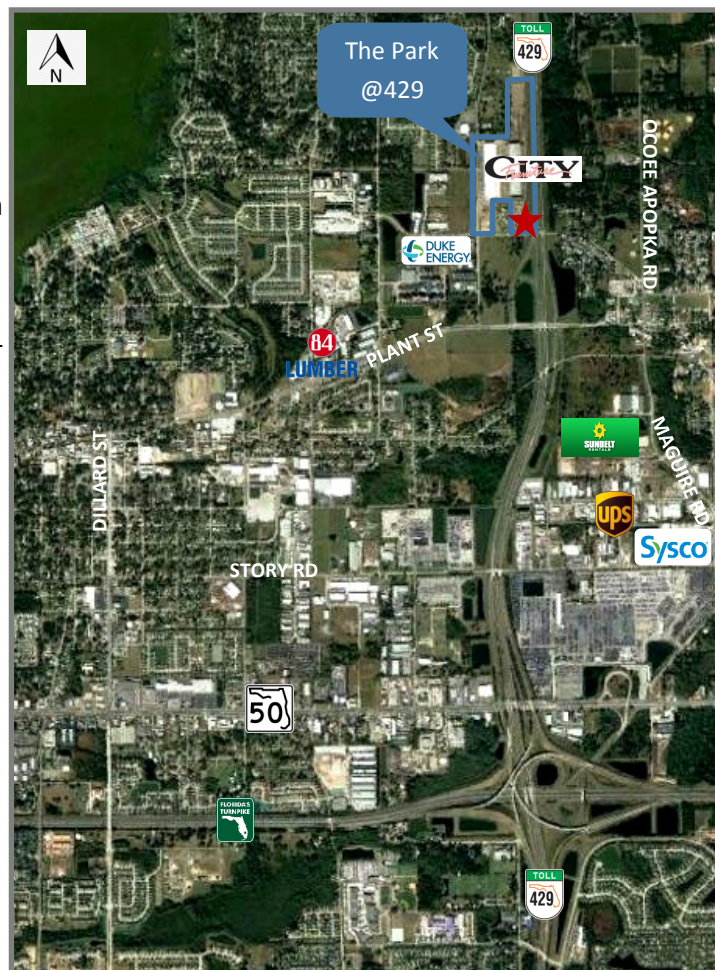
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www.kroegercommercial.com

Additional Details:

- ◆ Front Load Building Measures 100' x 150'
- ◆ Office Measures 25' x 30'
- ◆ Excellent Visibility with 621' of Frontage on SR 429 with 64,500 AADT according to FDOT.
- ◆ Entrance to SR 429 just a 2 minute drive
- ◆ West Orange County is considered the fastest growing sub-market of Orlando
- ◆ Excellent Access to Highways and Major Businesses
- ◆ Drive times:
 - ◆ Walt Disney World Resort 18 Min.
 - ◆ Universal Studios 20 Min.
 - ◆ Orange County Convention Center 22 Min.
 - ◆ Orlando International Airport 25 Min.



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