

FOR SALE OR LEASE

6120 Hanging Moss Road
Orlando, FL 32807



Property Highlights

- › 61,800 SF total size
- › 25,000± SF available for lease
- › 10.02 total acres
- › 100% air-conditioned
- › 220± secured parking spaces
- › Zoned Industrial (I-2/I-3)
- › Concrete block construction

Investment Opportunity

- › Tenant in place currently occupies just over 40% of the building
- › Existing annual income in excess of \$300,000

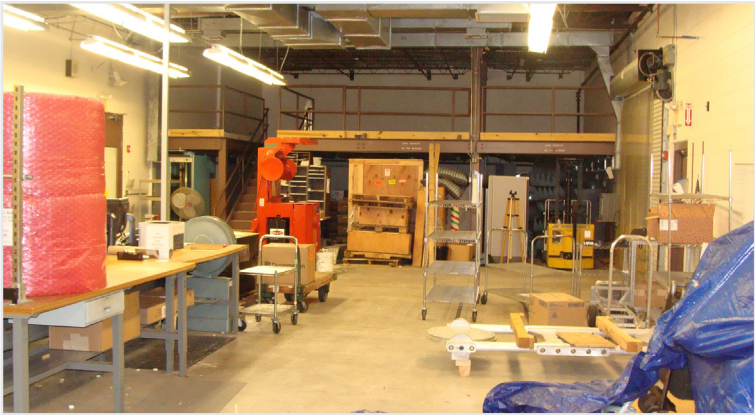
Overview

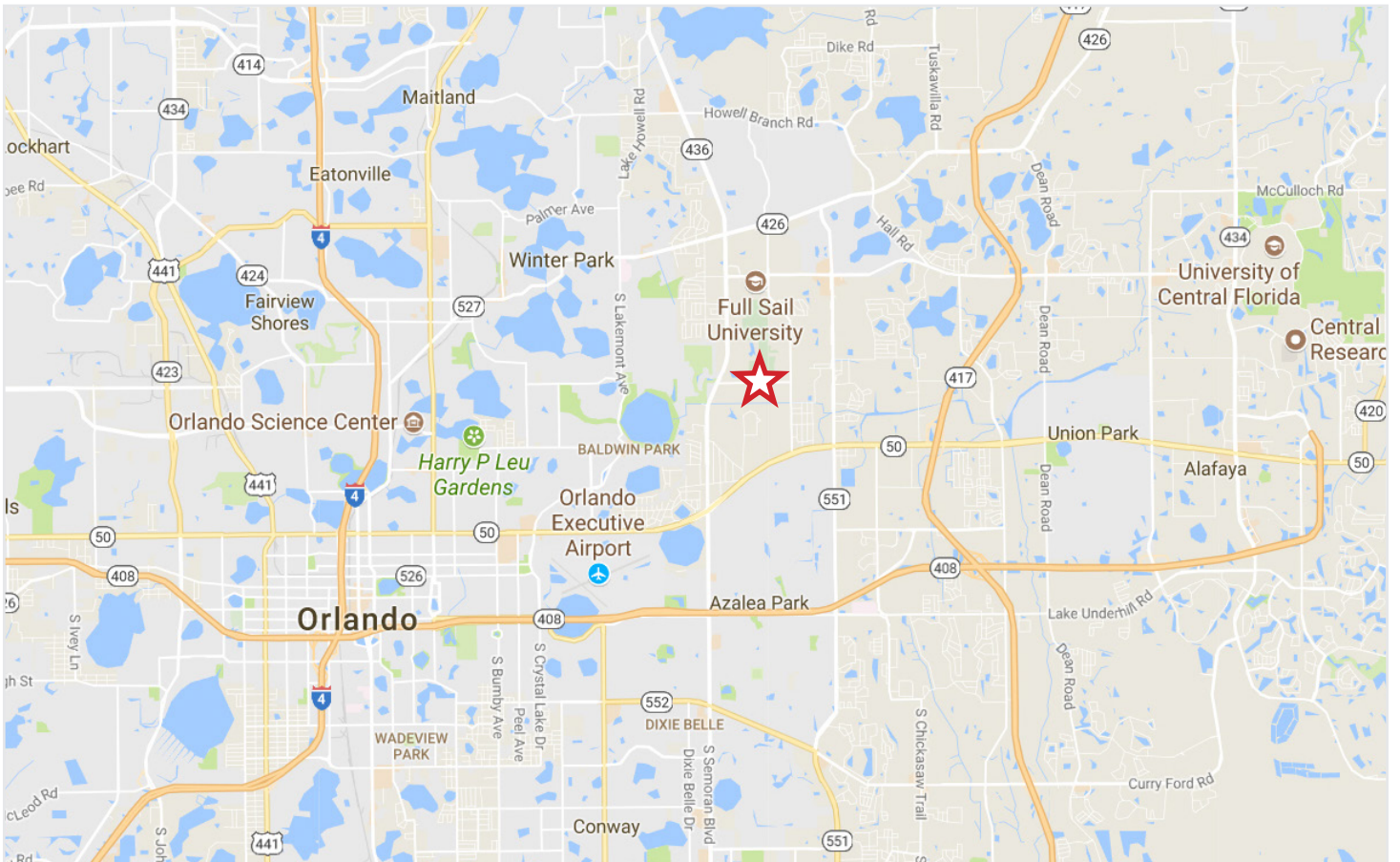
The property is a freestanding 61,800 SF building located in Orlando, Florida. It is currently being utilized for defense and environmental research. The property is 10.02 acres with the majority of the acreage set behind the building. The acreage provides the flexibility to expand the building or construct additional structures on the property.

The property offers excellent access to Semoran Boulevard (SR 436), a major north/south arterial roadway in Orlando that connects the Orlando International Airport to the south and Altamonte Springs to the north. To the southeast of the property is the intersection of (SR 408) and (SR 417), a major beltway intersection. It is conveniently located within one mile of Full Sail University and eight miles from the University of Central Florida.

FOR SALE AT \$4,300,000
FOR LEASE AT \$10.00/SF NNN



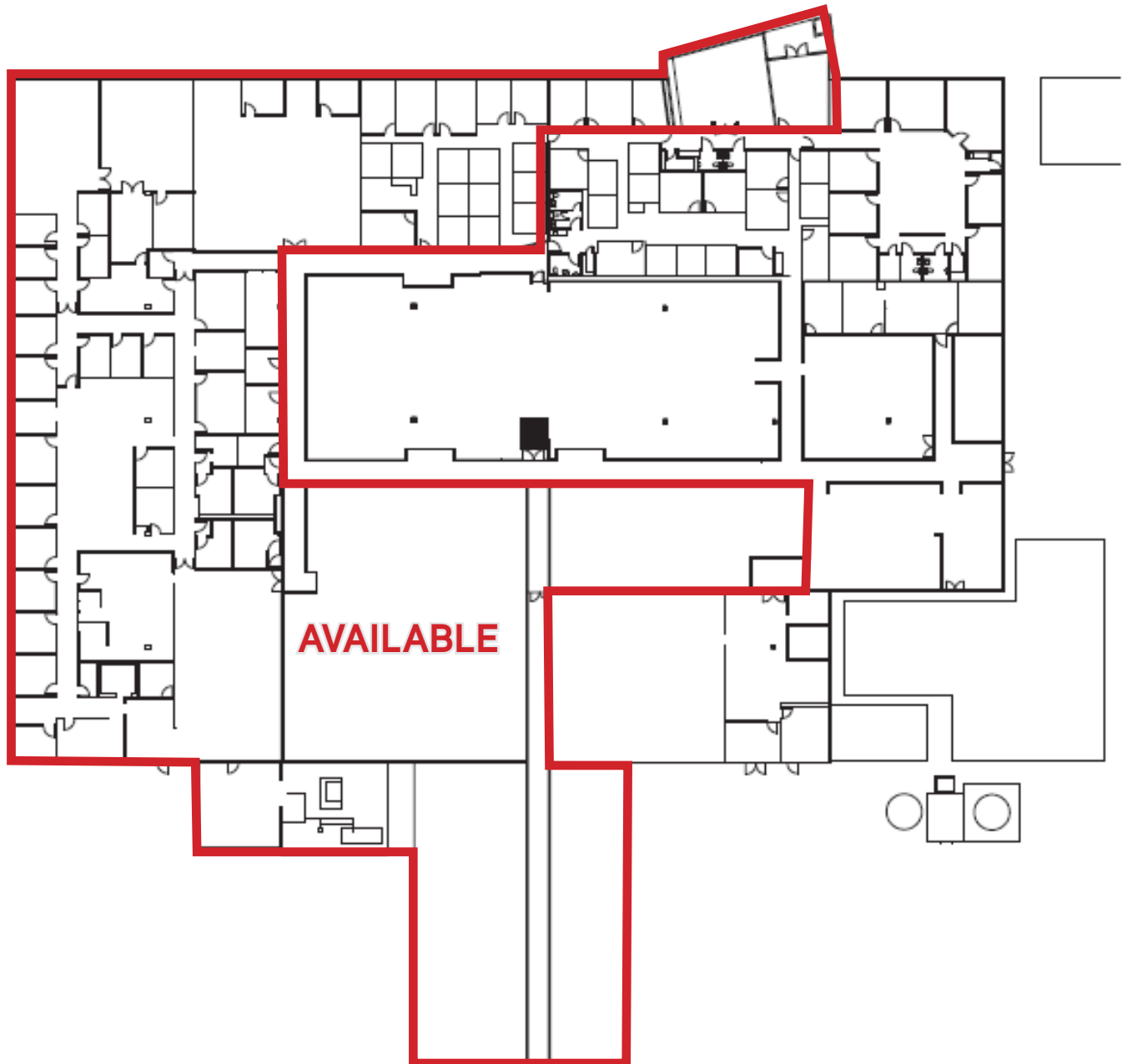




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Colliers
INTERNATIONAL



RICHARD T. DAVIS, JR.
407.362.6122
Rich.Davis@colliers.com

DAVID WILSON
407.362.6125
D.Wilson@colliers.com

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

