# 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 doors 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.

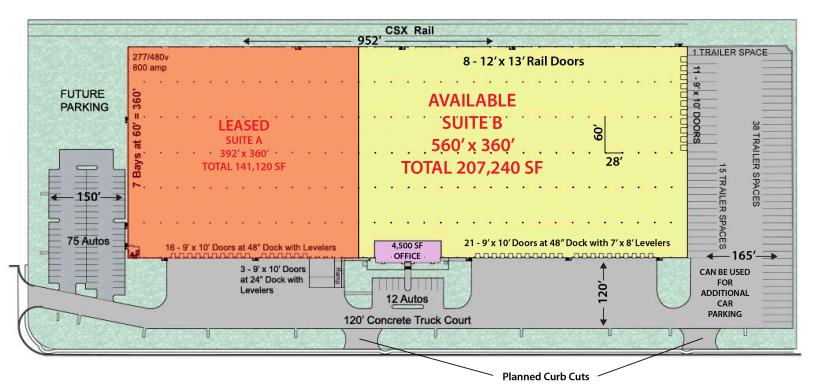
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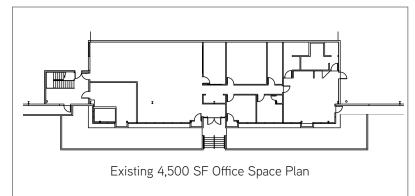
NTERNATIO

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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