

FOR LEASE - approx. 5,700 SF

33 W. Pineloch Avenue, Orlando, FL 32806

South downtown Orlando near I-4/Michigan exit and Orange Ave.

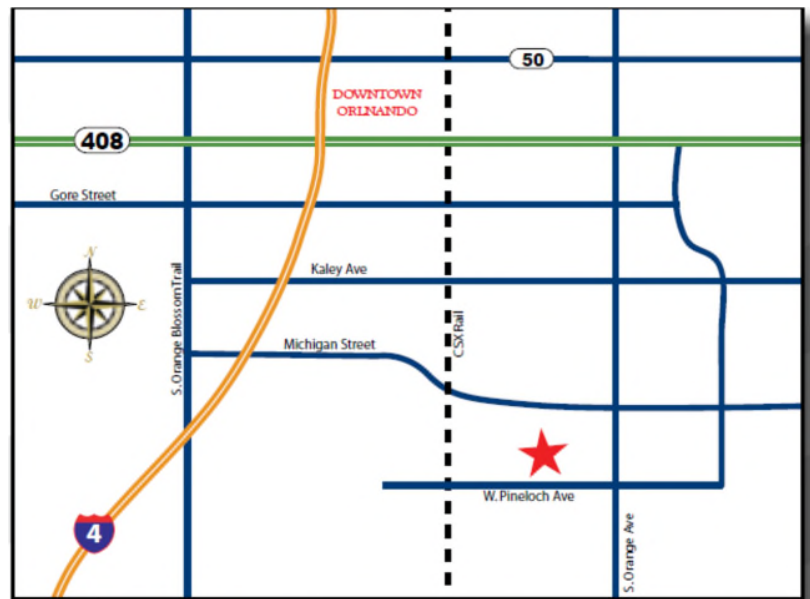


Phone: (407) 859-3550



PROPERTY HIGHLIGHTS

- 2 miles south of Orlando CBD
- Approx. 5,700 SF
- Office / Warehouse / Shell space
- Fully sprinklered
- Insulated/air conditioned if desired
- 120/208 three phase 200 amp electrical
- Ceiling height: 20'
- Column spacing: 40' x 42'
- Dock height loading
- Existing overhead doors:
North elevation: one 16' x 14' at grade; one 8' x 10' in dockwell
- Parking: depends on use



ECONOMICS

- Lease Rate: \$8.75 NNN "AS IS"
- Term: Negotiable
- TI Allowance: Negotiable

For more information contact:

leasing@pineloch.com

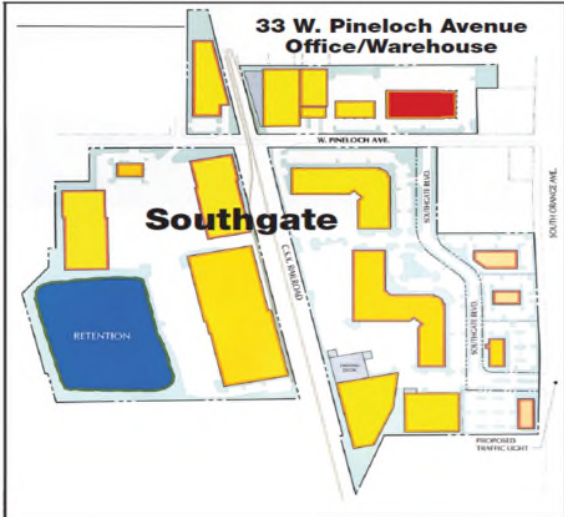
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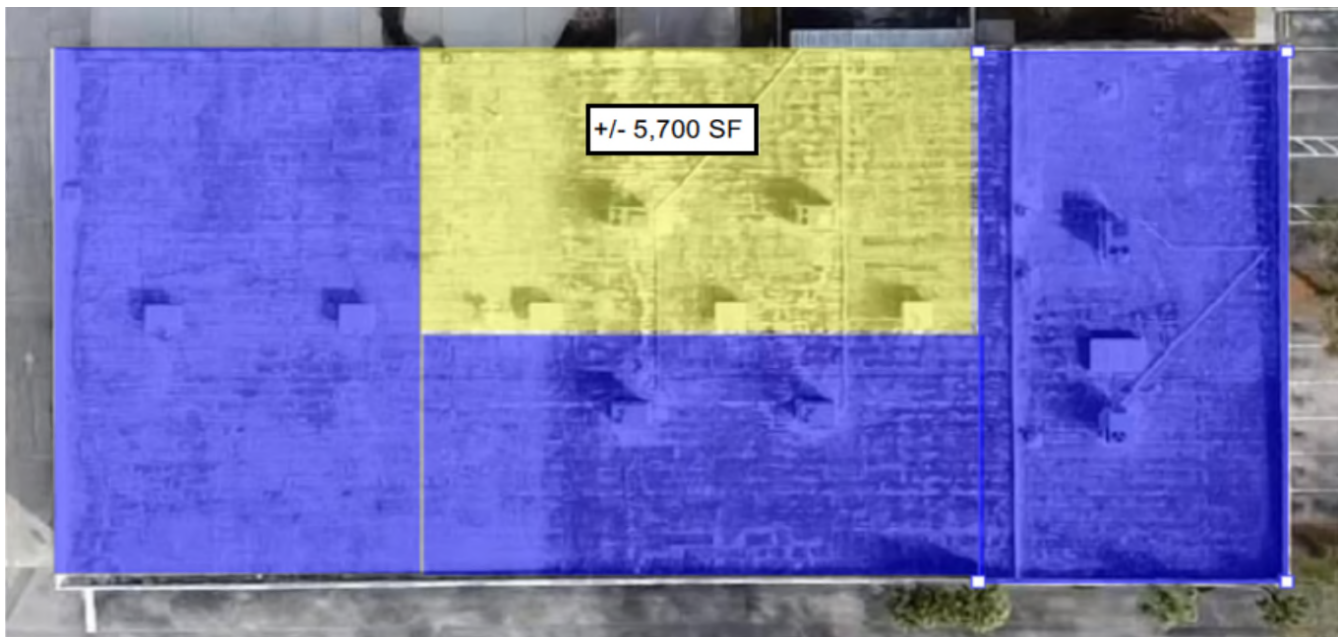
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Approx. 5,700 SF of space located in the building colored red on the development map which is part of the Southgate mixed-use development. Southgate includes Class A office space, light industrial, bulk warehouse space and retail. The location and connectivity of Southgate provides easy access to I-4, the Turnpike and the Beltway System. Located within minutes of the Orlando CBD and Orlando International Airport, Southgate is a flexible, economical alternative to the downtown office user while accommodating light industrial and warehouse users.

The approx. 5,700 SF of space is located within the building floorplan as highlighted in yellow below:



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