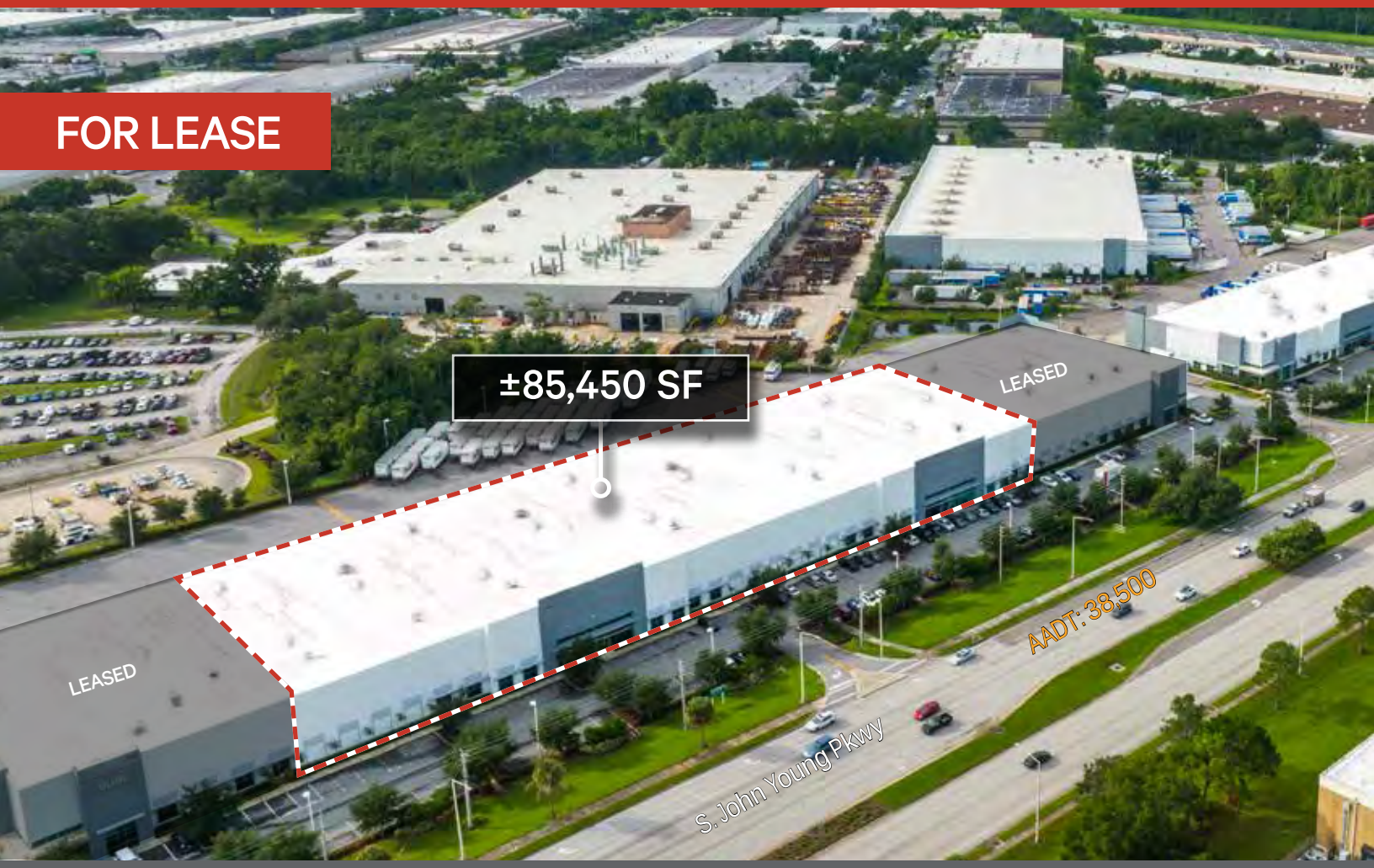
CLARION PARTNERS

JOHN YOUNG BUSINESS PARK

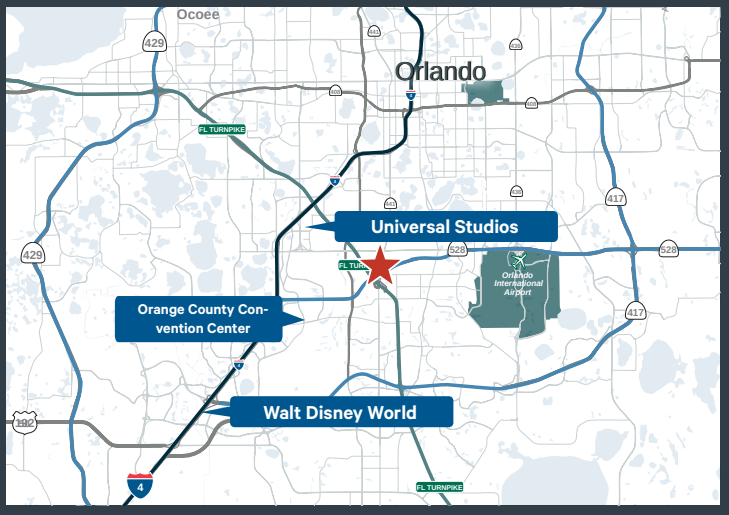
7153 S. JOHN YOUNG PARKWAY ORLANDO, FL, 32809



31 DOCK-HIGH DOORS. 30' CLEAR. 140' TRUCK COURT. BUILT FOR DISTRIBUTION.

Warehouse Space for Lease in Orlando's Prime Location:

- Situated in Orlando Central Park
- John Young Parkway Direct Frontage
- 5.6 Miles | 10 Minutes to Interstate-4
- 7.4 Miles | 14 Minutes to Florida's Turnpike
- 12.1 Miles | 15 Minutes to Orlando Int'l Airport
- 11.7 Miles | 16 Minutes to Beachline Exwy (SR 528)



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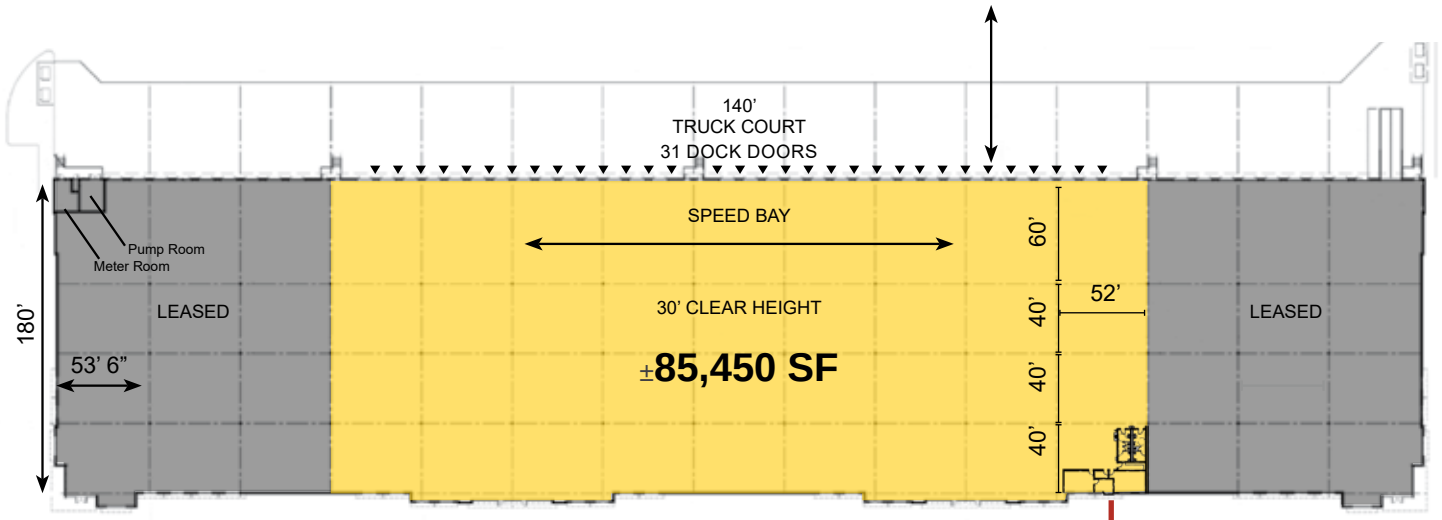
CLARION PARTNERS

JOHN YOUNG BUSINESS PARK

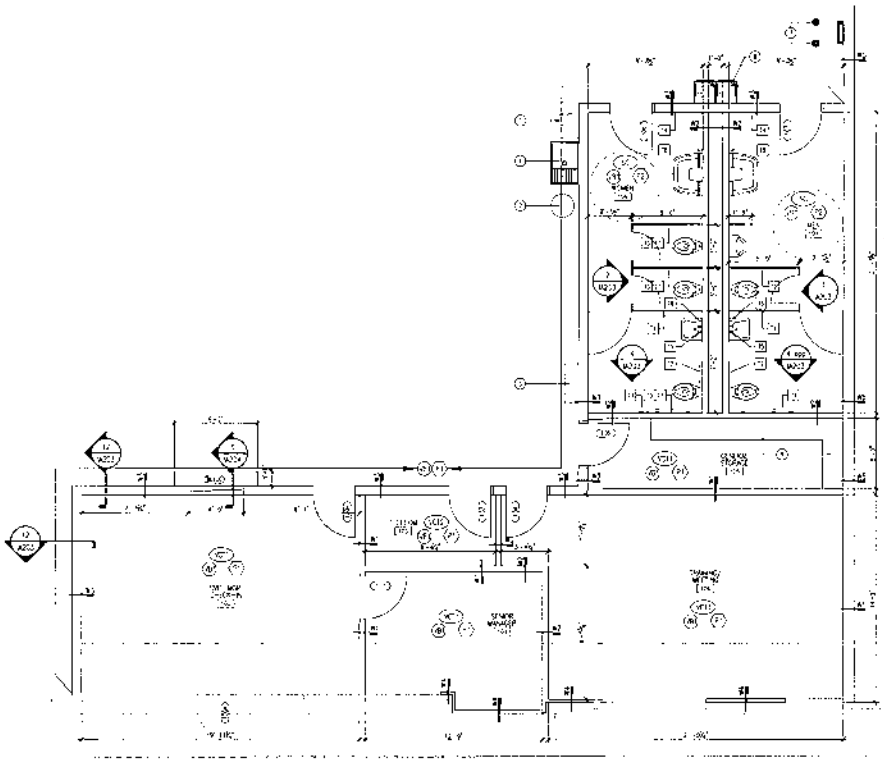
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PROPERTY OVERVIEW

- ±85,450 SF Available
- 1,405 SF Office
- Loading: Dock-High, Rear Load
- Doors: 31 Dock High, 1 Ramped Door 12'x14'
- Clear Height" 30'
- Column Width: 52'
- Truck Court: 140'
- Additional Trailer Parking: 15 Spaces
- Parking Ratio: 1.4/1,000
- Fire Suppression: (ESFR) System for Racking to Girders
- T8 Interior Lighting with Occupancy Sensors
- 2 Big Ass Fans
- Fans at every dock door
- 4 Exhaust Fans
- 600 Amps at 277/480V



OFFICE: 1,405 SF



CLARION PARTNERS

JOHN YOUNG BUSINESS PARK

7153 S. JOHN YOUNG PARKWAY ORLANDO, FL, 32809

DIRECT ACCESS TO I-4, THE TURNPIKE, AND THE BEACHLINE EXPRESSWAY







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