



IND WAREHOUSE, OFFICE
& CONTRACTOR YARD

FOR SALE OR LEASE

THE "UNICORN" - 26K SF ON 5 ACRES AT JYP & SILVER STAR

3162 CLEMSON ROAD, ORLANDO, FL 32808



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Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,950,000
Lease Rate:	\$10.50 NNN
Building Size:	26,368 SF
Lot Size:	5.19 Acres
Zoning:	C-3, Orange County
Clear Height:	± 23'

PROPERTY OVERVIEW:

The "Unicorn" - no other similar property on the market
 Prime warehouse, contractor yard & office.
 Lease thru EOY '21 - nat'l tenant (TCS Communications subs NYSE: DY)
 Excellent access to all major highways. Well-established industrial area.

PROPERTY HIGHLIGHTS:

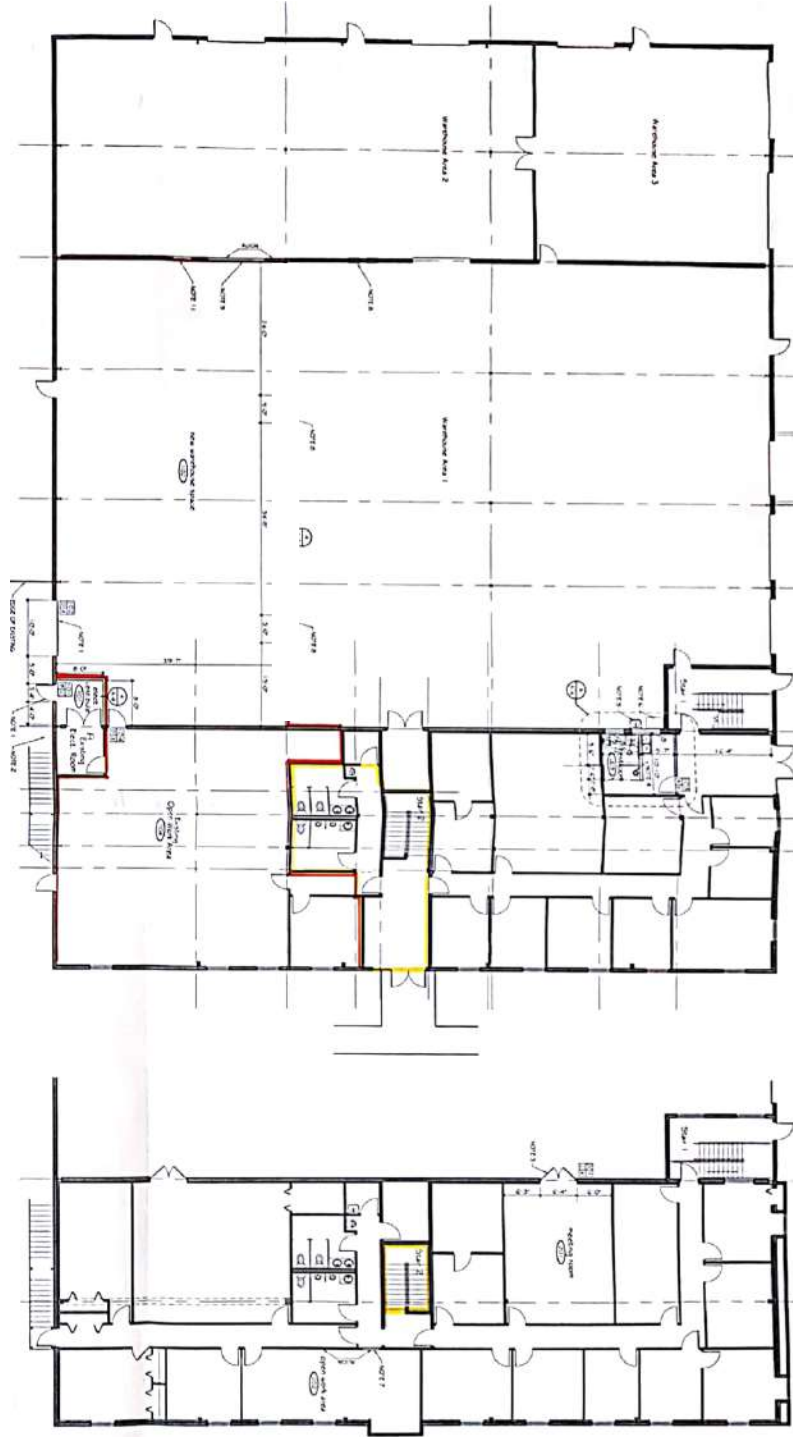
- ± 26,368 SF warehouse (includes ± 11,925 SF 2 story office)
- Clean enviro 2017
- Total of seven (7) grade level doors. One semi-tractor dock well.
- Two interior fire-rated roll-up door separators
- Majority of property is paved. Rail access available.
- Site improvements: 3 side block pole barn, landscaping, irrigation, concrete & asphalt paving, retention, yard lighting & perimeter fencing.







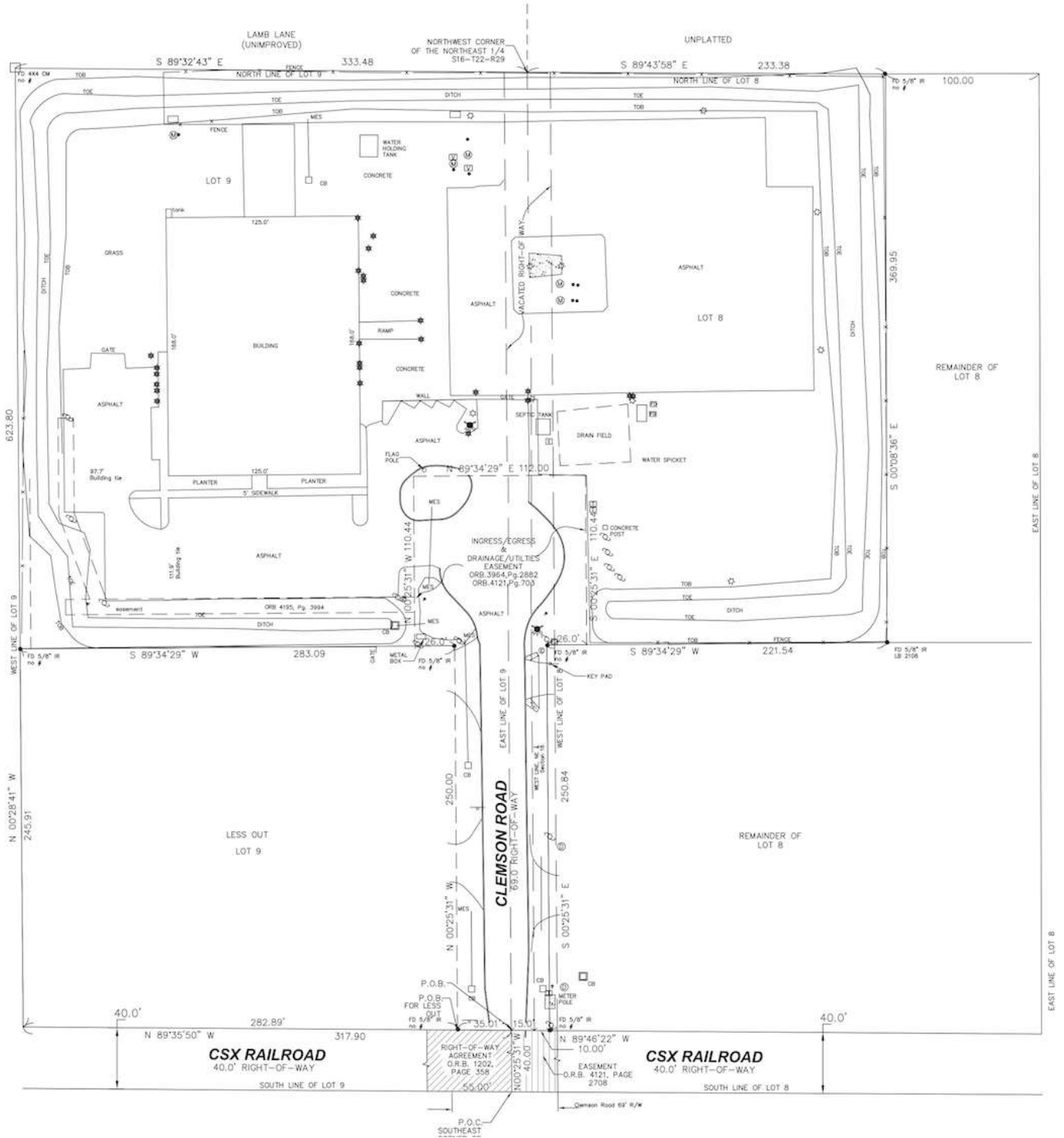
SPACE PLANS



AERIAL



SURVEY



Rail Conceptual - West side of building



HORIZONTAL CONCEPTUAL DESIGN
 Proposed Track to Serve
 Florida Land Group, LLC
 Orlando, FL

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NOTE: The conceptual drawing above was created using scaled aerial imagery. Any and all track stationing/measurements are approximate and should not be relied upon for any engineering or construction purposes. For illustrative purposes only.

DRAWN BY: RSF

REVIEWED BY: THC

DATE: 1/10/2019

SHEET NAME: 1 of 1

