



INDUSTRIAL BUILDING

FOR SALE

SILVER STAR INDUSTRIAL/SHOWROOM BUILDING

2400 SILVER STAR RD, ORLANDO, FL 32804



LEE ZERIVITZ, SIOR, CCIM
Managing Partner
Office: 407.644.CITY
Cell: 407.929.3598
lee@citycommercial.com

CITY COMMERCIAL
1101 Symonds Ave.
Suite 600
Winter Park, FL 32789
CITYCommercial.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,750,000
Building Size:	± 12,816 SF on .67ac
Zoning:	I-G/W (Orlando)
Parcel ID:	16-22-29-9295-02-010
Location:	Direct Silver Star Frontage

Add'l Details:

- 2012 - New Electric & Roof
- 2018 - Clean Environmental
- 2025 - New Exterior Paint
- 2025 - Fresh Seal & Stripe
- 2025 - New HVAC (partial)

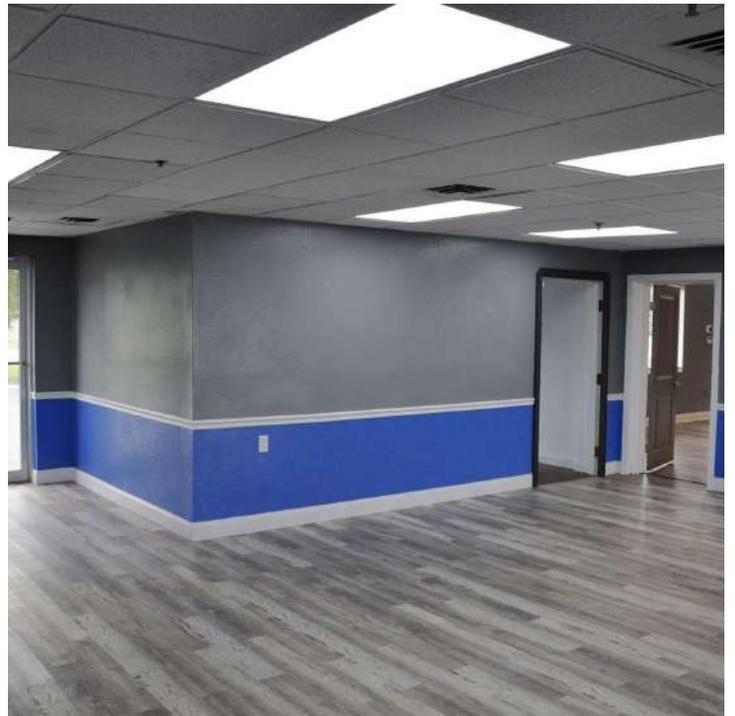
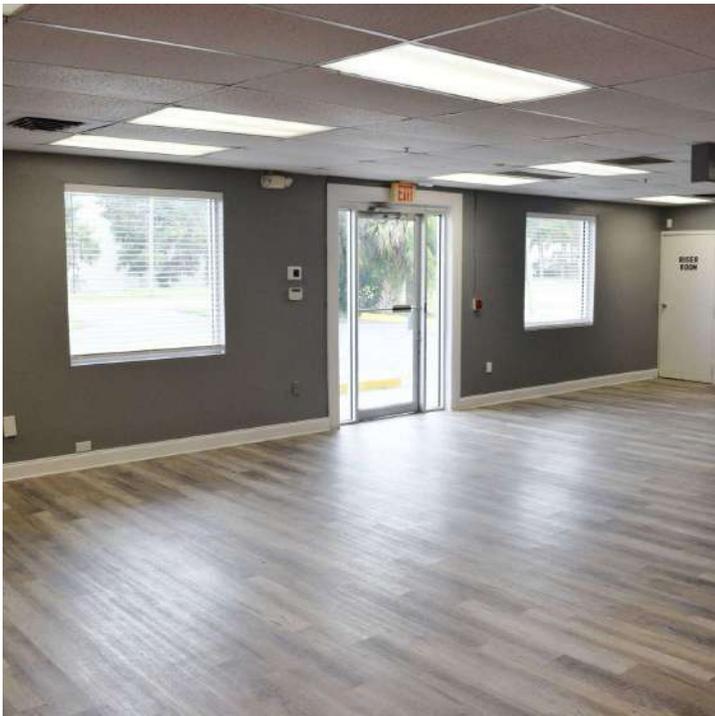
PROPERTY OVERVIEW

Industrial + Showroom + Office
 Versatile Property and Move-In Ready
 Perfect for Contractor, Service or Display Business
 Light industrial zoning allows: Distribution, Logistics & Manufacturing

PROPERTY HIGHLIGHTS

- Office: 2-story, ± 4,000 SF
- Warehouse/Showroom: ± 8,800 SF
- Block construction. 3-phase power.
- Warehouse clear ht: 13-16' (note, only two columns)
- Fire sprinklers in entirety
- Irreplaceable, lighted Double Pole sign
- Grade-level door 10 x 10'
- Fully paved property with fenced outdoor storage yard

Photos



Photos

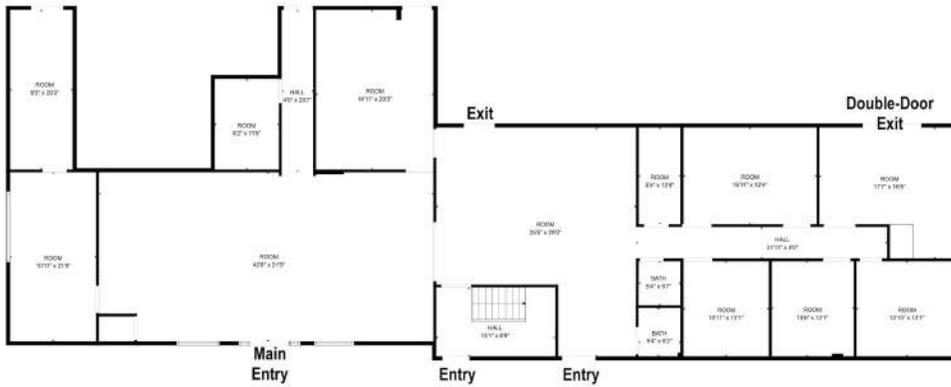


Photos

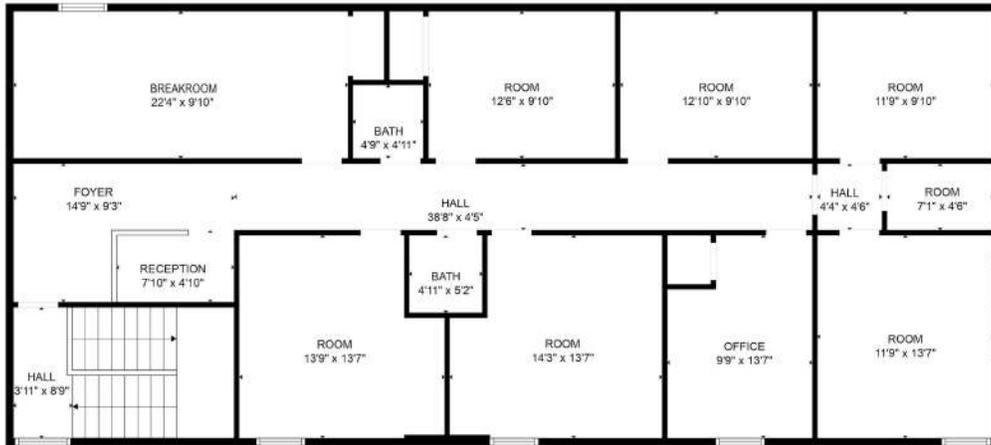


Space Plans

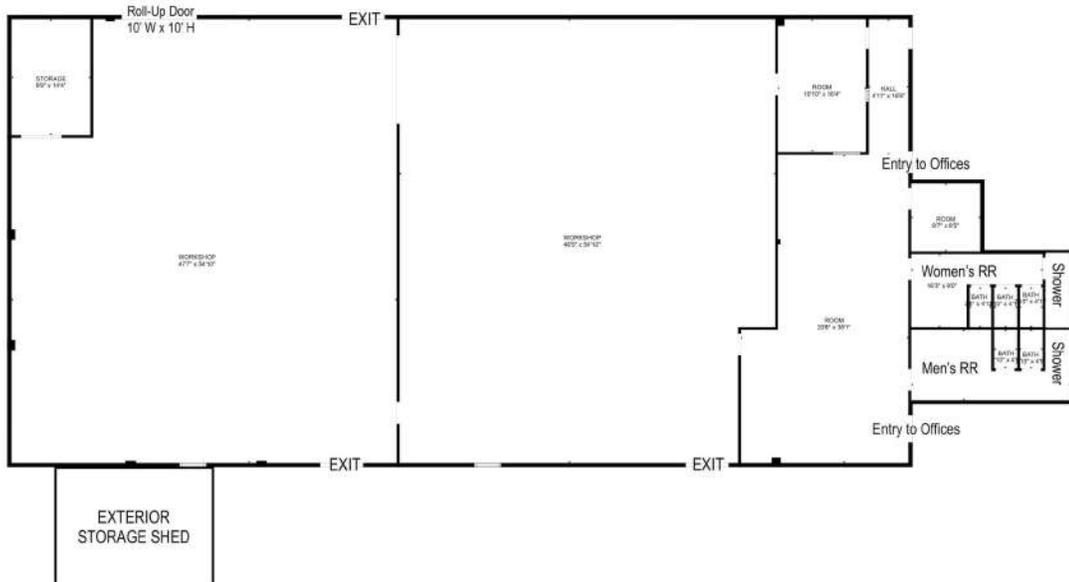
1st FL - OFFICES



2nd FL - OFFICES



WAREHOUSE AREAS



Aerial



Location Map

