

BEACHLINE DISTRIBUTION CENTER 1

2501 INVESTORS ROW, ORLANDO, FLORIDA 32837



CONVENIENT ACCESS
TO SR 528 AND FLORIDA'S TURNPIKE

39,600 SF FOR SUBLEASE

SUITE 800

SPACE HIGHLIGHTS

ASKING RATE
NEGOTIABLE

OPEX*
\$2.32/PSF

LEASE TERM
DECEMBER 31, 2026

WAREHOUSE SF
39,600 SF

OFFICE SF
2,500± SF

CLEAR HEIGHT
26'

DOCK DOORS
9 DOORS

PARKING RATIO
1.20/1,000

ZONING
IND-2/IND-3

FIRE SUPPRESSION
ESFR

YEAR BUILT
1997

AVAILABILITY
IMMEDIATELY

**Denotes Estimated Operating Expenses for 2023*

CONTACT INFORMATION

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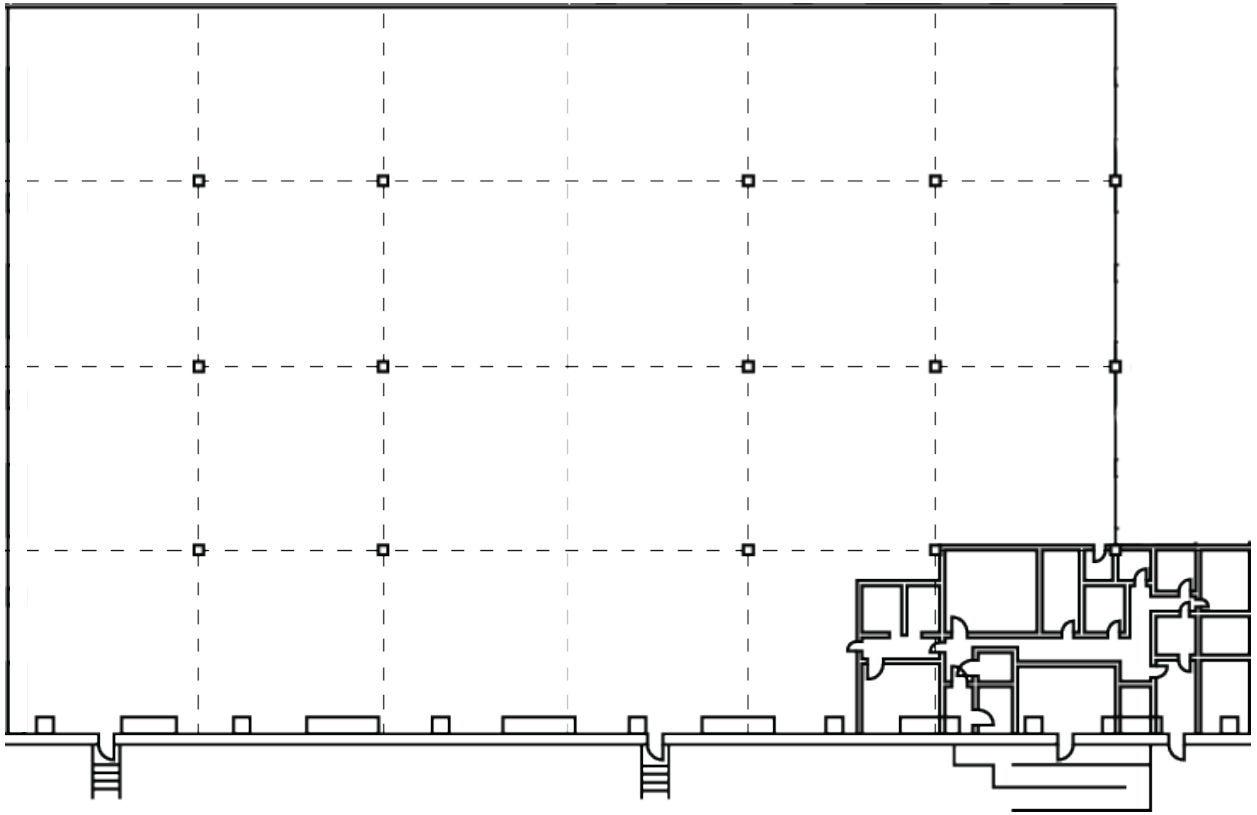
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SITE LAYOUT

SUITE 800



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