

For Lease

34th & Val Business Center

Orlando, FL 32811



**AVISON
YOUNG**

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Introduction

Located at 3506 St. Valentine Way, this multi-tenant grade-level industrial building benefits from a prime position just north of the intersection of Vineland Road and Conroy Road at I-4 and is located within the third largest industrial submarket in the region. The 28,600 SF± property offers exceptional accessibility and visibility within the heart of Orlando's bustling commercial corridor. With excellent connectivity to I-4, Florida's Turnpike, and the 408 Expressway, this property ensures quick access to most of the Metro Orlando area.

PROPERTY HIGHLIGHTS

GRADE LEVEL DOORS: 14'X14'

ZONING: I-P (CITY OF ORLANDO)

CLEAR HEIGHT: 20'-24'

YEAR BUILT: 2008

PARKING RATIO: 2.83/1,000

**CONSTRUCTION: CONCRETE BLOCK
& METAL**



Nearby Amenities

34th & Val Business Center
Office/Industrial Space For Lease
3506 St. Valentine Way
Orlando, Florida 32811



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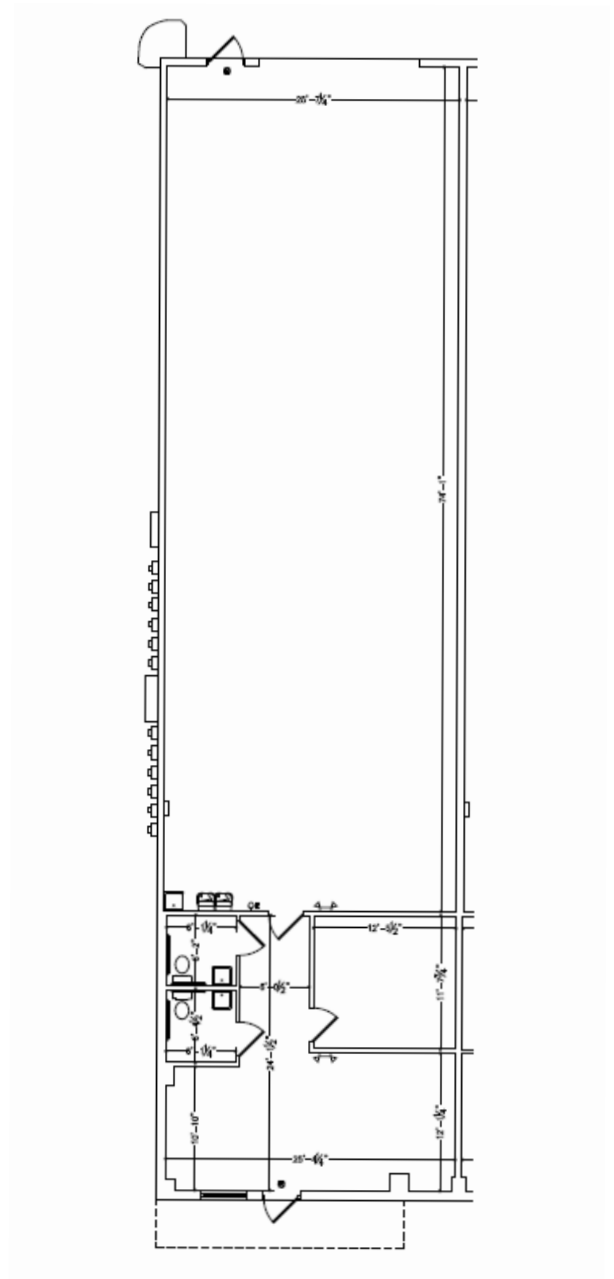
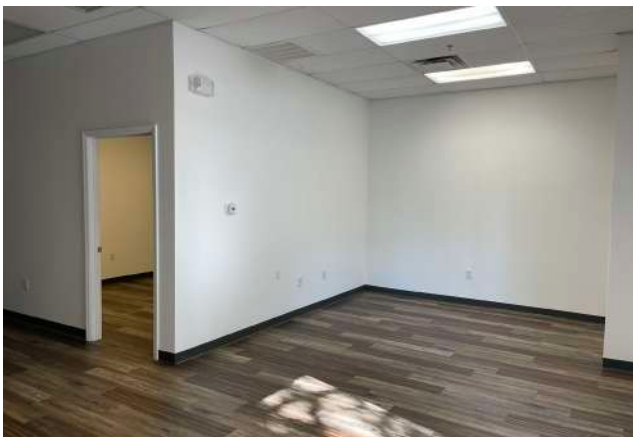
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Floorplans

34th & Val Business Center
Office/Industrial Space For Lease
3506 St. Valentine Way
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Unit 1 2,600± sf Office/Warehouse Space



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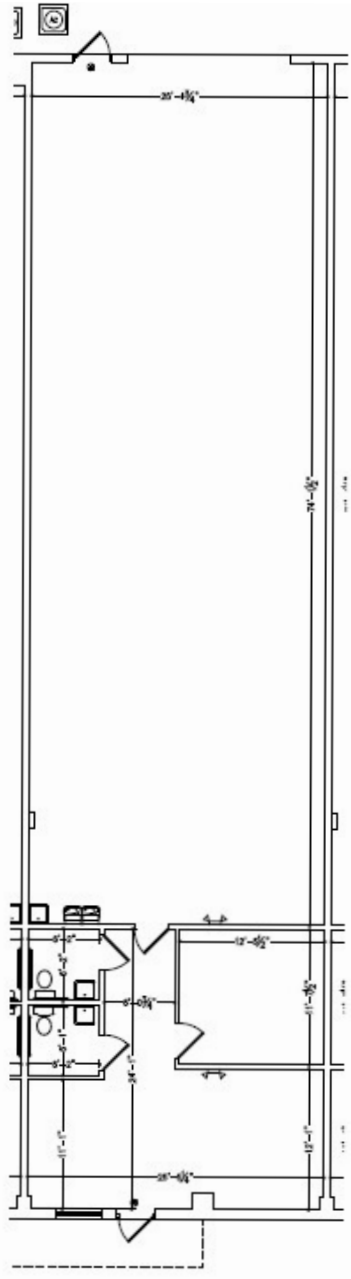
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Floorplans

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Unit 7
2,600± sf
Office/Warehouse Space
***Available in 30 days**



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