

# FOR LEASE

20,000 – 60,000 SF  
2700 HAZELHURST AVENUE  
ORLANDO, FLORIDA



**105,000-SF INDUSTRIAL BUILDING**  
**SILVER STAR SUBMARKET**  
**MAKE-READY COMPLETE**  
**RECESSED DOCK HIGH DOORS**

**DOWNTOWN ORLANDO**

**20,000-60,000 SF  
AVAILABLE**

**45,000-SF  
LEASED**

**NEW TPO ROOF**

**RAIL**



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## LEASING CONTACTS

**KRISTIN GRIFFIN**

407-739-8285

[KRISTIN.GRIFFIN@JLL.COM](mailto:KRISTIN.GRIFFIN@JLL.COM)

**MATTHEW HALPIN**

407-709-4788

[MATTHEW.HALPIN@JLL.COM](mailto:MATTHEW.HALPIN@JLL.COM)

**BOBBY ISOLA**

407-930-1804

[BOBBY.ISOLA@JLL.COM](mailto:BOBBY.ISOLA@JLL.COM)

**MARKETED BY:**



## PROPERTY INFORMATION

- 20,000 – 60,000 SF AVAILABLE
- UP TO 3,462 SF OFFICE SPACE
- MAKE READY COMPLETE
- 20' CLEAR HEIGHT
- 6 RECESSED DOCK DOORS
- 1 DRIVE IN RAMP DOOR
- 3 RAIL DOORS
- TPO ROOF (UNDER WARRANTY THROUGH 2041)
- 110' SECURED TRUCK COURT
- NEW LED LIGHTING
- NEW OFFICE FINISHES
- 480v, 3-Phase Power
- *Available For Immediate Occupancy*

**MANAGED BY:**



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*DOWNTOWN ORLANDO*



*ORANGE BLOSSOM TRL*

*HANSROB RD*

*HAZELHURST AVE*

*JOHN YOUNG PARKWAY*



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LAKE FAIRVIEW

ORANGE BLOSSOM TRL

HAZELHURST AVE

JOHN YOUNG PARKWAY

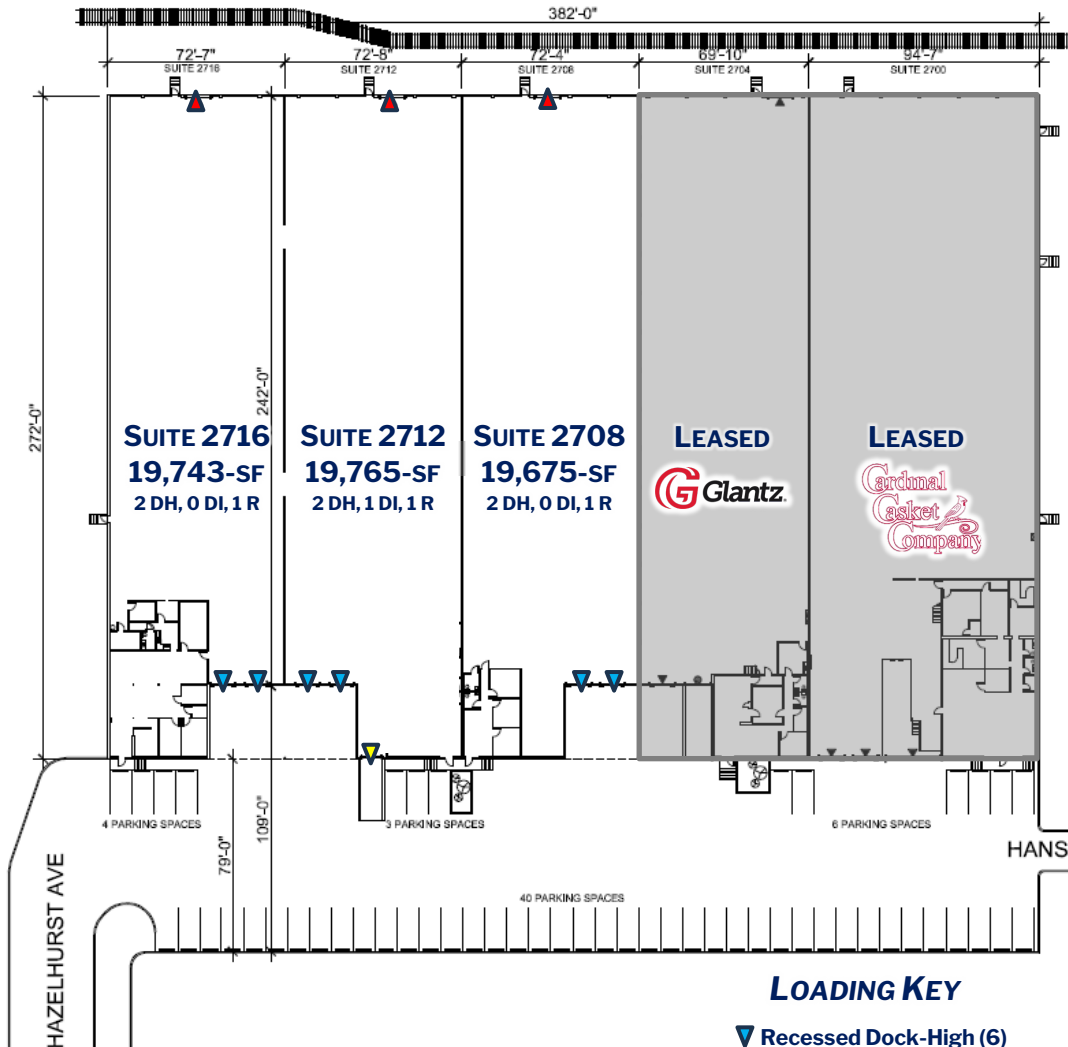
HANSROB RD

\$17,000,000



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## PROPERTY INFORMATION

- 20,000 – 60,000 SF AVAILABLE
- UP TO 3,462 SF OFFICE SPACE
- 2025 MAKE READY COMPLETE
- 20' CLEAR HEIGHT
- 6 RECESSED DOCK DOORS
- 1 DRIVE IN RAMP DOOR
- 3 RAIL DOORS
- TPO ROOF (2021 INSTALL)
- 110' SECURED TRUCK COURT
- NEW LED LIGHTING
- NEW OFFICE FINISHES
- 480v, 3-Phase Power
- Available For Immediate Occupancy
- Silver Star Submarket

### LOADING KEY

- ▼ Recessed Dock-High (6)
- ▼ Drive-In (1)
- ▼ Rail Doors (3)

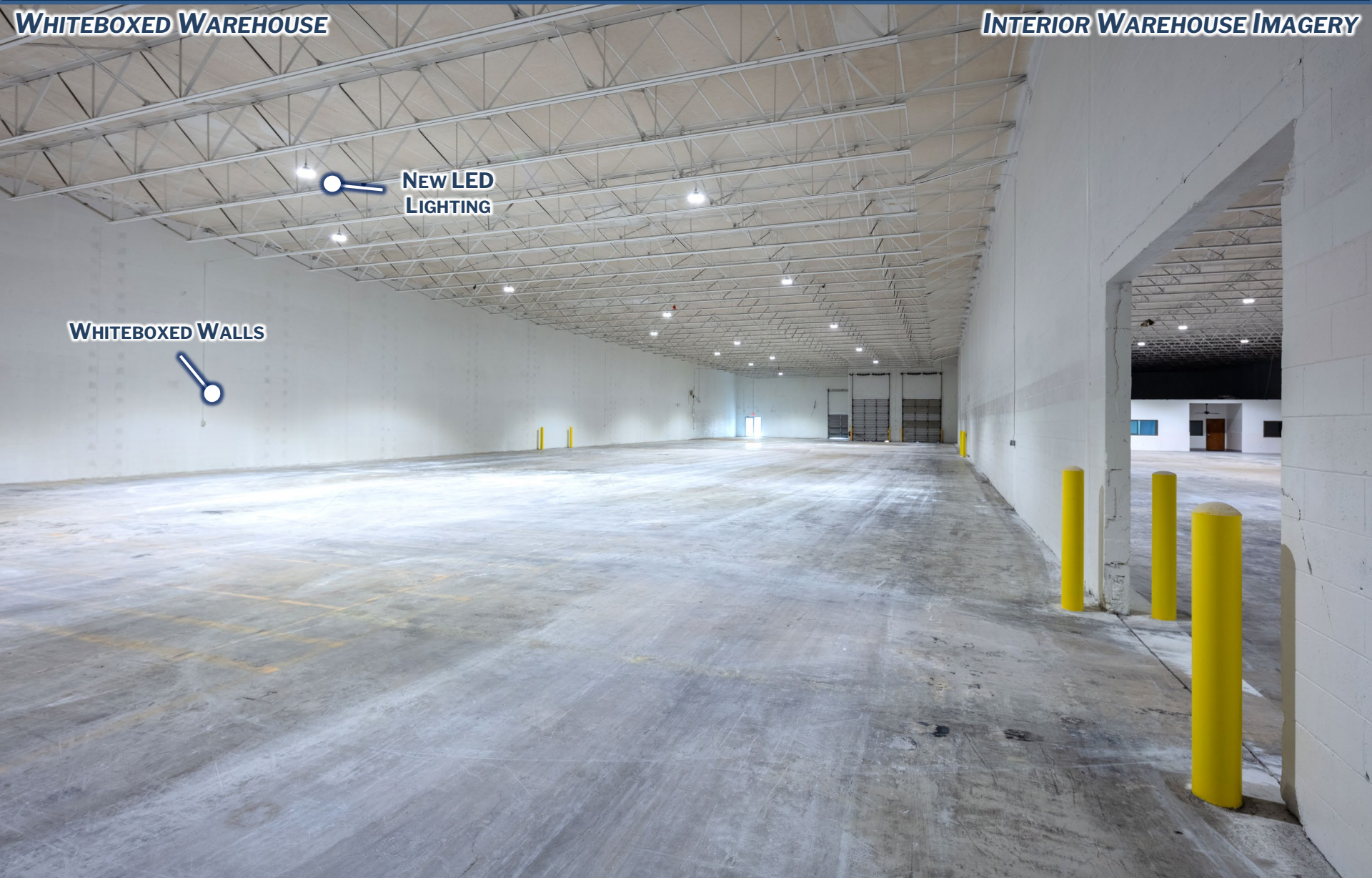
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**WHITEBOXED WAREHOUSE**

**INTERIOR WAREHOUSE IMAGERY**



**NEW LED  
LIGHTING**

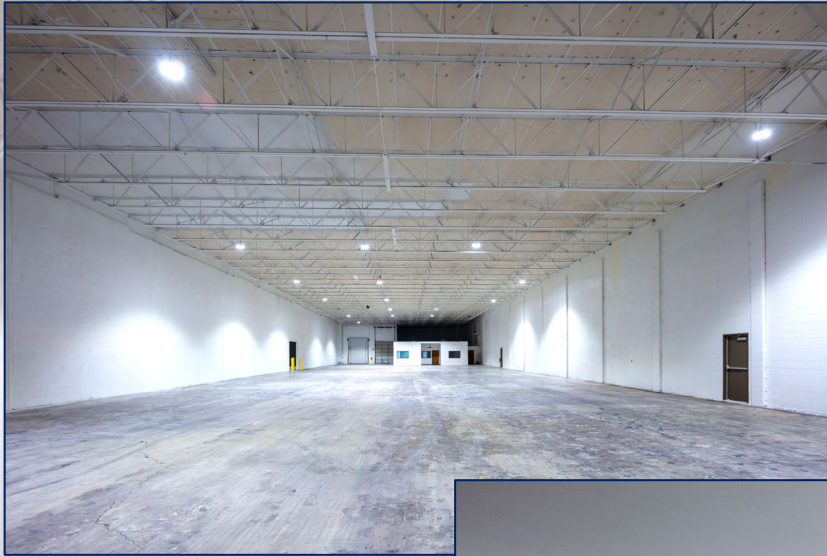
**WHITEBOXED WALLS**

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## INTERIOR IMAGERY



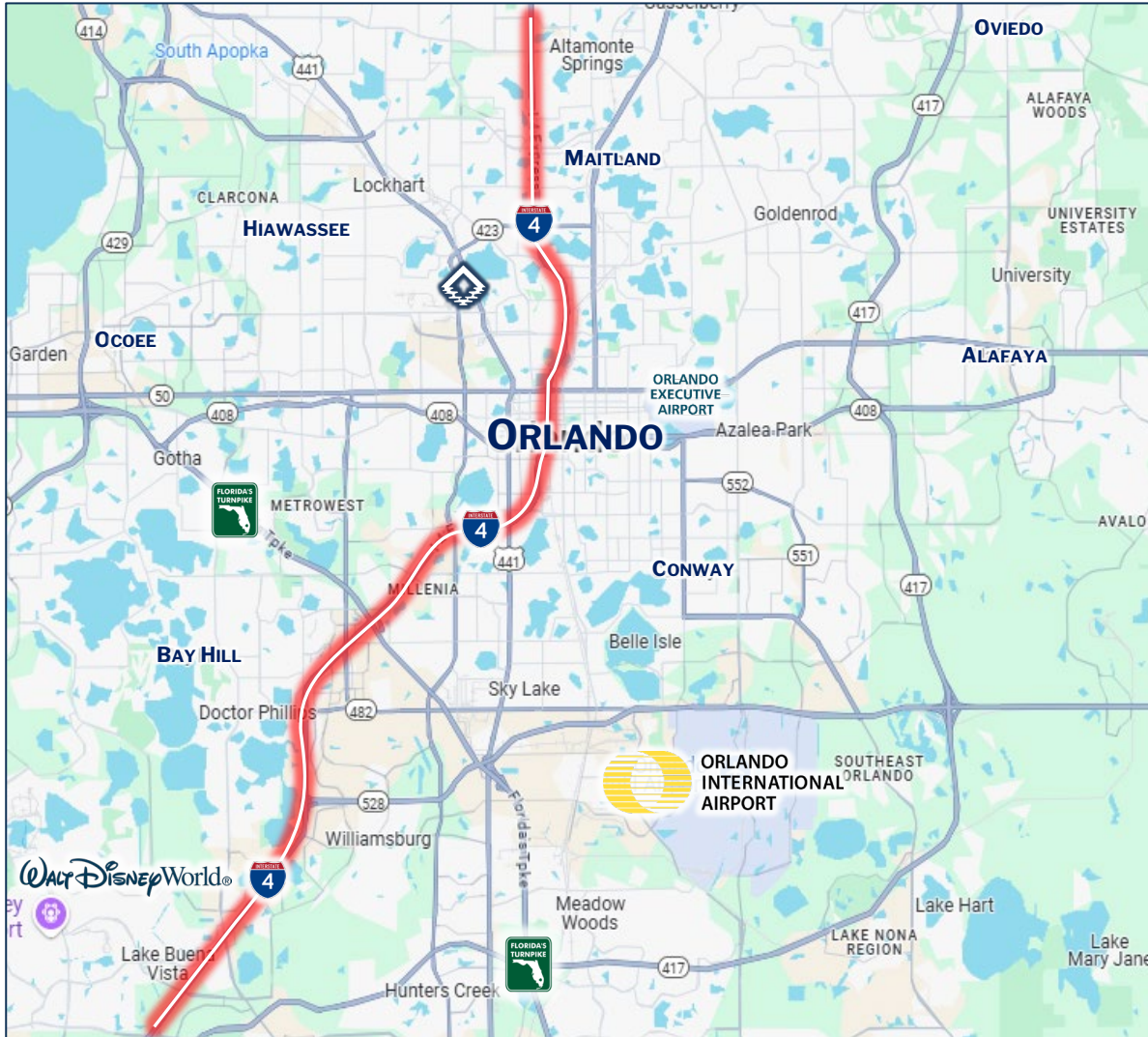
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