



### OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	\$13.00 Mod Gross
Building Size:	±16,411 SF

### PROPERTY OVERVIEW

High profile direct I-4 frontage  
 Landmark "Castle Building"  
 Adjacent to Lamborghini / Bentley / Rolls Royce  
 Dramatic showroom, retail, warehouse  
 Single occupant, multi-use type facility  
 Ease of access at JYP or SOBT  
 179,000 VPD traffic count (FDoT)

### PROPERTY HIGHLIGHTS

- I-4 Commerce Park
- Showroom, Mezzanine, Elevator & Offices
- 26' clear and 100% HVAC
- Exposed ceiling & ductwork with gallery type lighting
- Outside storage area with 2 grade-level roll-up doors
- ± 1.01 ac

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FOR LEASE OR SALE

2120 33RD STREET | ORLANDO, FL 32839



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I-4 COMMERCE PARK USES

LAND USE CHART

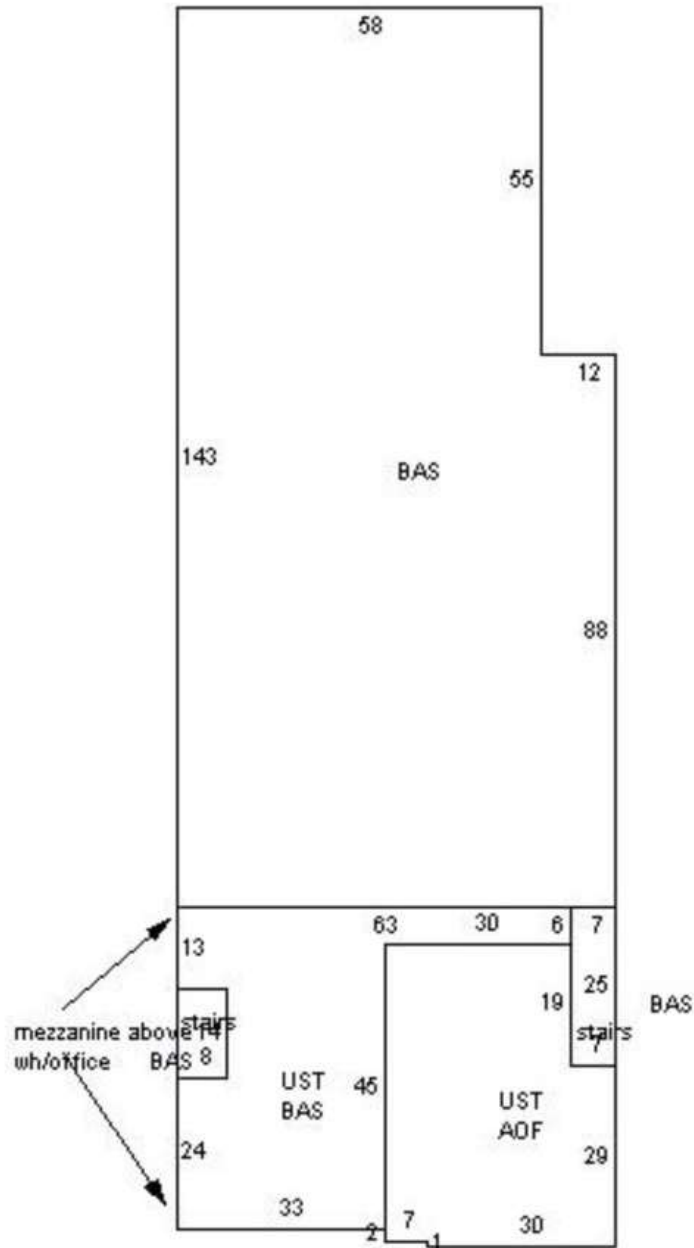
Land Use	I-4 Commerce Park PD
Adult Entertainment	--
Agriculture	--
Auto Service Station	P
Billboard	--
Childcare	P
Civic Clubs	P
Communication Towers	C
Conservation	P
Drive-In Facilities	P
Dwelling Unit-Commercial	P
Eating and Drinking	P
Golf Courses	--
Hospitals/Clinics	P
Hotels/Motels	P
Light Manufacturing/Processing	C
Heavy Manufacturing/Processing	--
Medical/Dental Lab	P
Office	P
Outdoor Storage of vehicles (except for semi-truck trailers), equipment and materials in conjunction with/accessory to other permitted principal use	P
Parking Principal Use	P
Public Passive Park	--
Public Benefit Use	P
Personal Storage, including outdoor storage of boats and recreational vehicles	P
Recreation, Indoor	P
Recreation, Outdoor	P
Recreation Vehicle Park	C
Retailing, Light	P
Retailing, Intensive	P
Service, Business	P
Service, Entertainment	P
Service, Personal	P
Service, Intensive	C
Vehicle, Major Repair	C
School, High	C
School, Elem & Middle	C
Shooting Range, Indoor	--
Shooting Range, Outdoor	--
Temporary Labor	--
Temporary Professional	P
Warehouse Showroom	P
Whole Blood Facilities	C
Wholesale/Warehouse	C
Vertiports	--

P = Permitted, C = Conditional, -- = Prohibited



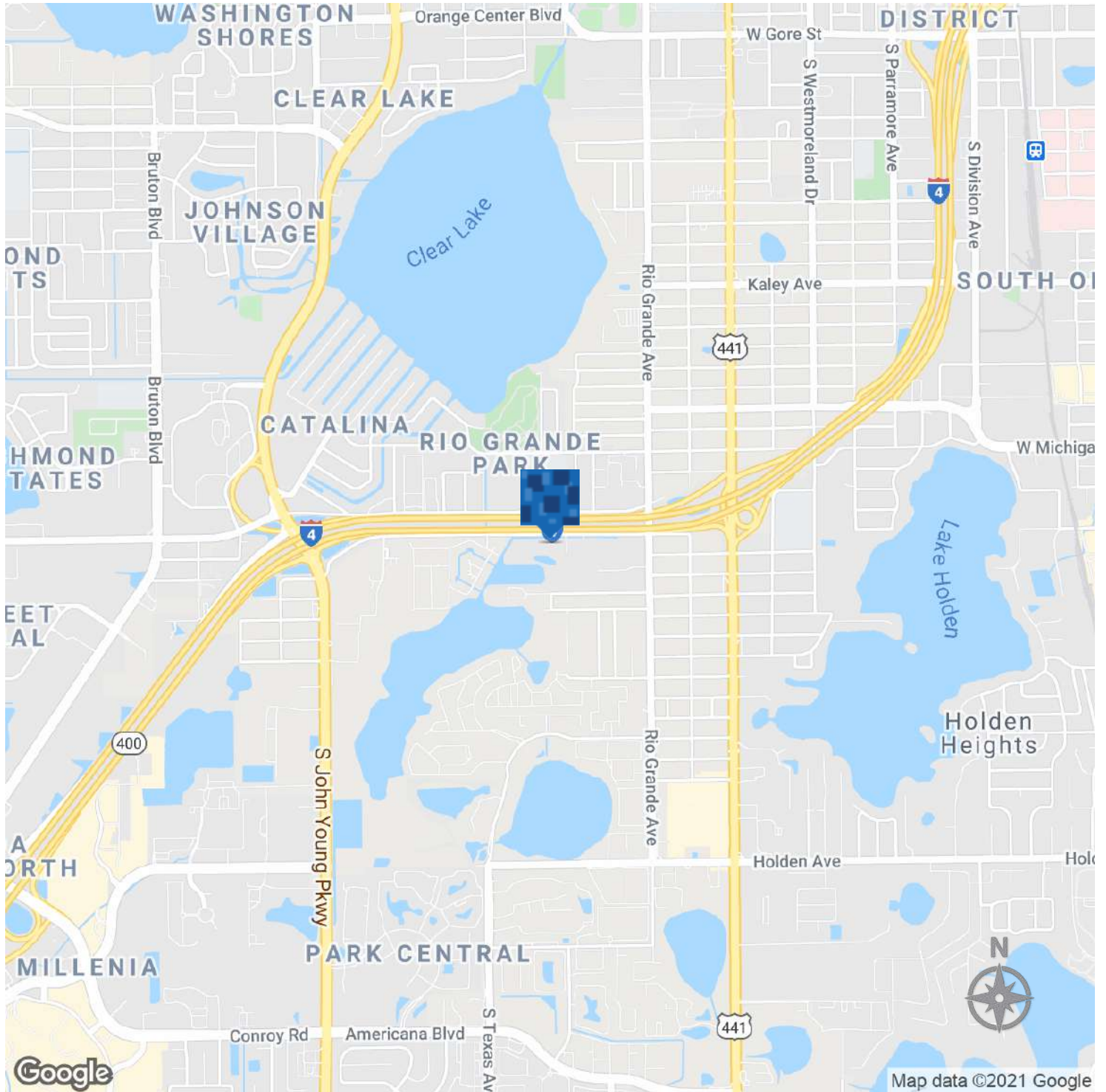
BUILDING DIMENSIONS

Courtesy Orange County Property Appraiser









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