

FOR SALE - 75,000 SF FOR LEASE - 44,760 SF

450 Maguire Road
Ocoee, FL 34761



Opportunity

The property offers a prospective tenant 44,760 SF of available rail served space in west Orlando or a potential owner/user the ability to occupy the 44,760 SF and receive stable income on the balance of the building or the ability to expand into the balance of the building (75,000 SF) in the future.

Location

Excellent access to State Road 429 (as a north/south alternative to I-4), the Florida Turnpike, and State Road 408 (East/West Expressway). Direct rail access to active spur and 13 miles west of Downtown Orlando.

Contact Us

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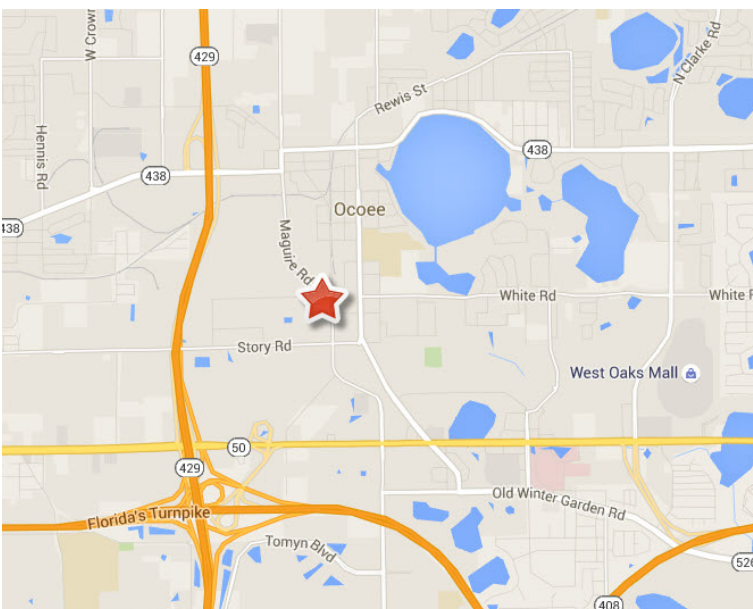
COLLIERS INTERNATIONAL
255 South Orange Avenue
Suite 1300
Orlando, Florida 32801
www.colliers.com

Building Features

- > Office: 2,500 SF
- > Front Dock Doors: Nine 7' w x 8' h
One 18' w x 8' h
- > Rear Dock Doors: Four 9' w x 10' h
- > Rear Grade Doors: One 18' w x 9' h
Ramp 18' w x 55' h
- > Truck Court: 160' depth
50' concrete apron (rear all concrete)
- > Column Spacing: Front 44' w x 40' d
Rear 45' w x 41' d
- > Rail Dock: One exterior covered door
- > Clear Height: 17'
- > Power: 3-phase 480v (800 amps front/200 amps rear)
- > Sprinkler: Yes
- > Skylights: Yes
- > Exhaust Fans: Yes
- > Construction: Tilt wall
- > Site Size: 5.86 acres

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