

INDUSTRIAL FACILITY FOR SALE OR LEASE

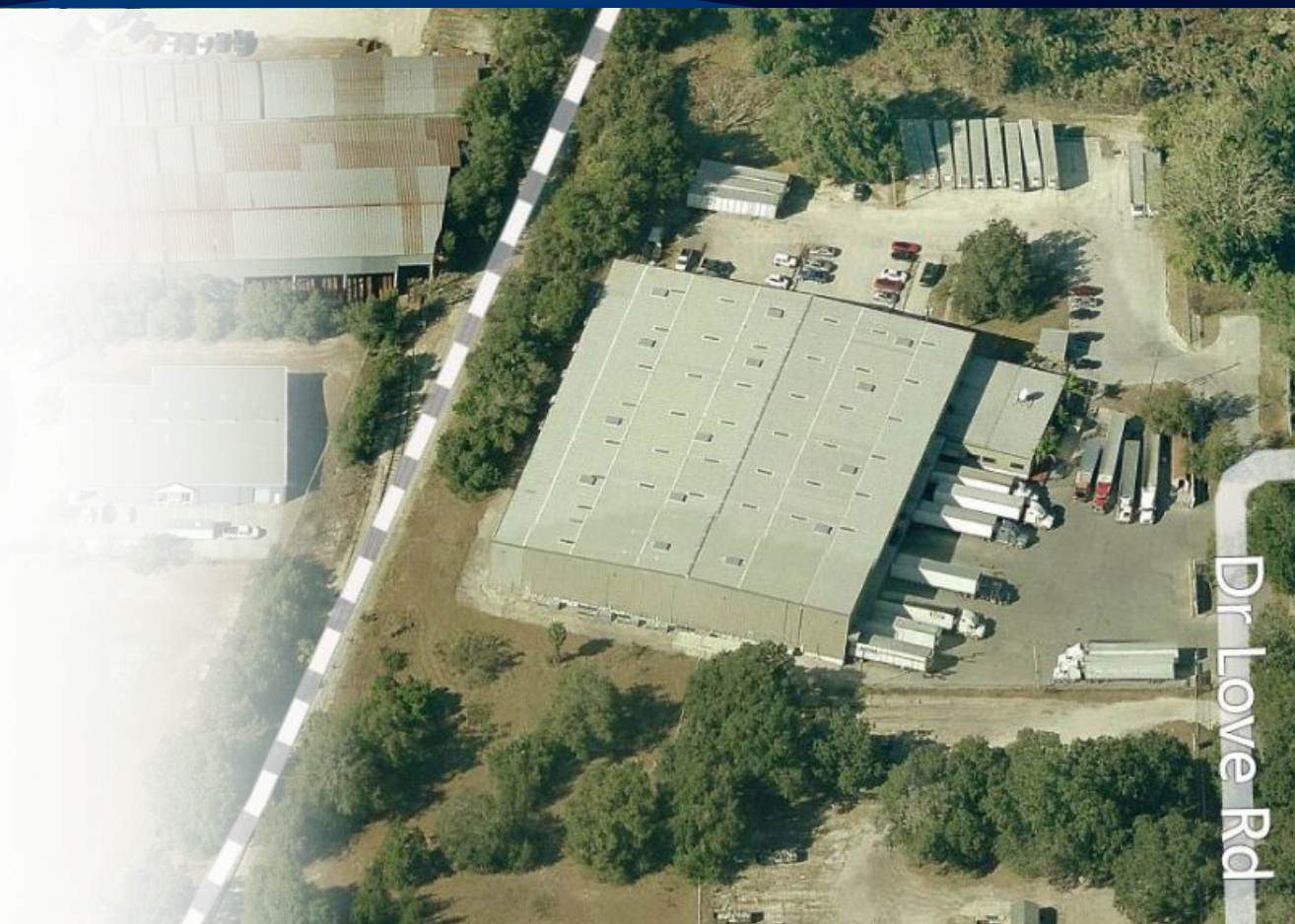
4060 Doctor Love Road | Orlando, FL

Colliers
INTERNATIONAL

COLD STORAGE & FOOD DISTRIBUTION FACILITY | 58,827 SF

PROPERTY STATISTICS

- » Total Building: 58,827 SF
 - » Dry Warehouse: 33,592 SF
 - » Refrigerated Warehouse: 16,631 SF
 - » Cold Dock: 4,224 SF
 - » Office: 4,380 SF
- » Year Built: 1986; expanded in 2000
- » Clear Height: 25'
- » Acres: 5.53
- » Dock Doors: 10 dock high; 4 dry/6 cooled
 - » All doors have pit levelers and bumpers
- » Refrigeration: Freon System
- » Parking: ± 75 paved vehicle spaces
Gravel lot for excess trailer accomodates 12 trailers



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

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FEATURES AND SUBJECT PHOTOS

General Building Info:

- » Taxes: \$0.60/SF in 2016 (\$35,281.85)
- » Parking: ± 75 car spots / ± 10 trailer spots
- » Gated and fenced truck court
- » Pallet Positions: ± 4,350

Refrigeration:

- » Temps capable of -7°F and 34° F
- » Freon Refrigeration

Location:

The facility is positioned less than 4 miles from I-4 and US Hwy 441. The property is northwest of downtown Orlando within close proximity to the Seaboard Industrial District that includes distribution centers for Winn Dixie, Orlando Coca-Cola Bottling, and Florida Distributing.

Pricing:

- » Sale: \$4,265,000
- » Lease: \$6.25/SF NNN








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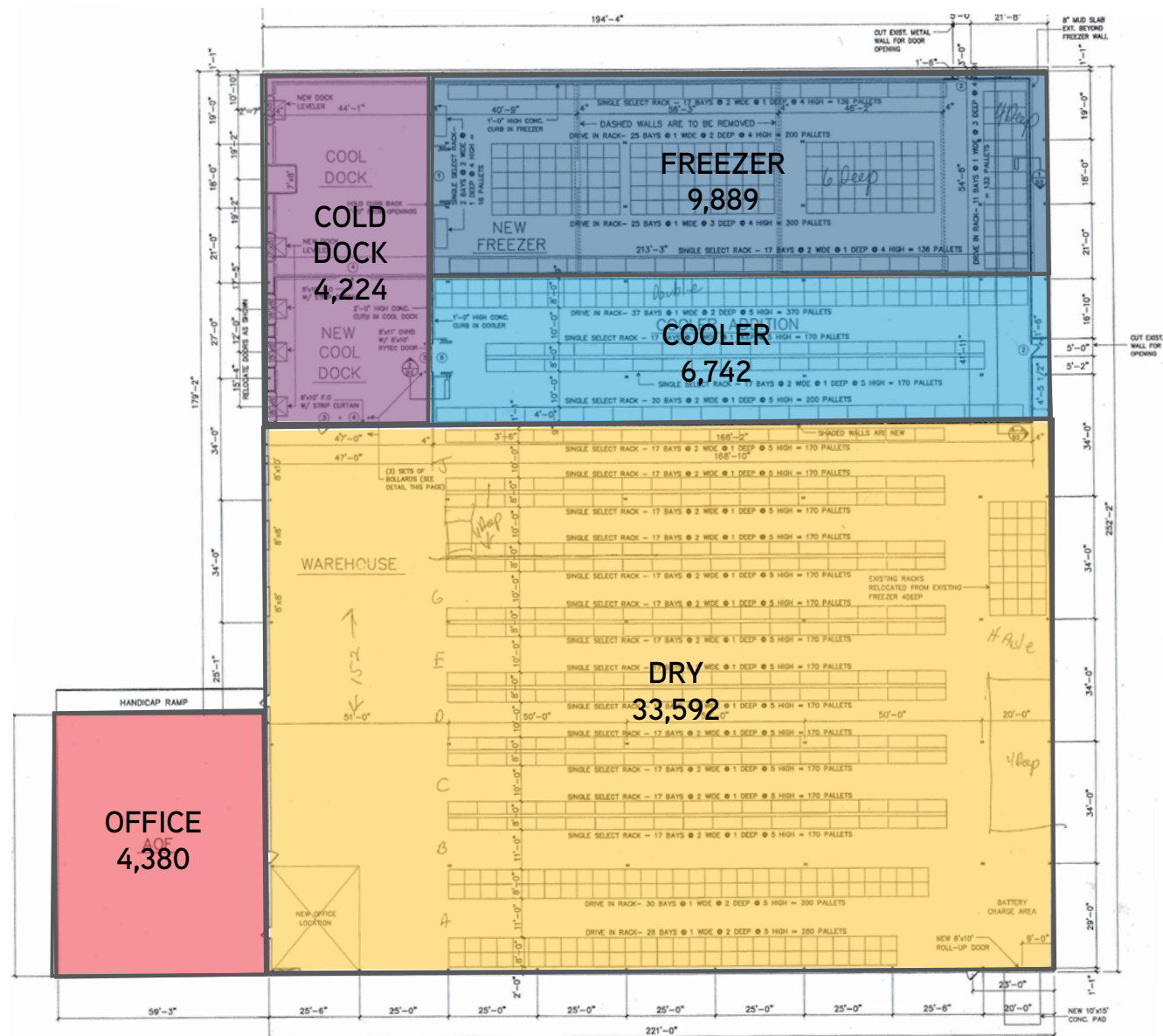
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FLOOR PLAN

	Dry Warehouse (incl. misc.)	33,592 SF
	Freezer	9,889 SF
	Cooler	6,742 SF
	Cold Dock	4,224 SF
	Office	4,380 SF



* All measurements are approximate

