

MOVE OR EXPAND—SERVE ORLANDO & THE SPACE COAST

Flex, Office, Warehouse, Light Manufacturing

17639 E Colonial Dr.
Orlando, FL 32820

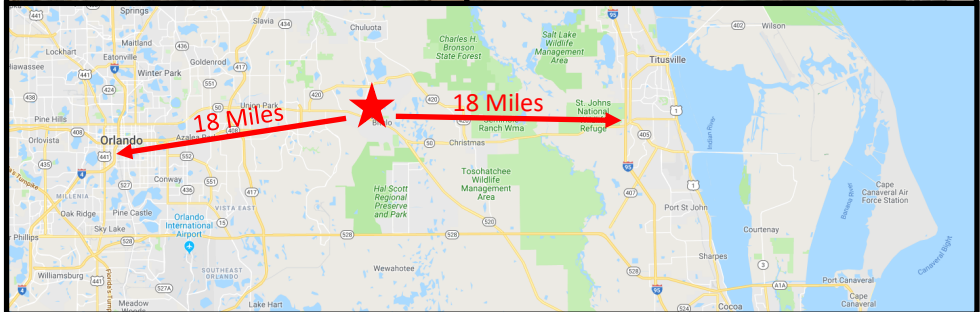
- ◆ 10,128 SF Total
 - 2,885 SF Office & Showroom Space
 - 7,243 SF Warehouse or Light Manufacturing
- ◆ Flexible C-3 Zoning (Orange County)
- ◆ Ample Parking 4:1000
- ◆ Two Grade-Level Loading Doors (12'x16' & 12'x12')
- ◆ Mid-way between Orlando and I-95
- ◆ 33,000+ ADT
- ◆ Potential for growth to 16,000 SF in 2019
- ◆ May consider Lease / Purchase



SHOWROOM



WAREHOUSE OR LIGHT MANUFACTURING



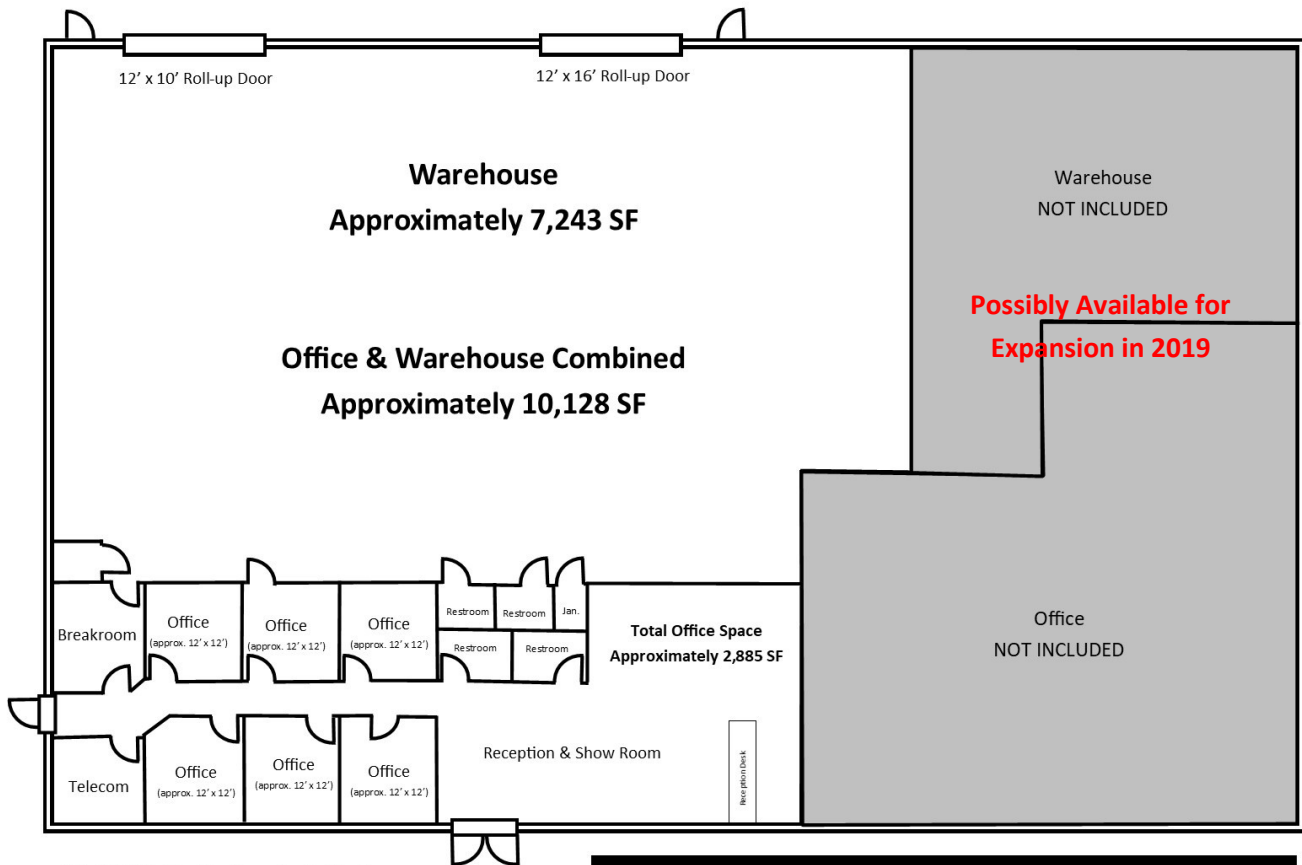
Beautiful Flex (Office, Showroom, Warehouse or Light Manufacturing) space fronting on heavily travelled Colonial Dr. / Highway 50. Easily serve both Orlando and the Space Coast from this centrally located facility. 18 miles to either Downtown Orlando or I-95. Plenty of parking for employees & customers. Fenced & paved parking / storage lot. Large drive-in warehouse doors. 2,885 square feet of office space includes a large reception / showroom area PLUS six offices, a break room & a shop manager's office. 7,243 square feet of warehouse / production area. Two restrooms in the office area and two in warehouse / production area. Flexible C-3 Zoning (Orange County) allows for many uses.

Brandon Owen, MBA, Broker

(407) 739-3701

Brandon@SemoranCommercial.com

SEMORAN
COMMERCIAL REAL ESTATE



**17639 E. Colonial Drive
Orlando, FL 32820**

Information acquired from sources believed to be reliable but accuracy is not guaranteed. Prospective Tenant should verify all information.

Brandon Owen, MBA, Broker
(407) 739-3701
Brandon@SemoranCommercial.com

