

**FOR  
LEASE**

**3248 W. COLONIAL DRIVE  
ORLANDO, FL 32808**

**AUTOMOTIVE/RETAIL/WAREHOUSE SPACE**



**PROPERTY HIGHLIGHTS**

- Facility Currently Leased to Low Priced Auto Glass
- Existing tenant has been in this location for 8 years
- 5,000 SF warehouse built in 2004 with 300 SF of office space
- 1.03 acres zoned AC-2 (200' x 225' lot with 22 parking spaces)
- Dual curb cut access points on both the east and west side of the site
- Large pole sign and great building signage
- Warehouse/Service Space with Retail Exposure
- Owner will amortize improvements for a credit tenant
- Co-Tenant with Rent N Roll for the last 10 years
- Great Exposure on Colonial and close to John Young Parkway, 408, I-4, and 441
- Lease Amount: **\$4,500 NNN**
- 5 Year Minimum Term

**CONTACT**

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[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

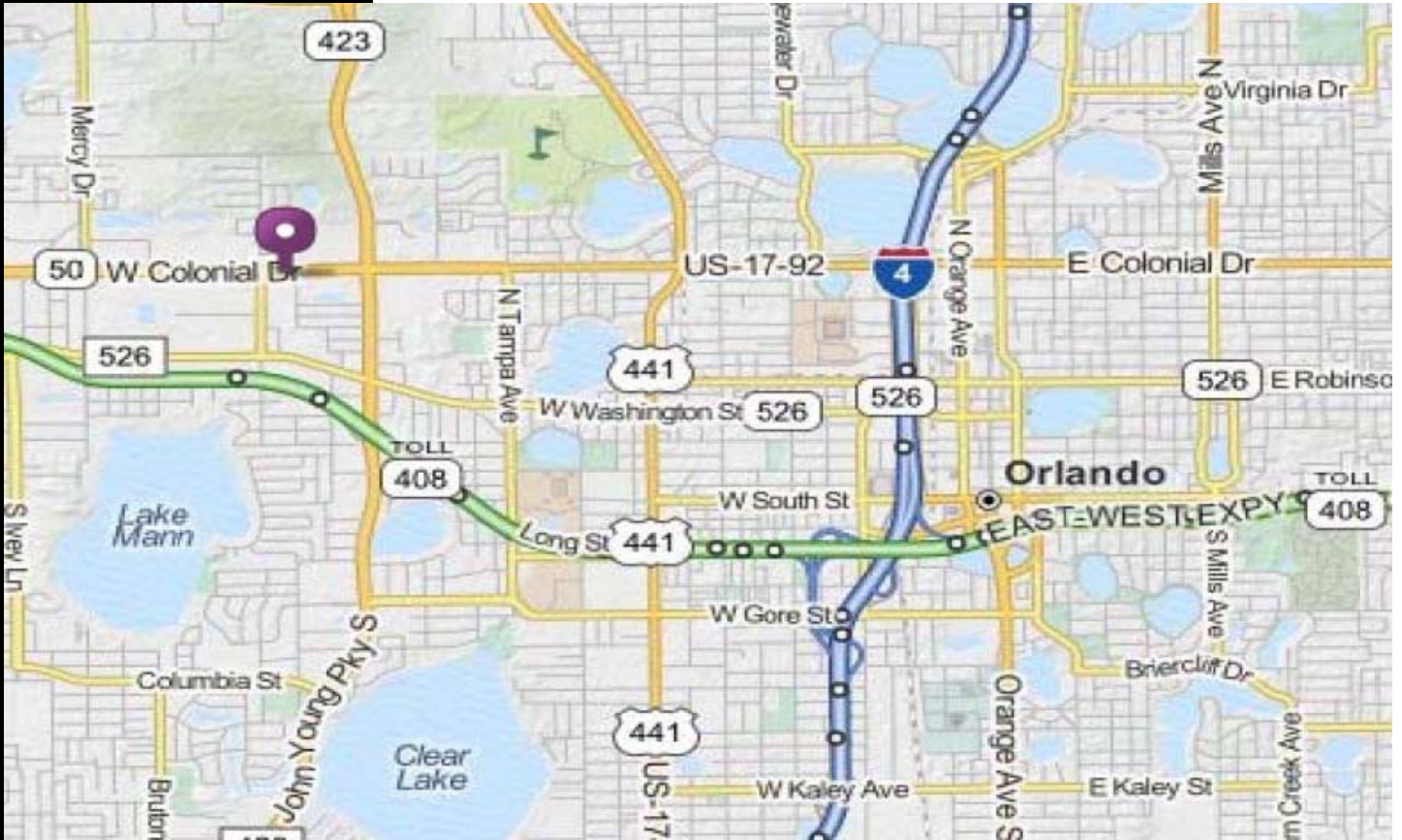
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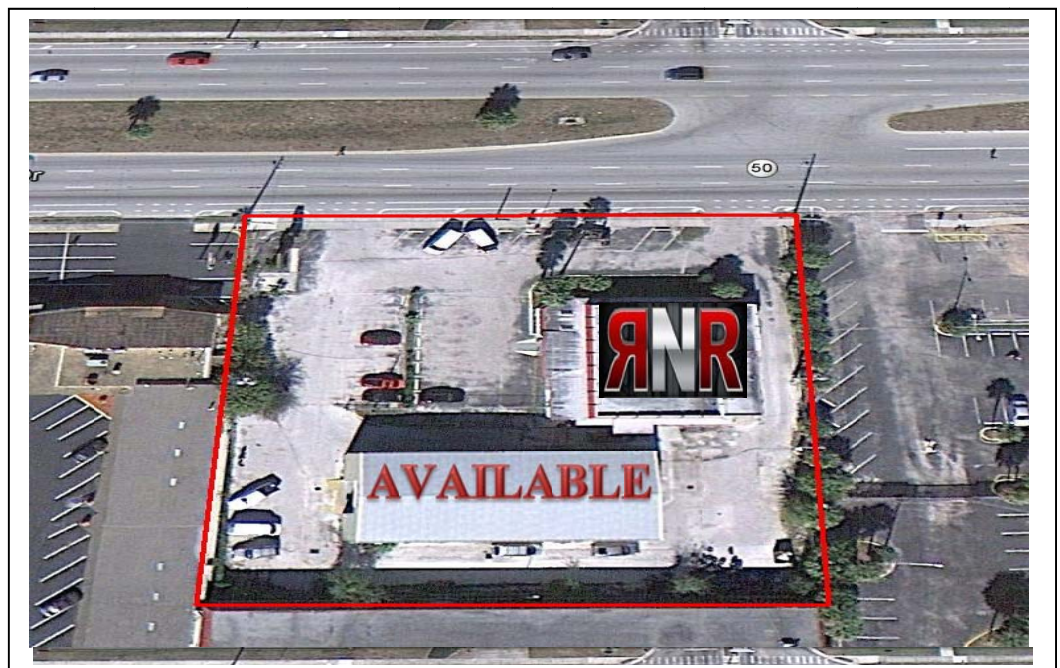
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