



**CUSHMAN &
WAKEFIELD**



9,000 SF INDUSTRIAL/FLEX BUILDING
FOR SALE

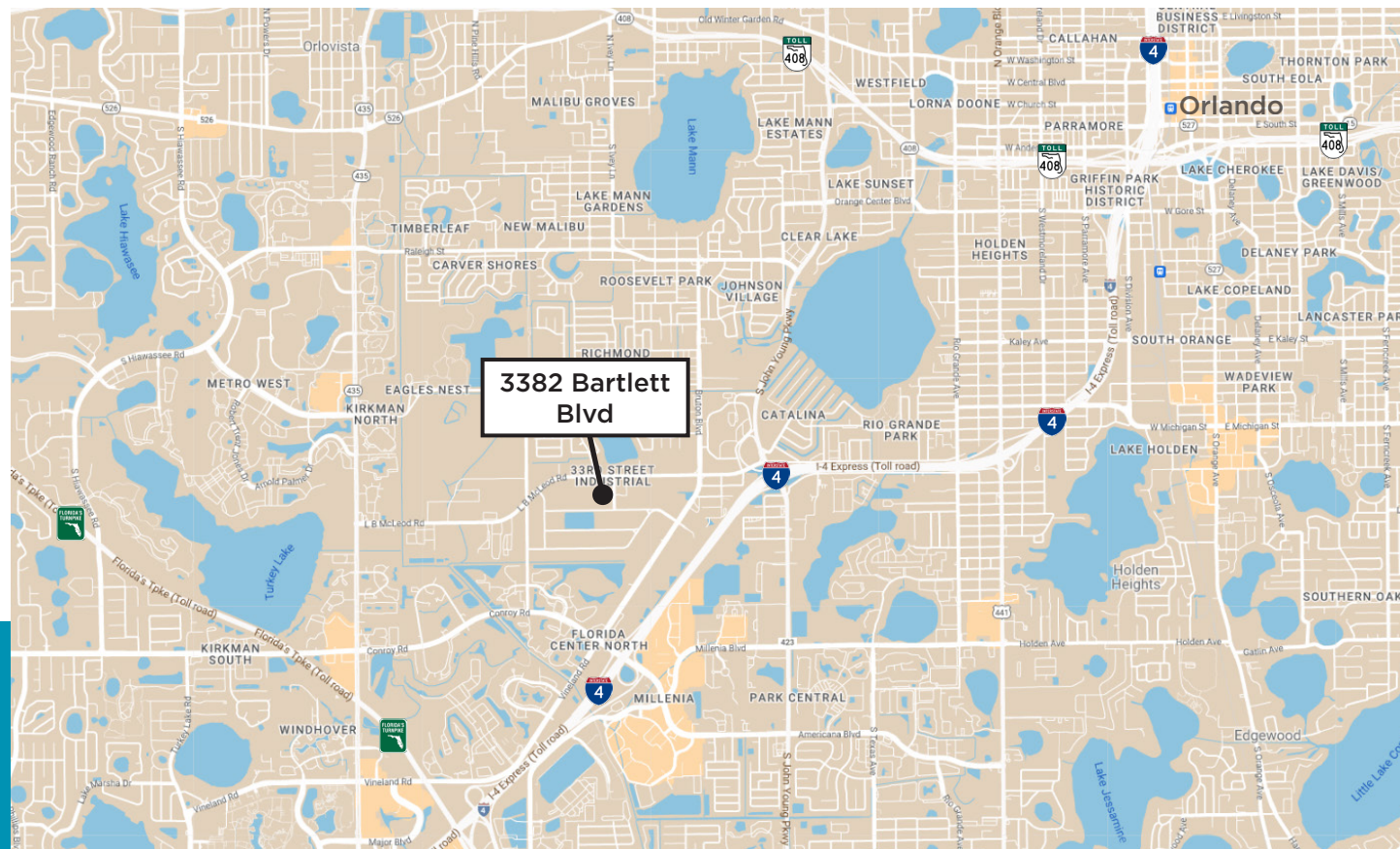
33RD STREET INDUSTRIAL PARK
3382 BARTLETT BLVD
ORLANDO FL 32811

PROPERTY SUMMARY

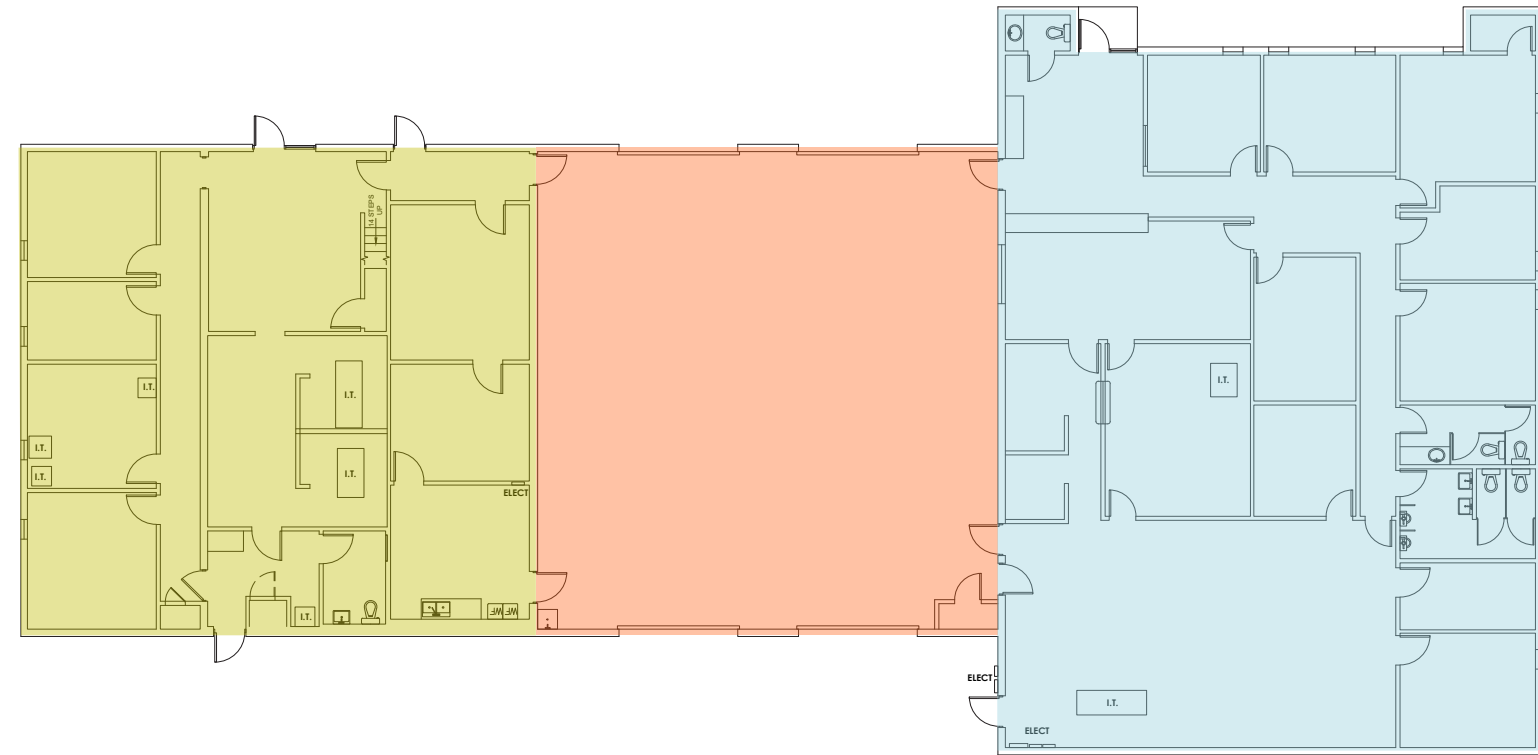
Highly desirable Industrial/Flex Building with great location. 3382 Bartlett Blvd is an industrial building located within the 33rd Street Industrial Park providing significant advantages for users seeking to service the Central Florida market. The site offers ideal access to Interstate 4, SR 408, Florida's Turnpike, Orange Blossom Trail, and John Young Parkway. This 9,000 SF industrial/flex building possess all necessary elements for an owner-occupier with abundant space for outside storage, distribution, and service providers.

PROPERTY FEATURES

| | | | |
|-------------------------------|-------------------------------|----------------------|------------------|
| Building Size: | 9,000 SF | Price: | Call for Price |
| Site Area: | 1.15 Acres; Gated & Fenced | Construction: | Concrete Block |
| Loading: | Grade Level | Parking: | 33 Paved Spaces |
| Loading Configuration: | Drive-Through | Sprinkler: | Yes |
| Clear Height: | 16' | Power: | 3 Phase 400 Amp |
| Number of Doors | 4 | Utilities: | City of Orlando |
| Door Size: | 12'w x 14'h | Zoning: | I-P, City of Orl |



FLOORPLAN



- 2,579± SF Office Space (can be converted to additional warehouse with bay doors)
- 2,356± SF Warehouse
- 3,998± SF Office Space

WAREHOUSE

RECEPTION/ENTRANCE

WORKSPACE



LOCATION
CBD - 13 MINUTES
FL TURNPIKE - 15 MINUTES



INTERSTATE 4
LESS THAN
5 MINUTES



ORLANDO
INTERNATIONAL AIRPORT
21 MINUTES



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4 GRADE LEVEL LOADING DOORS



FENCED & GATED PROPERTY



33 PAVED PARKING SPACES