

FOR LEASE - 207,240 SF

1401 Tradeport Drive
Orlando, FL 32824



Property Facts

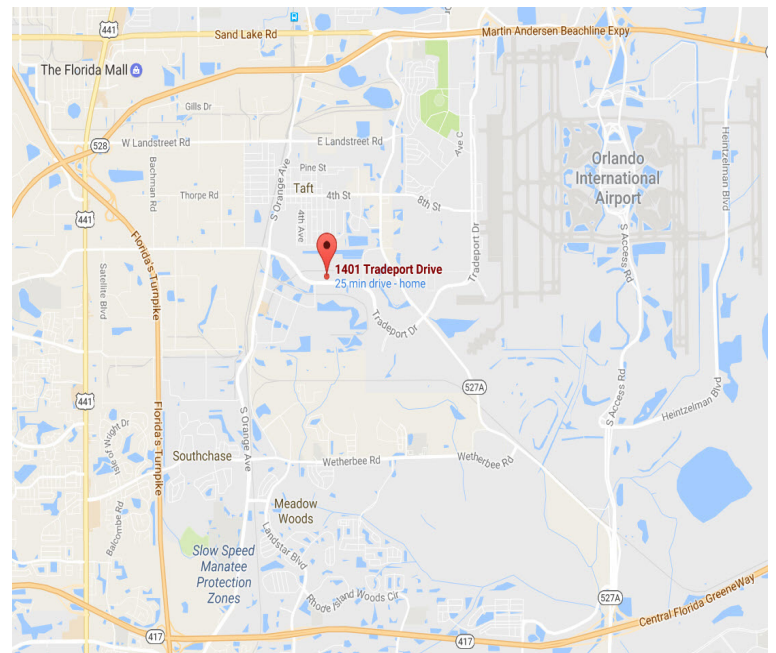
- › 207,240 SF available
- › Office - 4,500 SF, expansion possible
- › Mezzanine over office
- › Tilt wall construction
- › Ample car parking in side yard
- › Trailer parks off-dock - up to 54
- › Ceiling height - 32'
- › Column spacing - 28' x 60'
- › ESFR sprinklers
- › New LED lights in warehouse
- › 277/480V, 800 amp service
- › Zoned I-G, City of Orlando
- › Loading docks -
 - * 32 - 9' x 10' (6,476 SF/door) with 11 additional possible
- › Rail doors -
 - * 8 - CSX 12' x 13' rail doors
- › Drive-in door can be added

- › **FOR LEASE AT \$4.50/SF NNN**
- › **Operating Expenses - \$1.03/SF**

Opportunity

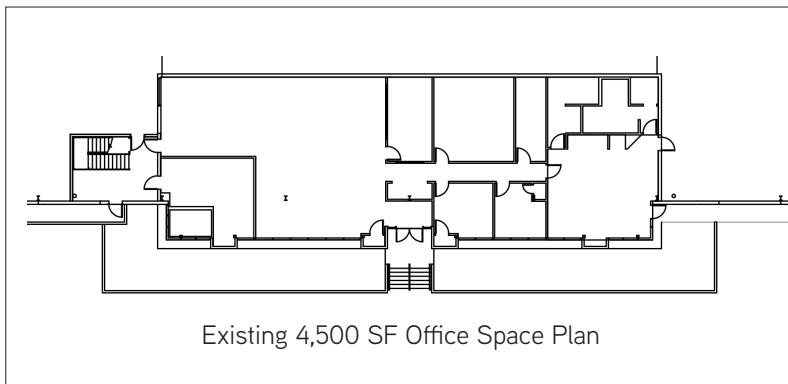
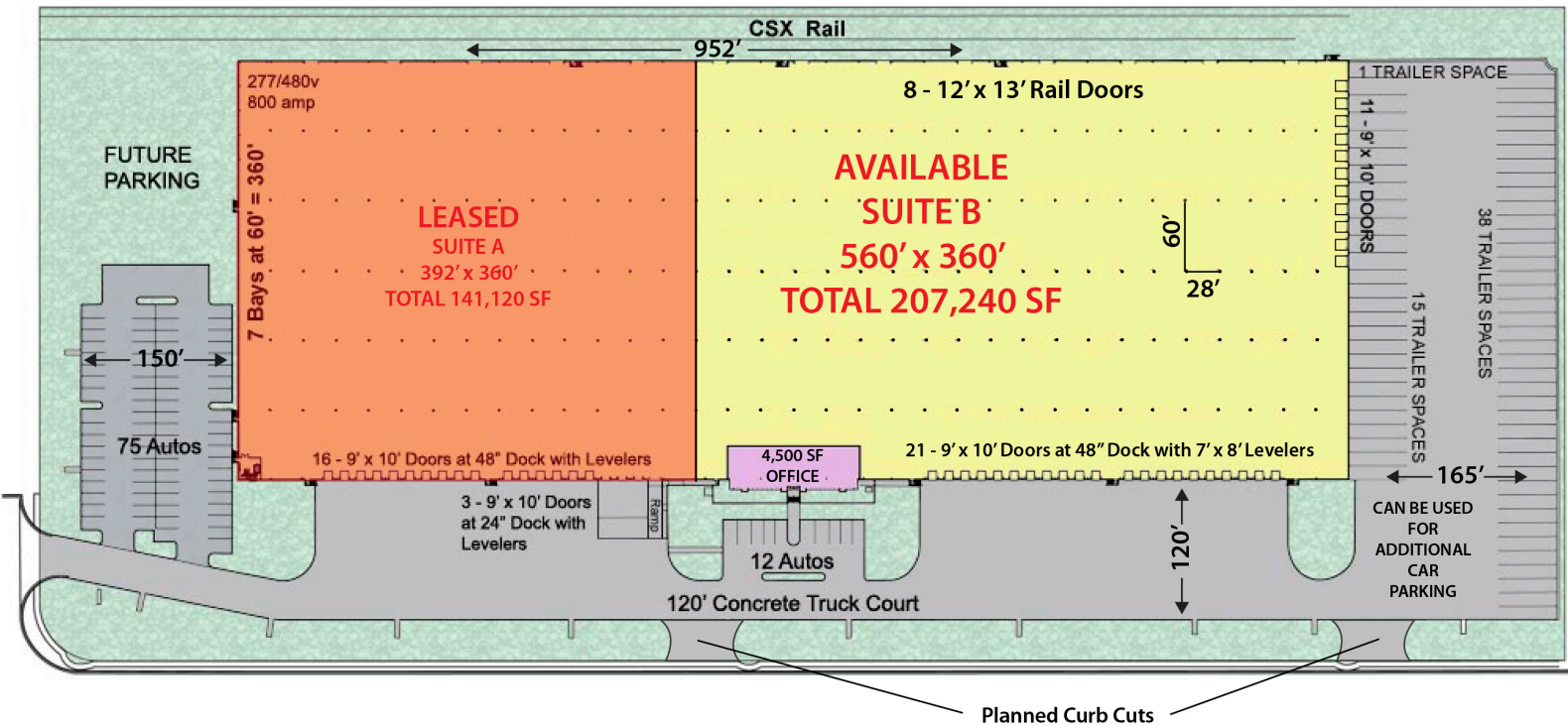
This 207,240 SF space is an in-town location near the airport that offers direct rail access, good off-dock trailer storage - 32 existing loading docks with the ability to add 11 more. Two additional curb cuts are being added to the property to further improve access and flow to the space. Further the building is undergoing general renovations.

The location offers excellent access to the Beachline (SR 528), the Southern Beltway and the new South Orlando Turnpike Interchange at the Beltway, both of the latter with only three stoplights.



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LEE MORRIS, SIOR, LEED AP
407.362.6175
lee.morris@colliers.com

COLLIERS INTERNATIONAL
255 South Orange Avenue
Suite 1300
Orlando, FL 32801
www.colliers.com

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