### 28 N. NASHVILLE AVE. | ORLANDO, FL 32805

### Downtown Orlando Warehouse



#### **OFFERING SUMMARY**

Sale Price:	Market Conditions
Building Size:	8,099 SF
Lot Size:	.40 Acres
Zoning:	City of Orlando I-G

#### **PROPERTY OVERVIEW**

First time ever for sale - same ownership since built. Free-standing Downtown Orlando Warehouse Heart of Industrial District Perfect for Owner-User Rare, dock-high in a smaller building

#### **PROPERTY HIGHLIGHTS**

- New roof 2022
- 3 dock-high, roll-up doors (1 covered)
- 3 phase electric
- 15' to deck
- 360 sf office
- Block
- · Fenced side yard
- 5-ton crane (available)
- 480 sf storage mezzanine

**LEE ZERIVITZ, SIOR, CCIM** Managing Partner 407.644.CITY lee@citycommercial.com

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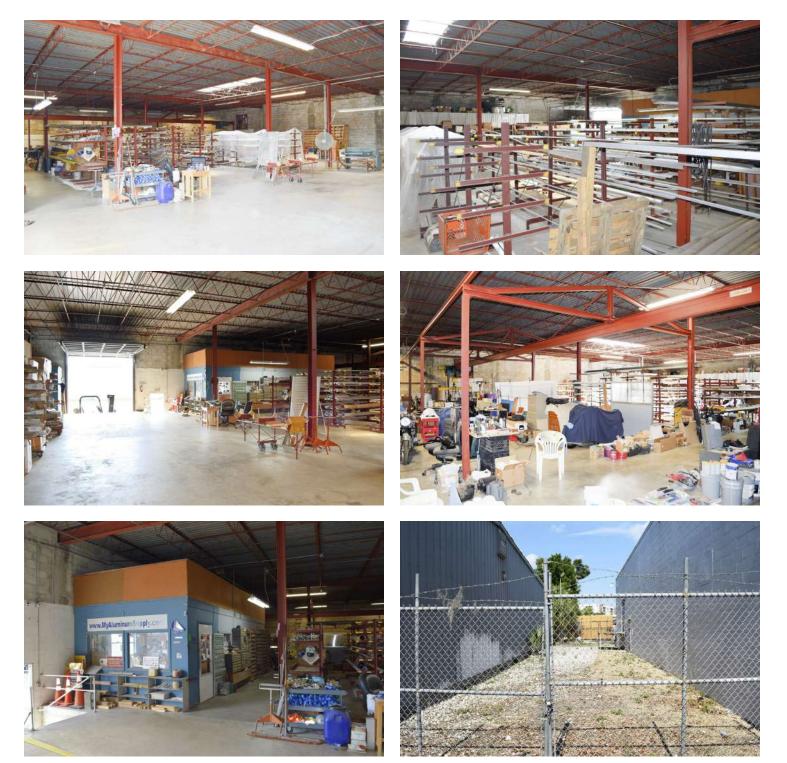
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### Photos



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### Aerial



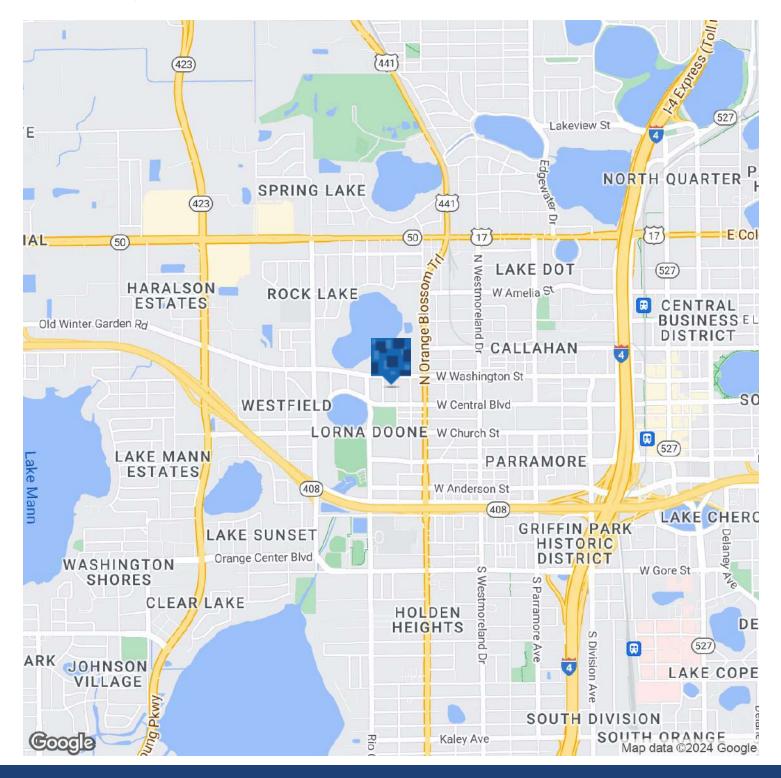


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## Location Map



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