

GRIDLINE - SOUTH ROW

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



- 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
- View 360 Tours: Building 2 and Building 4

Property Summary

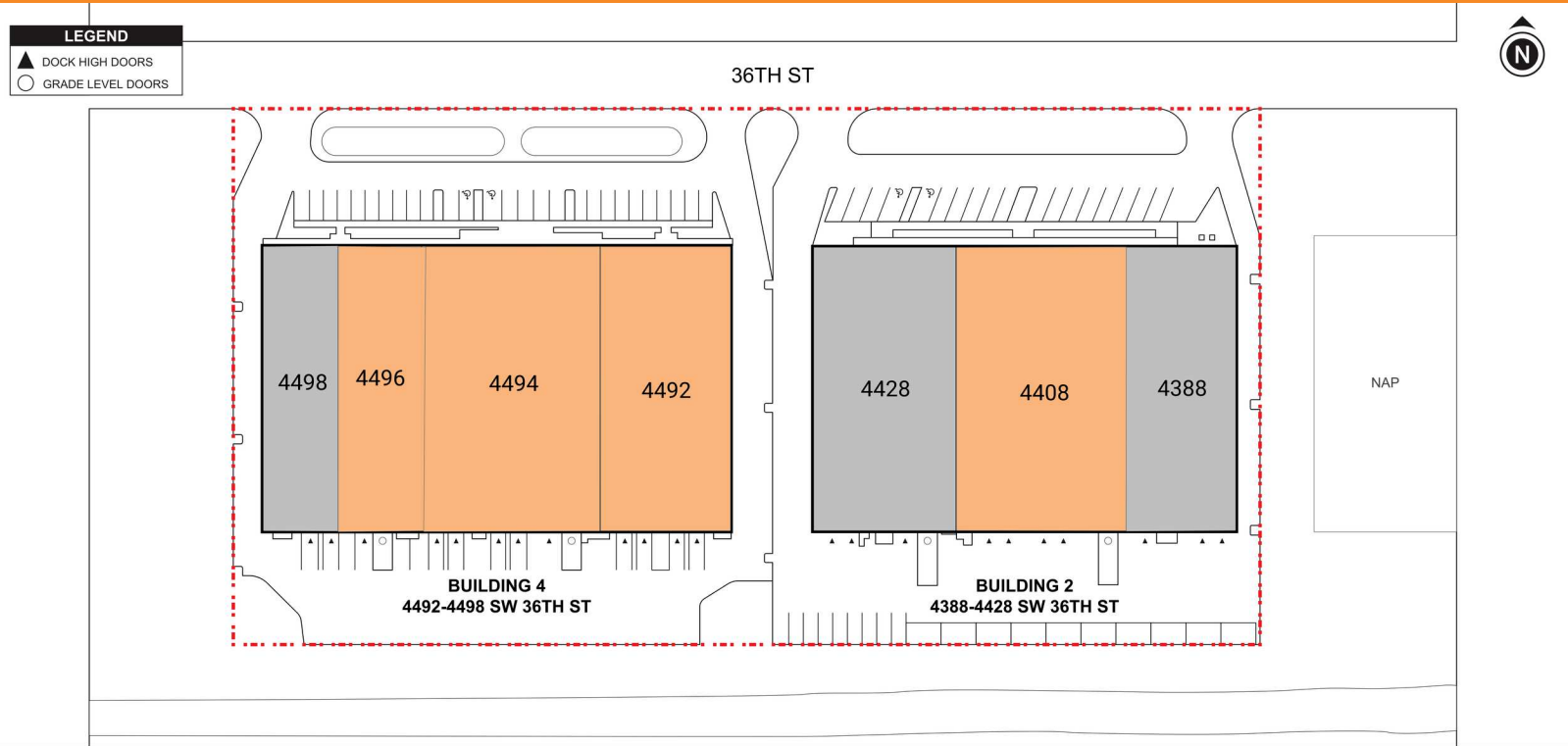
AVAILABLE SF	10,185-16,197 SF
BUILDING SIZE	89,425 SF
RENOVATED	2025
MARKET	Orlando

For more information, please contact:

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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	

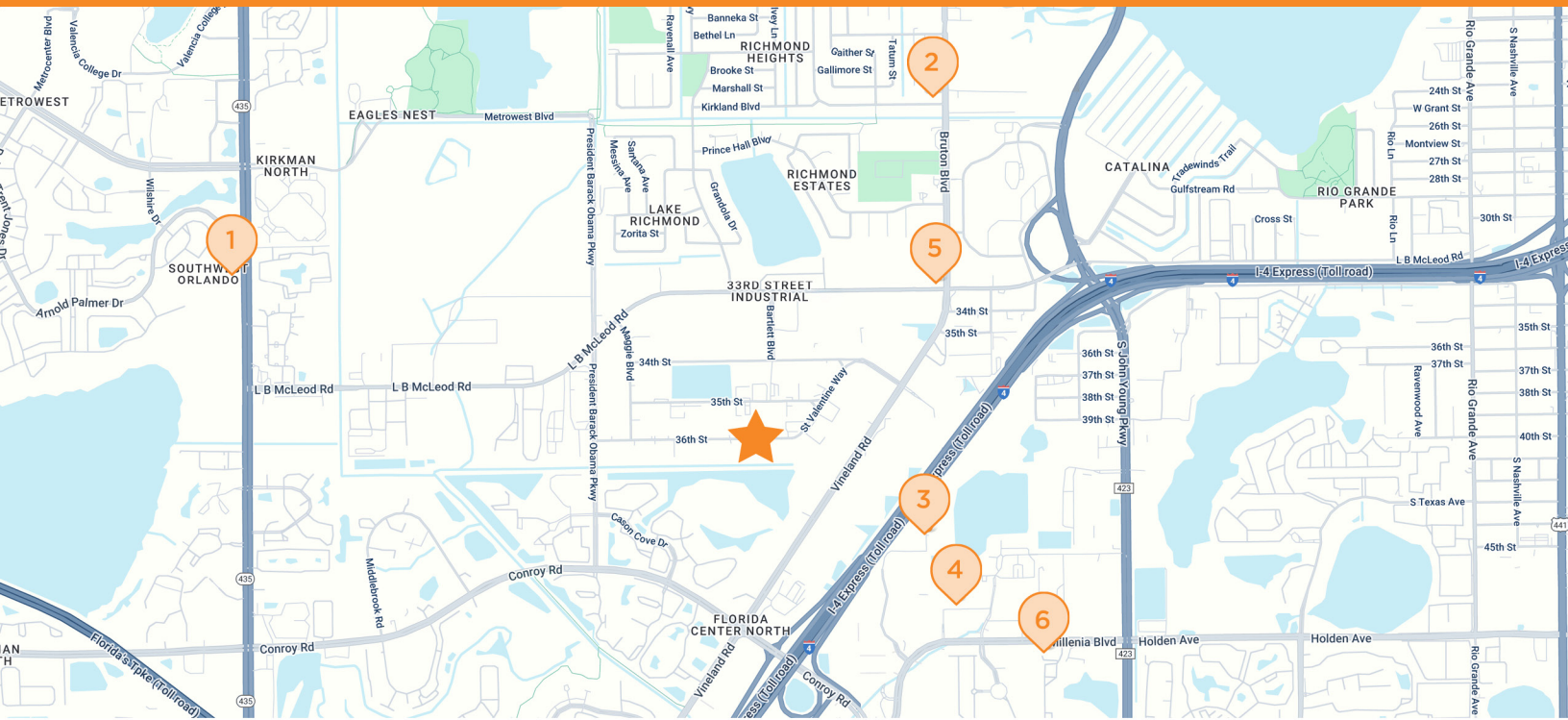
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CHASE BANK

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