



SELECTIVE OFF-MARKET DEAL
EXCLUSIVE OPPORTUNITY
NOT PUBLICLY ADVERTISED

INDUSTRIAL WAREHOUSE

CLASS A FACILITY



 ORLANDO, FL

FOR LEASE OR SALE

LEASE TERMS

- ➔ Lease Rate: Negotiable
- ➔ Flexible Lease Structures Considered
- ➔ NNN - Flexible
- ➔ Off-Market - Do Not Disturb

AVAILABLE (UPON REQUEST)

ABE MROUE

TMG TERRA MIA GLOBAL REALTY
BROKER

Phone : (407) 408-2999
Email : abe@terramiaglobal.com
Web : www.terramiaglobal.com

PROPERTY HIGHLIGHTS



Zoning: C-3



4 Dock-High Loading Doors



26' Clear Height



2 Ground/ Grade-Level Entries



± 22,774 SF Gross



± 22,550 SF Usable



Land ± 1.5 Acres



Approx. 1,200 SF Office



3 Updated Baths



400 AMP / 3-Phase Power

PROPERTY FEATURES

Class A Construction

Excellent Truck Access & Circulation

Ample Parking

High Image Industrial Building

Ideal for Distribution, Logistics, Showroom, Wholesale, Contractor Supply, Fleet, E-Commerce & Flex Industrial Uses

Unique Opportunity to Build Out a Custom Indoor Sports/ Performance Facility (e.g., Basketball Half-Court, Golf Simulator, Training Studio, Wellness Room) - Ownership Open to Build-to-Suit Options

POTENTIAL USES

- ➔ Flooring/ Cabinet/ Stone Distribution
- ➔ HVAC, Plumbing, Electrical Supply
- ➔ Auto Parts Distribution
- ➔ Van/ Fleet Operations
- ➔ Last-Mile Logistics
- ➔ E-Commerce Fulfillment
- ➔ Medical Supply Distribution
- ➔ Building Materials
- ➔ Wholesale Showroom
- ➔ Light Assembly/ Manufacturing
- ➔ Potential Adaptive Reuse Opportunities (Sports & Recreation, Wellness, Training, etc.)

BROKER REMARKS

Rare opportunity modern high-clear warehouse with both dock-high and grade-level loading in a strong industrial market with limited new inventory available. Ownership open to reviewing qualified operators and long-term tenancy opportunities.



**Local
Expertise**



**Global
Reach**



**Real
Results**



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