

53,030 SF FT WAREHOUSE FOR LEASE OR SALE

FOR LEASE \$5.35 psf (nnn)
FOR SALE \$4,200,000 (REDUCED)



Property Features:

- ◆ 51,200 SF Warehouse ±
- ◆ 1,830 SF Office ±
- ◆ 4.36 Acres ±
- ◆ 21' Clear Height
- ◆ Zoned I-2/I-3 (Orange Co.)
- ◆ Built in 1983
- ◆ 600 amps
- ◆ 6 Dock Doors

4500 METRIC DRIVE WINTER PARK, FL 32792

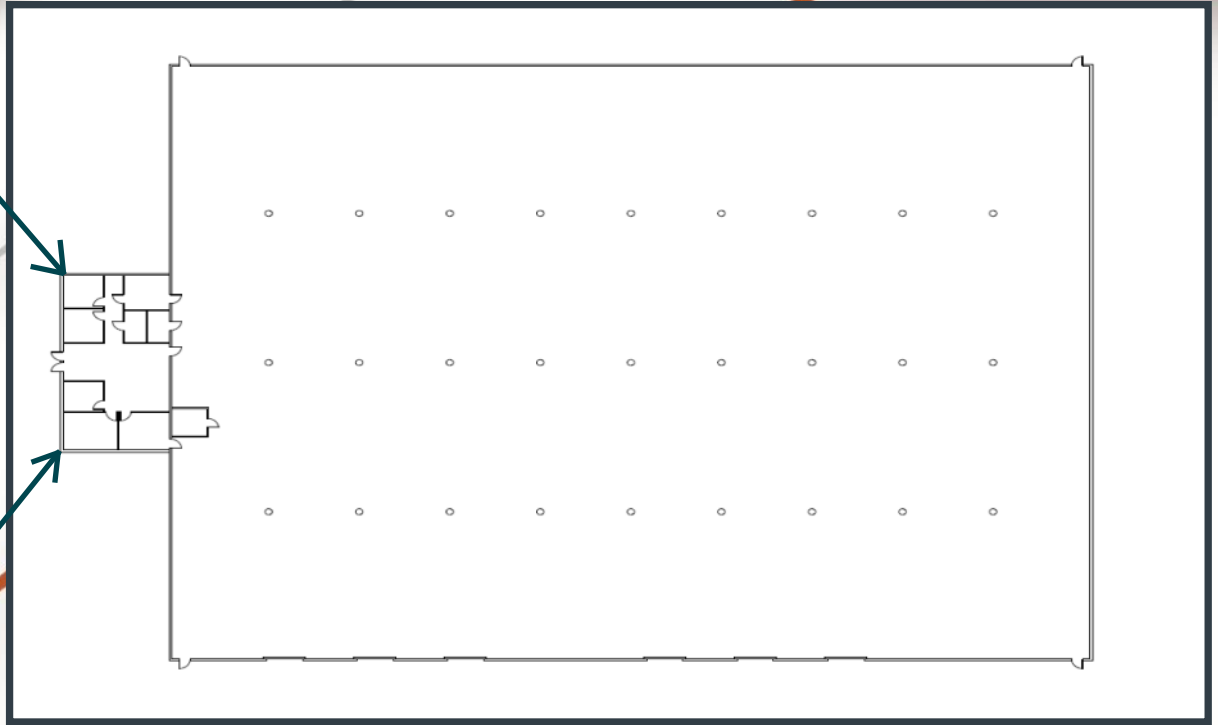
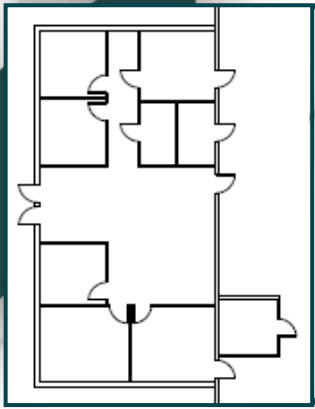


Contact:

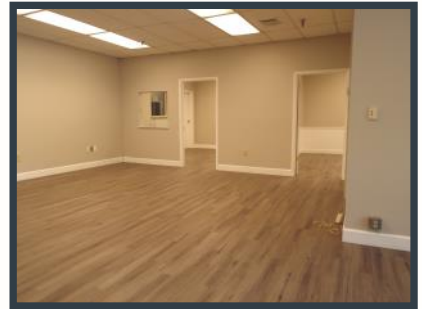
Scott Lloyd CCIM, RPA
Scott@LloydCA.com | Cell: 407-963-7558
100 S Eola Drive, Suite 200 | Orlando, FL 32801

COMMERCIAL
LLOYD
ADVISORS

FOR SALE OR LEASE



Ample Parking
21" Clear Height
Land for Expansion



First Time Offered For Sale
Column Spacing 50' X 25'
3 Miles from SR 417
For Lease at \$5.35 NNN
For Sale at \$4,200,000



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. Any reliance on this information is solely at your own risk. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. Lloyd Commercial Advisors, LLC is a Licensed Real Estate Broker

Contact:
Scott Lloyd CCIM, RPA
Scott@LloydCA.com | Cell: 407-963-7558
100 S Eola Drive, Suite 200 | Orlando, FL 32801

