

WEST YARDS



***TENANT INCENTIVE:** Every year of lease term, tenant gets 1 month of **FREE RENT!**
This promotion will only be valid for deals signed now until end of year!



RENOVATIONS UNDERWAY

4210 LB MCLEOD RD | ORLANDO | FL | 32811

FOR MORE INFORMATION:

JOEY WOODMAN, SIOR

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TRAVIS HAMMOND

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FOUNDRY COMMERCIAL

420 S Orange Ave, Suite 400

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PROPERTY FEATURES

- Modern new paint scheme
- New roof
- New Landscaping
- Resurfaced & striped parking
- High-end make ready office finish
- 277/240V 3-phase power
- 1.16/1,000 parking ratio
- Frontage on L B McLeod Rd, located in 33rd St Industrial Park

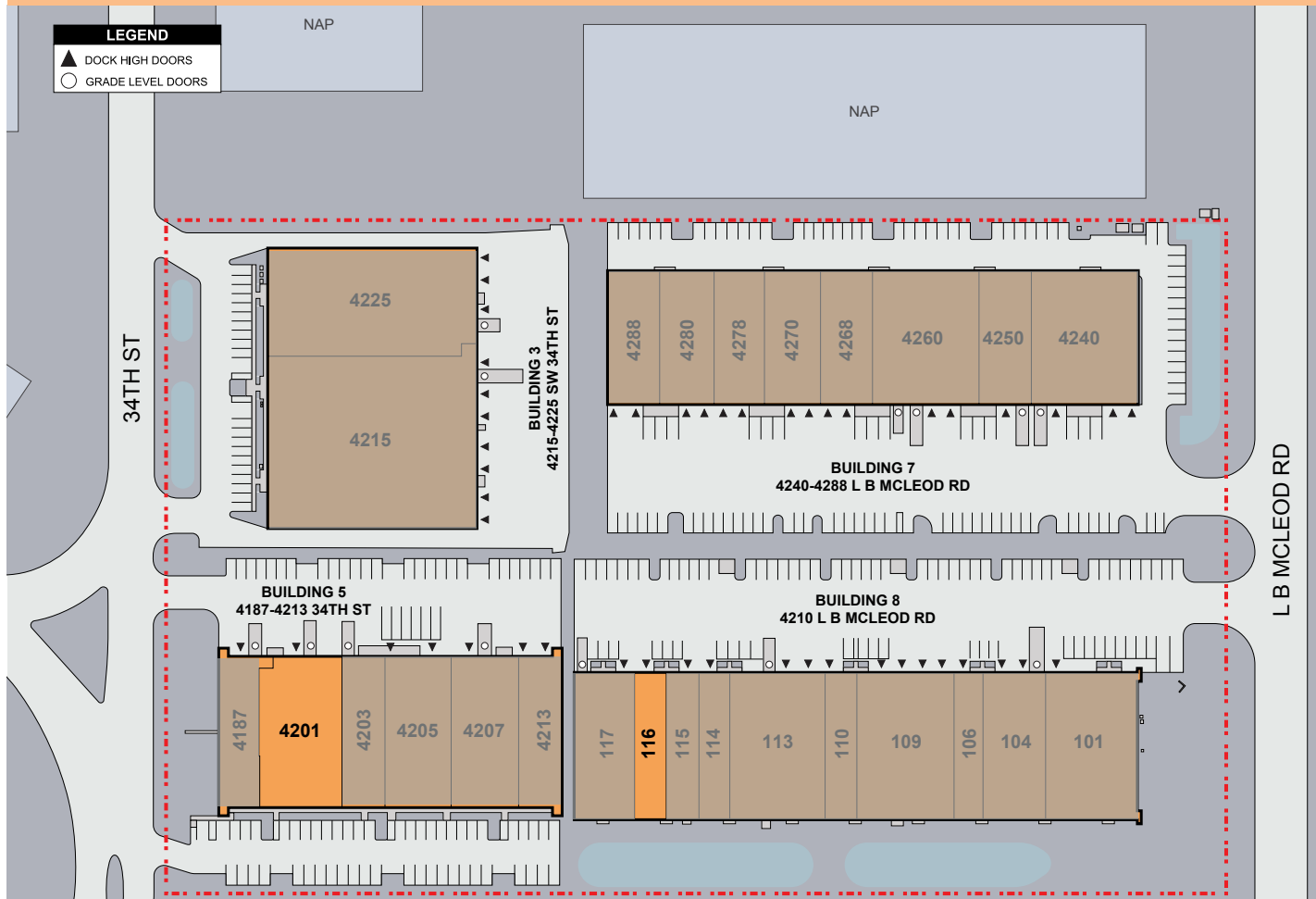


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

WEST YARDS

SITE PLAN

*1 MONTH FREE RENT PER YEAR OF LEASE TERM - DEALS SIGNED BY 12/31 ONLY



AVAILABILITIES

AVAILABLE

OCCUPIED

BLDG	SUITE	TOTAL SF	OFFICE SF	AVAILABLE
5	4201	10,142	1,441	Now
8	116	3,640	430	Now

GRIDLINE
ORLANDO
UNDER NEW OWNERSHIP

bkm



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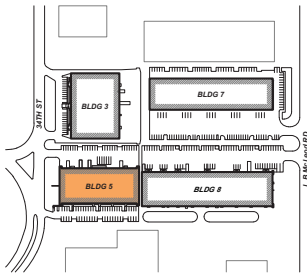


BUILDING 5

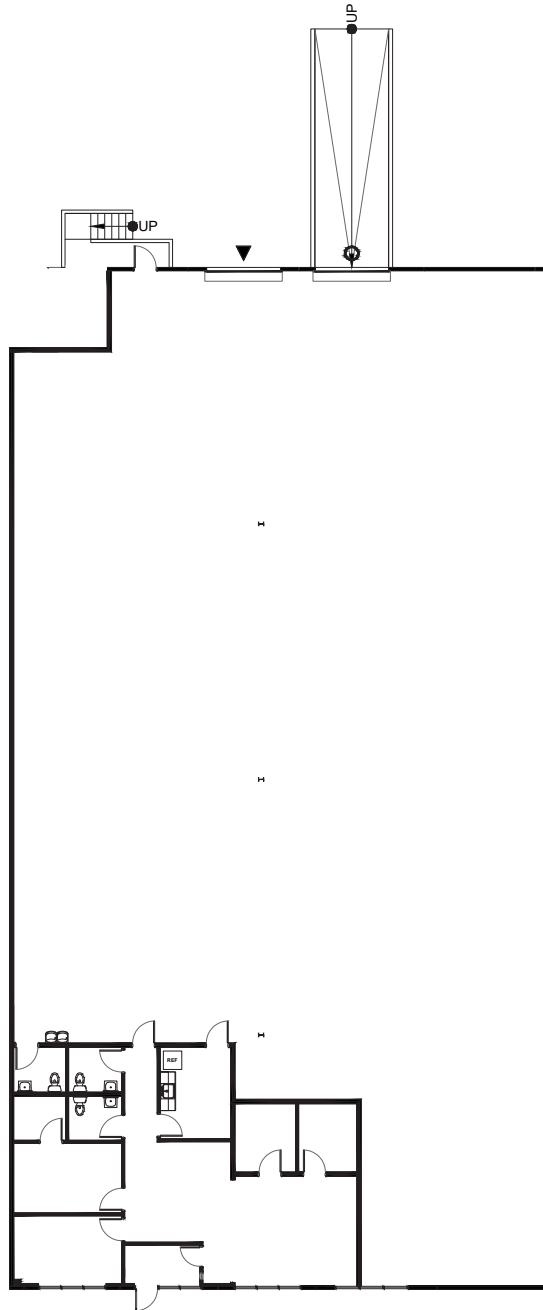
SUITE 4201

- ±10,142 Total SF
- ±1,441 SF Office
- ±8,701 SF Warehouse
- ±19'-2" - 20'-0" Clear Height
- 1 Dock High Door
- Call for Rate

SITE KEY PLAN



BUILDING KEY PLAN



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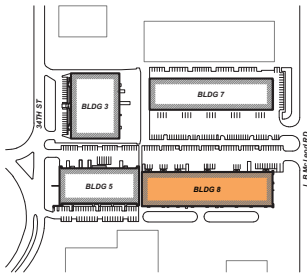


BUILDING 8

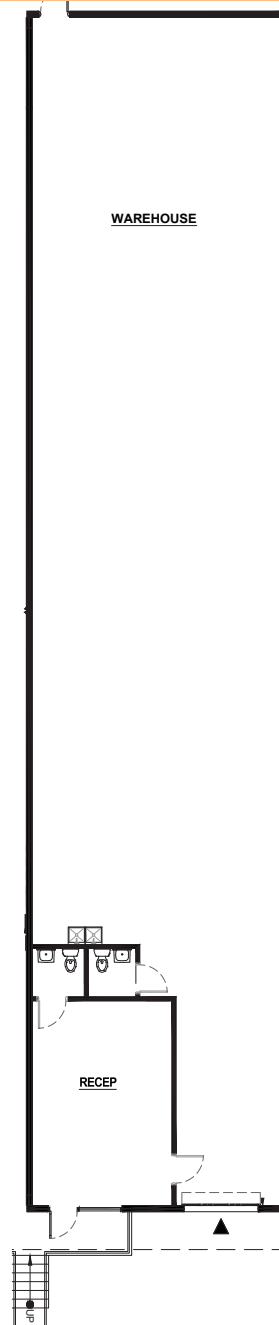
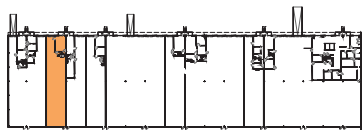
SUITE 116

- ±3,640 Total SF
- ±430 SF Office
- ±3,210 SF Warehouse
- ±22' - 25' Clear Height
- 1 Dock High Doors
- Call for Rate

SITE KEY PLAN



BUILDING KEY PLAN



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AMENITIES

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NEARBY AMENITIES

The Mall of Millenia
Costco Wholesale
Target
The Home Depot
AdventHealth Millenia ER
Total Wine

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