

**FOR  
LEASE**

# 2301 Premier Row Orlando, Florida 32809

15,150 SF Showroom/Office/Warehouse Space  
Orlando Central Park



## PROPERTY HIGHLIGHTS

- 15,150 SF of Total Space
  - 5,750 SF of Showroom Space
  - 2,520 SF of Office Space
  - 7,000 SF of Warehouse Space
- (2) Covered Doors (1) Dock & (1) Ramp
- 35 Parking Spaces
- 20' Clear Height
- Corner Location with Good Exposure and Signage
- Can Expand the building another 10,000 SF
- Close to I-4, 408, 528, 441, John Young Pwky.
- Great Layout with Hard to find Showroom Space
- Landlord will modify the space for a 10 year lease
- Over 1 Acre of for Expansion or Additional Parking

**LEASE RATE: \$5.50 MODIFIED GROSS**

## CONTACT

Vincent F. Wolle, CCIM, SIOR  
407.448.1823 *mobile*  
VWolle@ResultsREPartners.com

Results Real Estate Partners, LLC  
*Licensed Real Estate Brokers*  
108 Commerce Street, Suite 200  
Lake Mary, Florida 32746

407.647.0200 *main*  
407.647.0205 *fax*

www.ResultsREPartners.com

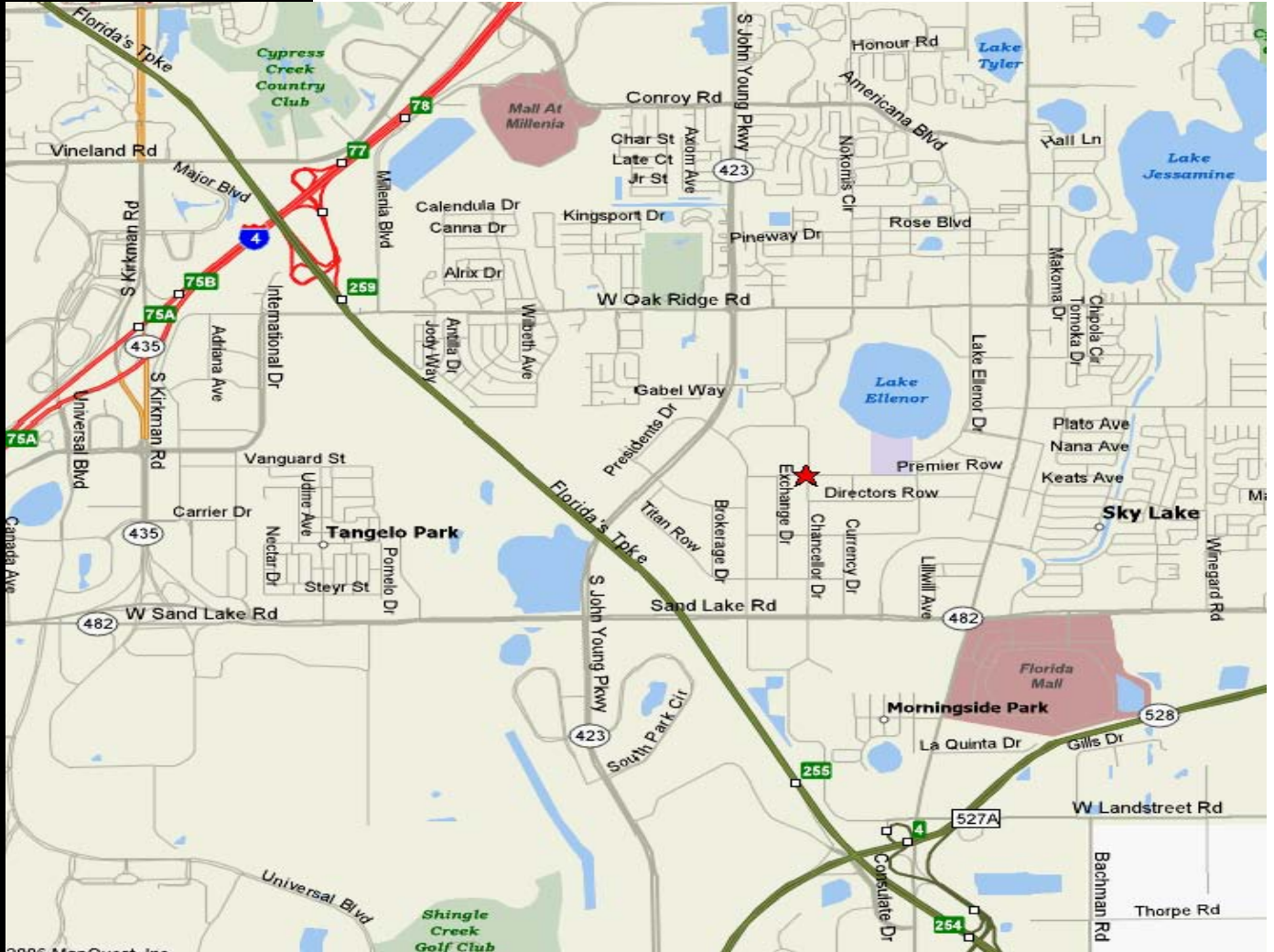
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**RESULTS**  
REAL ESTATE PARTNERS, LLC



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# FOR LEASE

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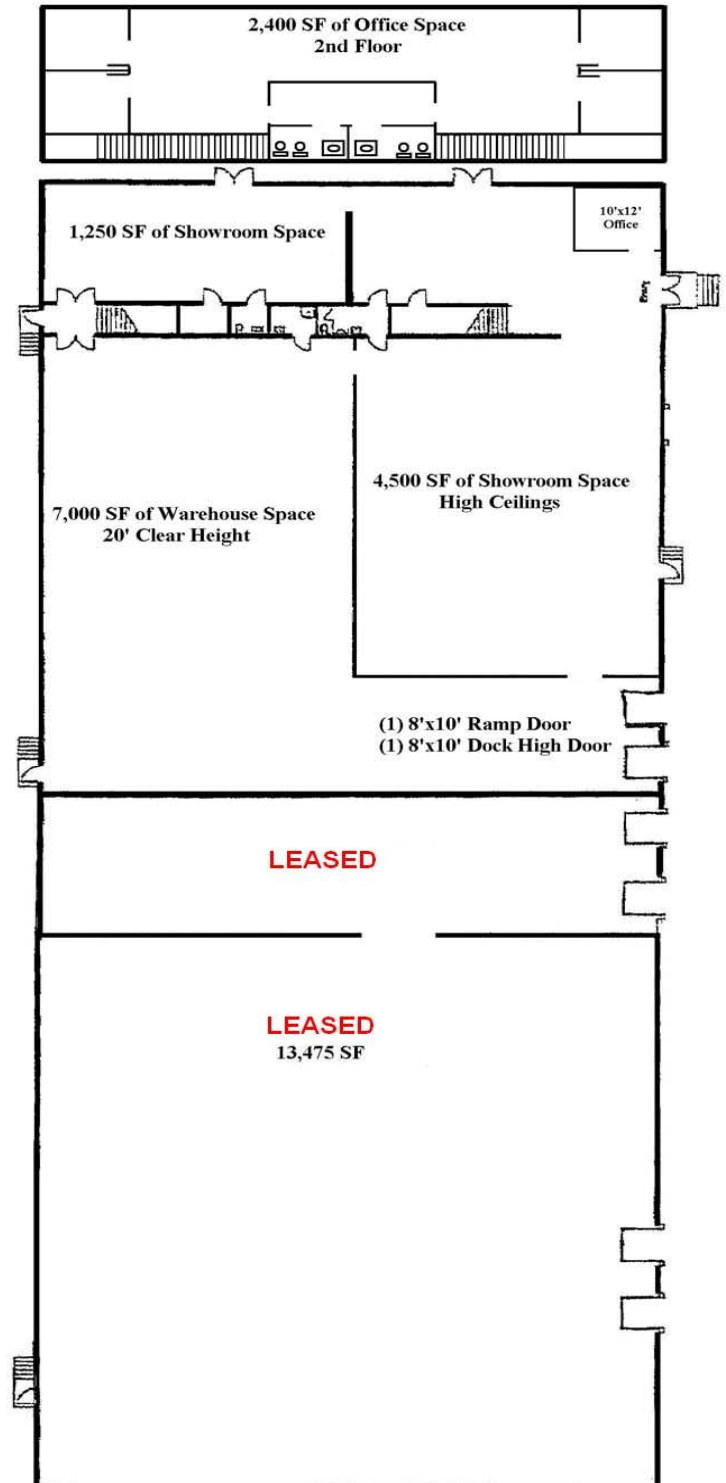
We have over 1 acre behind the building that can be used for future growth with the following options.

### Option "A"

We have the ability to expand the current facility at the rear of the property to add an additional 10,000 SF space. The access and parking will be off to the side of the building. We can remove the wall area to open the new warehouse area to the existing warehouse area.

### Option "B"

We have over 1 acre directly behind this facility and can use this land for additional parking. This area can support over 50 vehicles and equipment.



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