

**FOR
SALE**

100% AC FLEX SPACE
LEE VISTA BUSINESS COMMONS

6333 McCOY ROAD
ORLANDO, FL 32822



MAXKING REALTY LTD

CONTACT

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Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

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www.ResultsREPartners.com

PROPERTY HIGHLIGHTS

- 42,300 SF Class A tilt wall facility built in 2008 currently leased to a Credit US Defense Contractor for 3-6 years (see broker for details).
- 5,000 SF of high end office and large AC production areas
- (2) Break rooms, large conference room, and multiple electrical drops
- Caged in secure areas within the warehouse & 105' shared truck court
- I-P Zoning (City of Orlando), Sewer and Water (City of Orlando)
- 100% AC with 1200 Amp 3 phase power and 24' clear height
- 22 grade level doors, (6) 16' tall doors. 18' drop ceiling in warehouse
- Column spacing is 40' x 50', Class IV fire sprinkler, 100' bay depth
- EPDM Roof System and monitored and video surveillance
- Located on McCoy Rd between S. Goldenrod Rd and S. Semoran with easy access to SR528, SR417 and the Florida Turnpike
- June 2016 Signed 3 year leased extension with Credit Tenant with another 3 year lease extension by the end of 2016.
- **Sales Price: \$7,200,000 (7% Cap)**

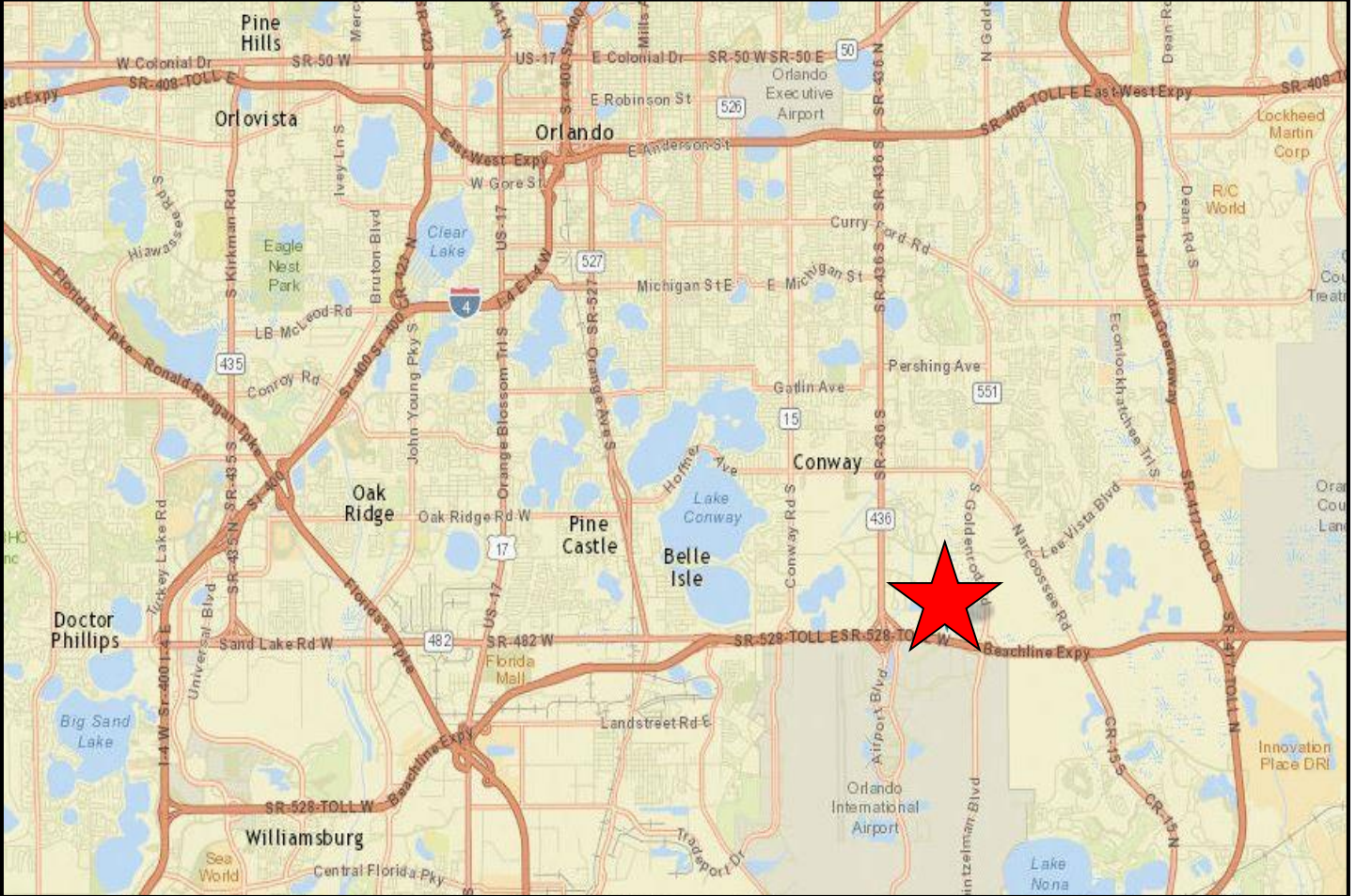
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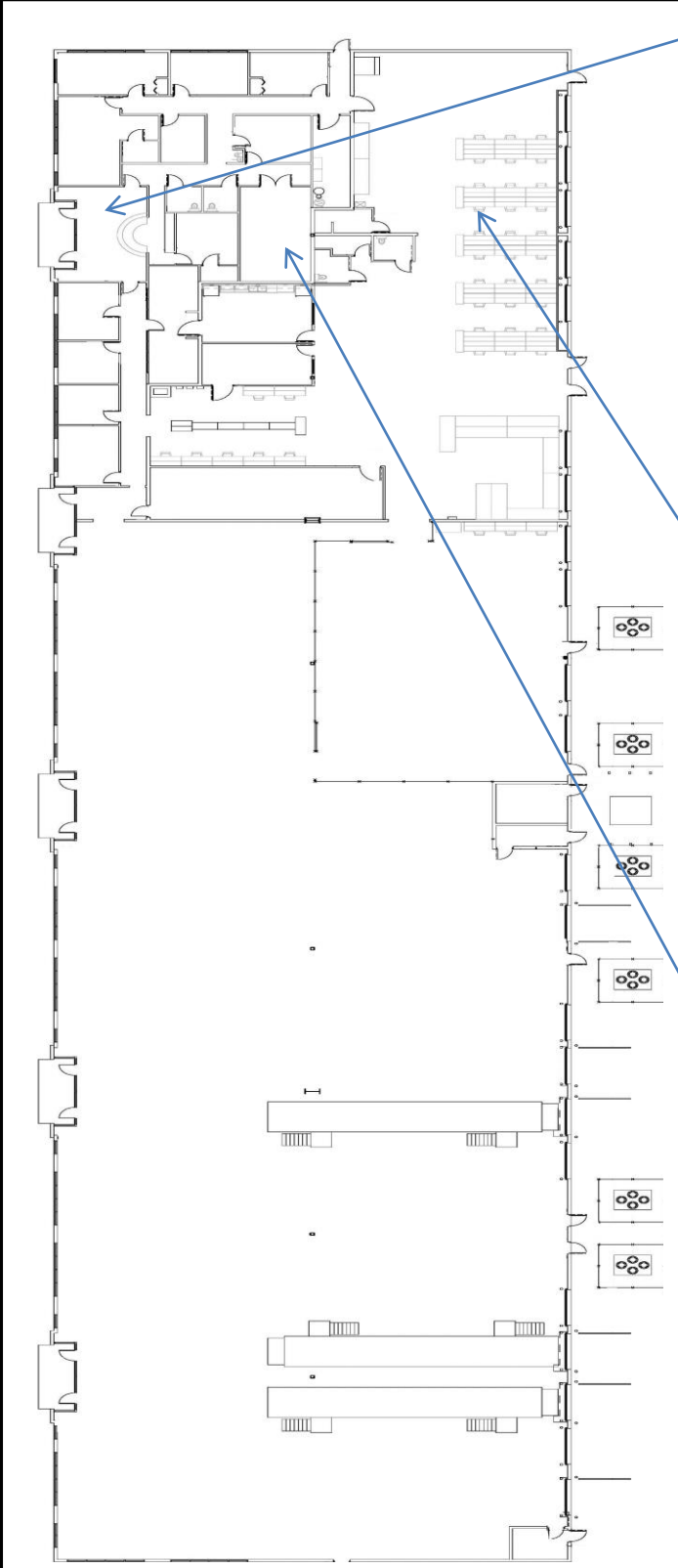


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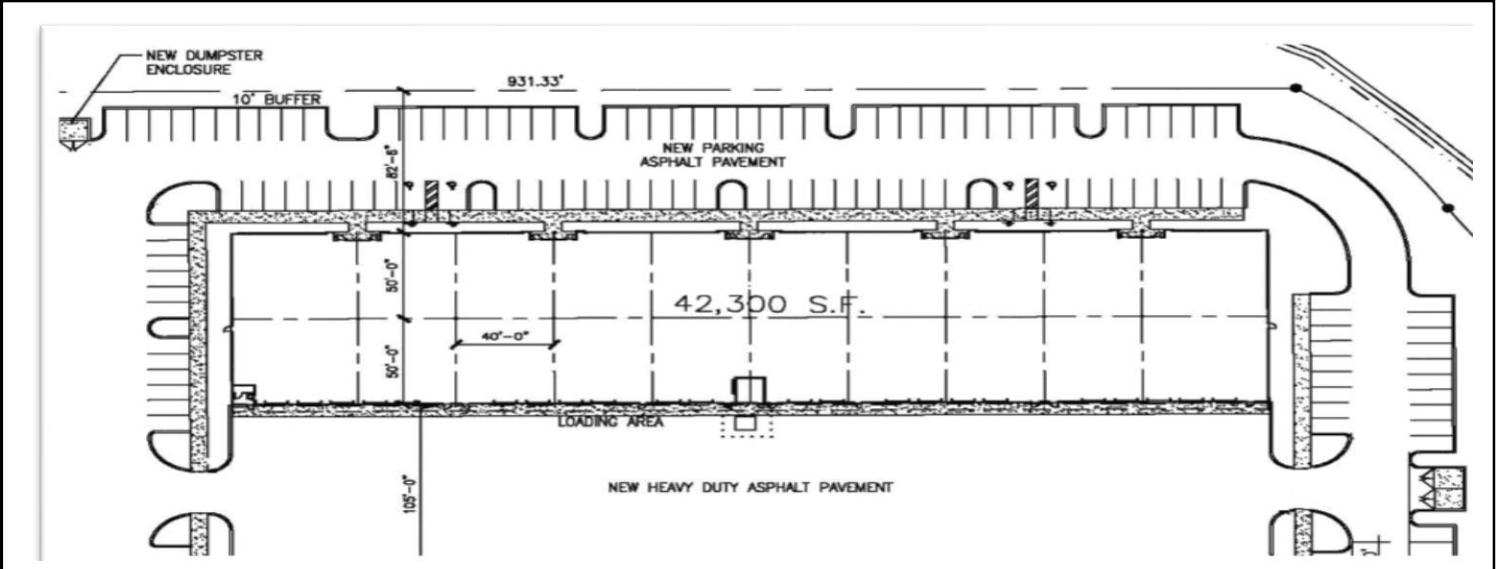


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