

# GRIDLINE - SOUTH ROW

4388-4428 36TH ST, 4492-4498 36TH ST • ORLANDO, FL 32811



## Property Summary

AVAILABLE SF	10,185-16,197 SF
BUILDING SIZE	89,425 SF
RENOVATED	2025
MARKET	Orlando

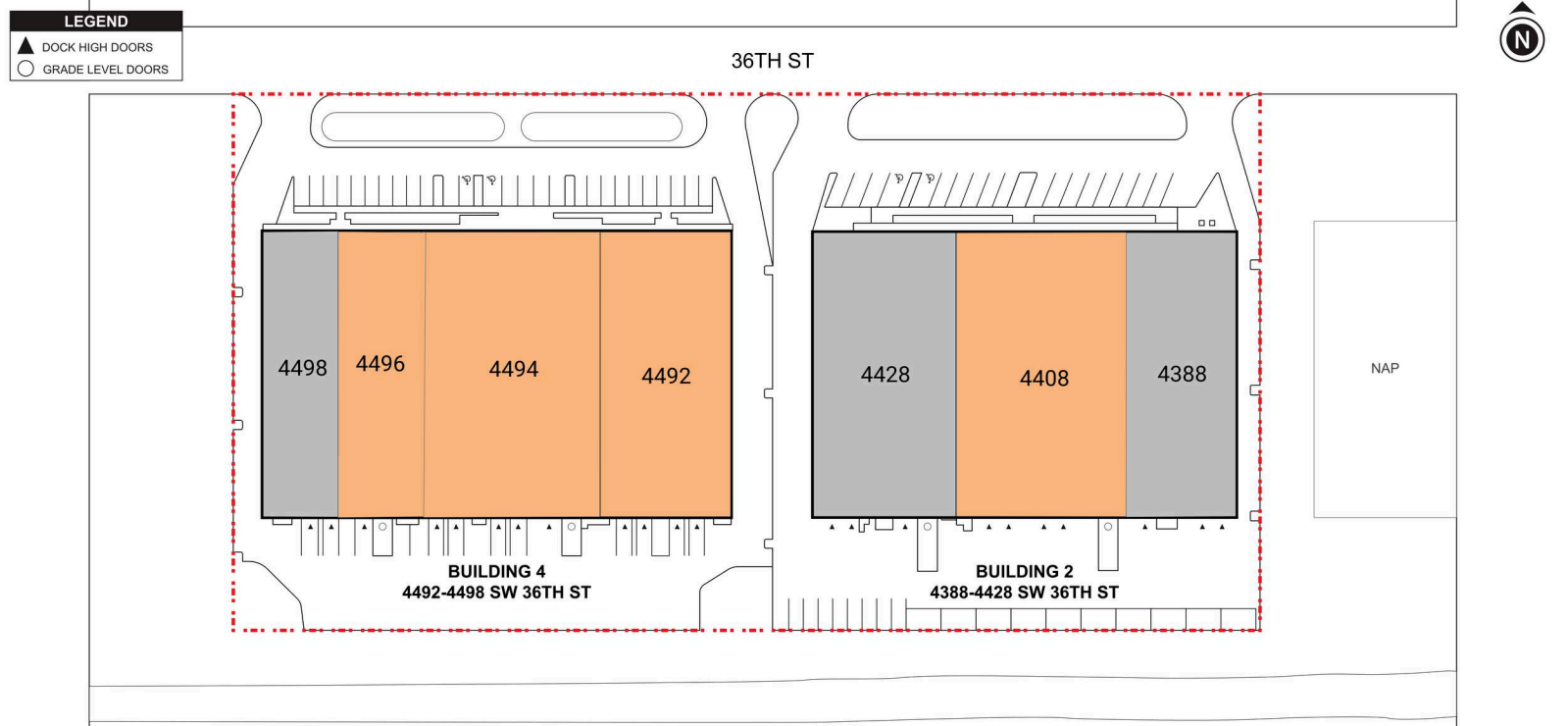
For more information, please contact:

**COLBY MIKULICH**  
LEASING MANAGER  
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- Two buildings featuring a wide range of light industrial users in the market
- 22 dock-high and 4 grade level doors; and 20-22' clear heights
- Located in Orlando's high-demand 33rd Street/McLeod industrial submarket
- Offers immediate access to major highways including I-4, Florida's Turnpike, and SR 408
- Central positioning ensures seamless distribution reach across the metro area and proximity to key commercial and residential hubs

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■ AVAILABLE ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
2	4408	15,852	1,552	10	IND	1	4	
4	4492	15,474	4,940	12	IND	10	2	
4	4494	16,197	0	0	IND	N/A	N/A	
4	4496	10,185	0	0	IND	0	0	

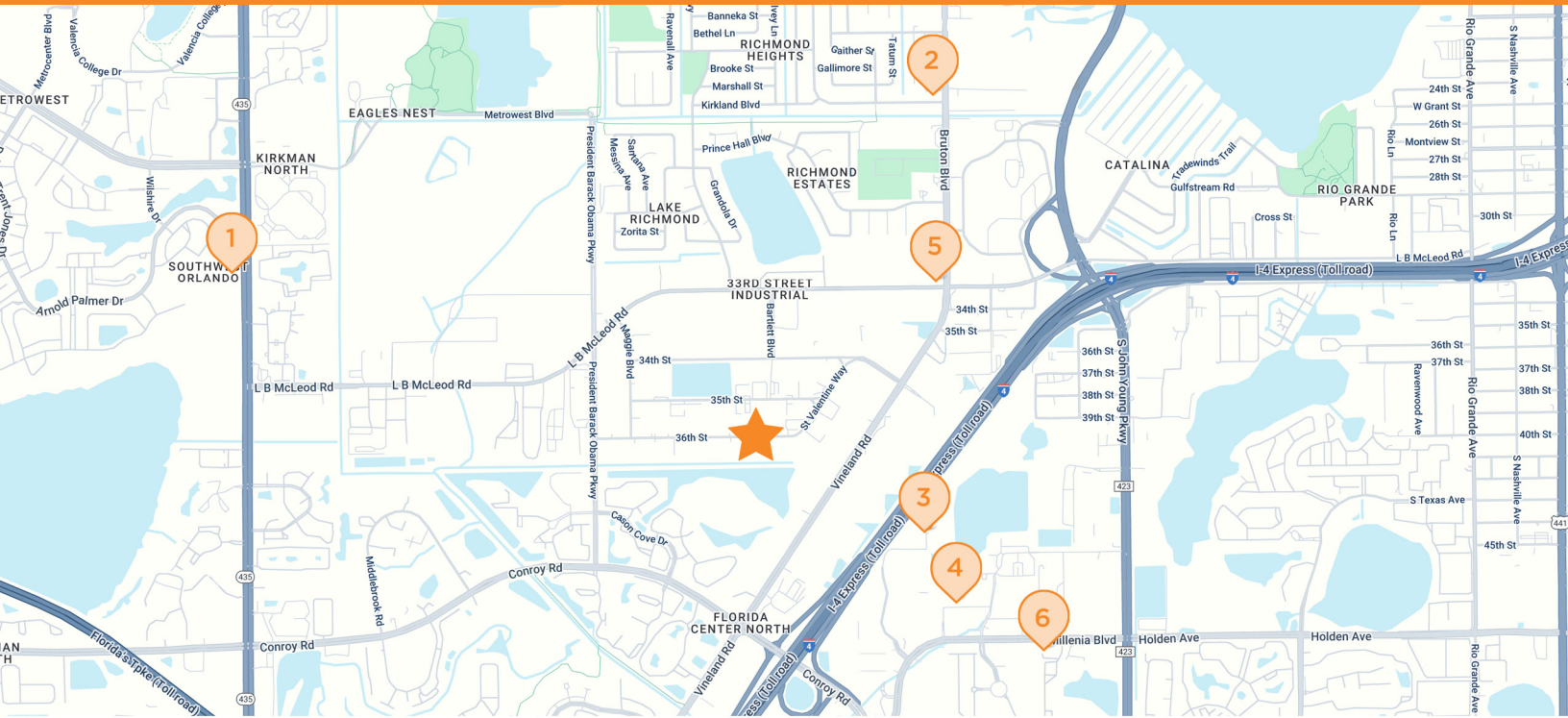
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### CHASE BANK

3120 S Kirkman Rd  
Orlando, FL



### KEY FOOD ORLANDO

2200 Bruton Blvd  
Orlando, FL



### THE HOME DEPOT

4403 Millenia Plaza Way  
Orlando, FL



### COSTCO

4696 Gardens Park Blvd  
Orlando, FL



### CHEVRON

3250 Bruton Blvd  
Orlando, FL



### FAIRFIELD INN

3551 Millenia Blvd  
Orlando, FL