

# FOR LEASE

8,260 SF AVAILABLE  
3315 MAGGIE BLVD  
ORLANDO, FLORIDA



Downtown Orlando



Maggie Blvd

34th Street

Ingress/Egress



# FOR LEASE

8,260 SF AVAILABLE  
3315 MAGGIE BLVD  
ORLANDO, FLORIDA



**NEW CONCRETE  
TRUCK COURT**

**NEW TPO ROOF  
20-YR WARRANTY**

**Maggie Blvd**

**Ingress/Egress**

4700



# FOR LEASE

8,260 SF AVAILABLE  
3315 MAGGIE BLVD  
ORLANDO, FLORIDA



## PROPERTY INFORMATION

- 8,260 SF SPACE AVAILABLE
- +/- 1,920 SF OFFICE
- PLANNED INTERIOR MAKEREADY
- NEW TRUCK APRON & TPO ROOF
- 22' CLEAR HEIGHT
- THREE (3) DOCK HIGH DOORS
- ONE (1) DRIVE-IN RAMP DOOR
- YEAR BUILT: 1998
- FULLY SPRINKLERED (STANDARD WET)
- POWER: 800 AMPS, 208V, 3 PHASE
- AMPLE EMPLOYEE PARKING
- 6.4 MILES FROM DOWNTOWN ORLANDO



## LEASING CONTACTS

**BOBBY ISOLA, SIOR, CCIM**

407-930-1804

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

**KRISTIN GRIFFIN**

407-739-8285

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

**MATTHEW HALPIN**

407-982-8578

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

MANAGED BY:



MARKETED BY:



# FOR LEASE

8,260 SF AVAILABLE  
3315 MAGGIE BLVD  
ORLANDO, FLORIDA

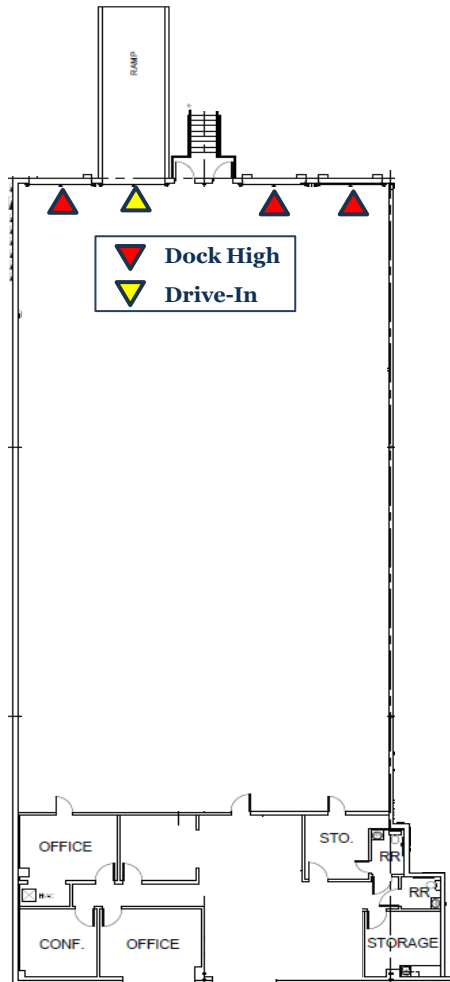


## FLOORPLAN

WAREHOUSE: 6,304-SF

OFFICE: 1,956-SF

TOTAL: 8,260-SF



## PLANNED IMPROVEMENTS (FULL WHITEBOX):

- LED LIGHTING (OFFICE)
- LED LIGHTING (WAREHOUSE)
- PAINT WAREHOUSE WALLS WHITE
- PAINT COLUMNS HAZARD YELLOW
- NEW CARPET THROUGHOUT OFFICE
- NEW FIXTURES THROUGHOUT SPACE
- NEW CONCRETE TRUCK COURT (COMPLETED)
- NEW TPO ROOF (20 YR WARRANTY) (COMPLETED)
- NEW STRIPING IN PARKING LOT (COMPLETED)
- LANDSCAPING UPGRADES (COMPLETED)



# FOR LEASE

8,260 SF AVAILABLE  
3315 MAGGIE BLVD  
ORLANDO, FLORIDA



*SAMPLE INTERIOR IMAGERY*



*SAMPLE INTERIOR IMAGERY*



## OFFICE - INFORMATION

- +/- 1,960-SF OFFICE SPACE
- **2026 PLANNED MAKE-READY**
- **TWO (2) PRIVATE OFFICES**
- **ONE (1) CONFERENCE ROOM**
- **TWO (2) STORAGE ROOMS**
- **TWO (2) OFFICE RESTROOMS**
- **NEW OFFICE PAINT (PLANNED)**
- **NEW OFFICE FLOORING (PLANNED)**



*SAMPLE INTERIOR IMAGERY*

# FOR LEASE

8,260 SF AVAILABLE  
3315 MAGGIE BLVD  
ORLANDO, FLORIDA



NEW TPO ROOF  
20-YR WARRANTY

NEW CONCRETE  
TRUCK COURT

Maggie Blvd

34th Street

LB McLeod Rd

Ingress/Egress



# FOR LEASE

8,260 SF AVAILABLE  
3315 MAGGIE BLVD  
ORLANDO, FLORIDA



Downtown Orlando



INGRESS/EGRESS

INGRESS/EGRESS

LB McLeod Rd

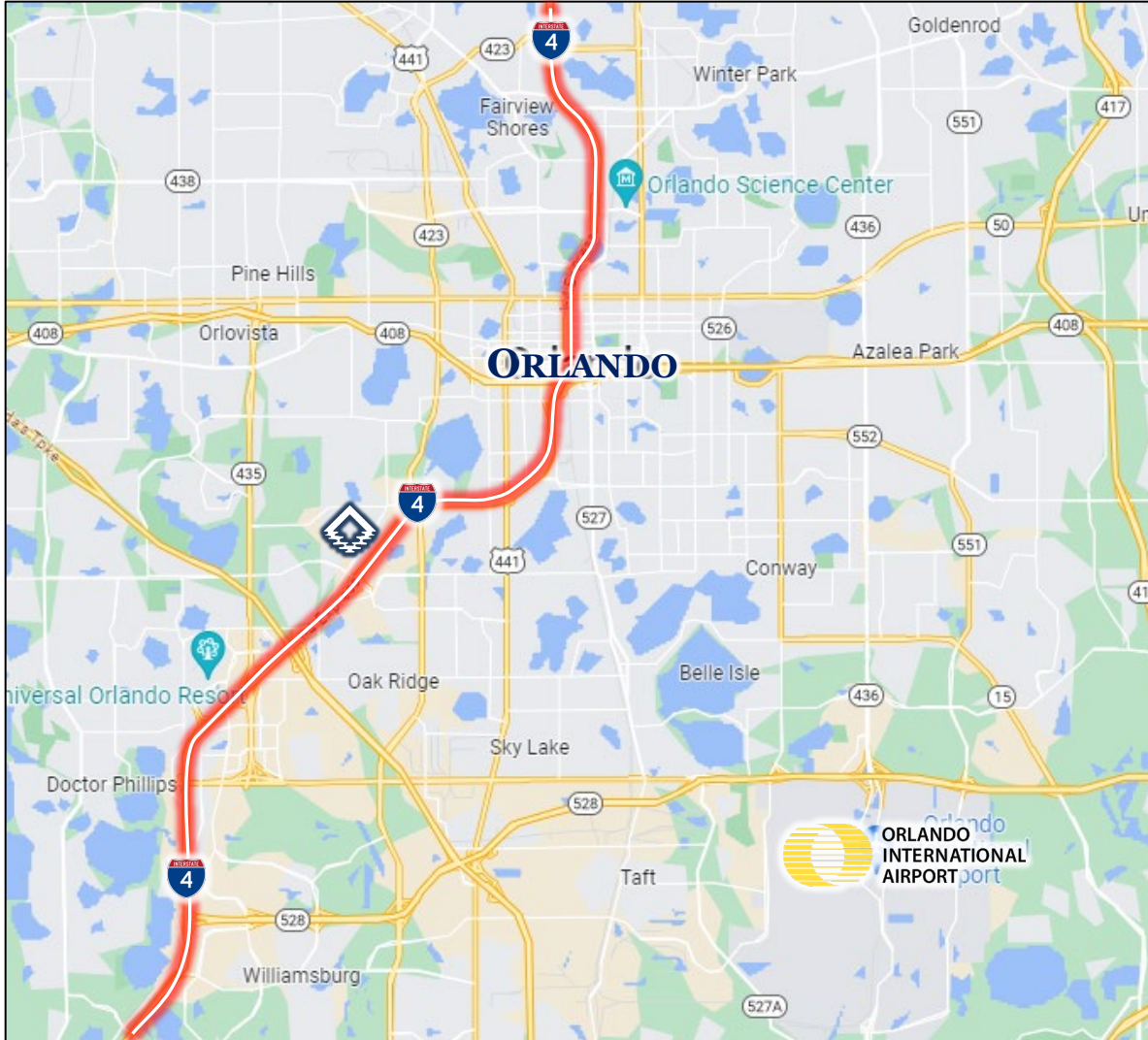
Maggie Blvd

34th Street



# FOR LEASE

**8,260 SF AVAILABLE**  
**3315 MAGGIE BLVD**  
**ORLANDO, FLORIDA**



## MARKETED BY:

**BOBBY ISOLA, SIOR, CCIM**  
407-930-1804  
[BOBBY.ISOLA@JLL.COM](mailto:BOBBY.ISOLA@JLL.COM)

**KRISTIN GRIFFIN**  
407-739-8285  
[KRISTIN.GRIFFIN@JLL.COM](mailto:KRISTIN.GRIFFIN@JLL.COM)

**MATTHEW HALPIN**  
407-982-8578  
[MATTHEW.HALPIN@JLL.COM](mailto:MATTHEW.HALPIN@JLL.COM)

**8,260 SF**  
**AVAILABLE**

**ORLANDO,**  
**FLORIDA**

