

# GRIDLINE - TERMINAL 46

4601 SW 34TH ST • ORLANDO, FL 32811



- One building featuring a wide range of light industrial users in the market
- 22' clear heights, 19 dock-high and 5 grade-level doors
- 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

## Property Summary

|               |           |
|---------------|-----------|
| AVAILABLE SF  | SF        |
| BUILDING SIZE | 80,640 SF |
| RENOVATED     | 2025      |
| MARKET        | Orlando   |

For more information, please contact:

**COLBY MIKULICH**

LEASING MANAGER

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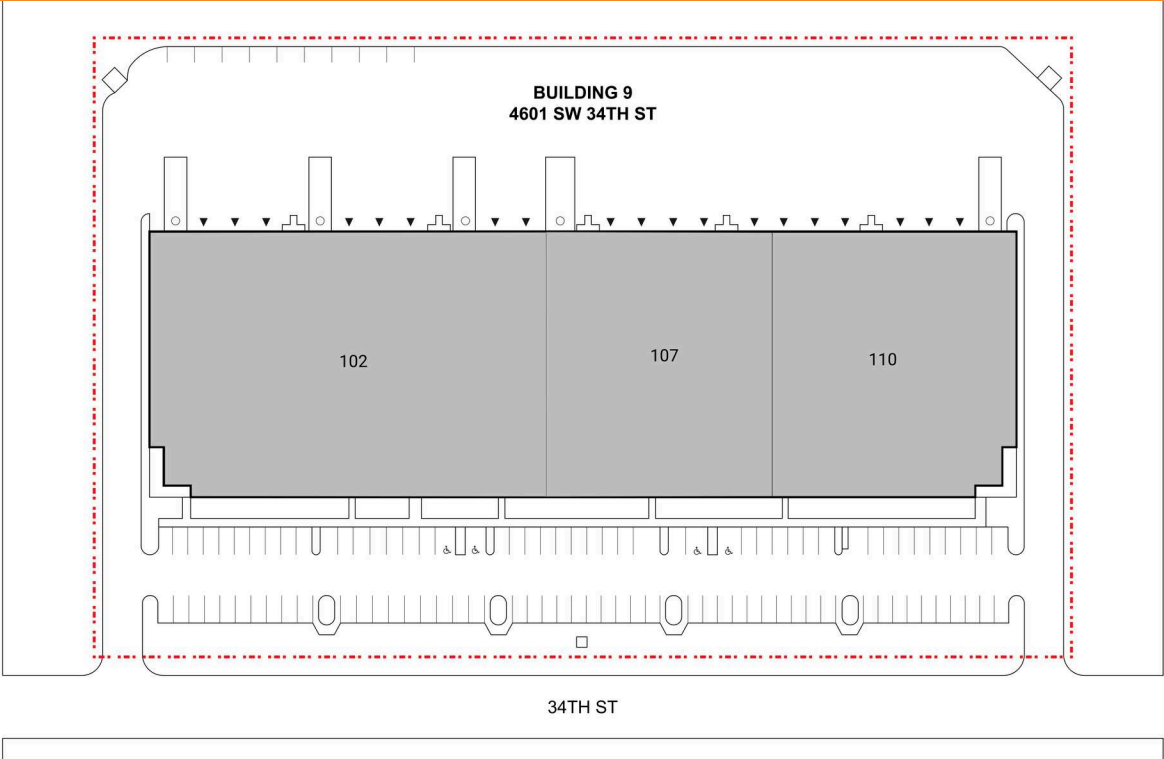
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LEGEND

▲ DOCK HIGH DOORS

○ GRADE LEVEL DOORS



AVAILABLE OCCUPIED

## Current Availabilities

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|-------|------------|-------------|----------|------|----------|----|----|
|----------|-------|------------|-------------|----------|------|----------|----|----|



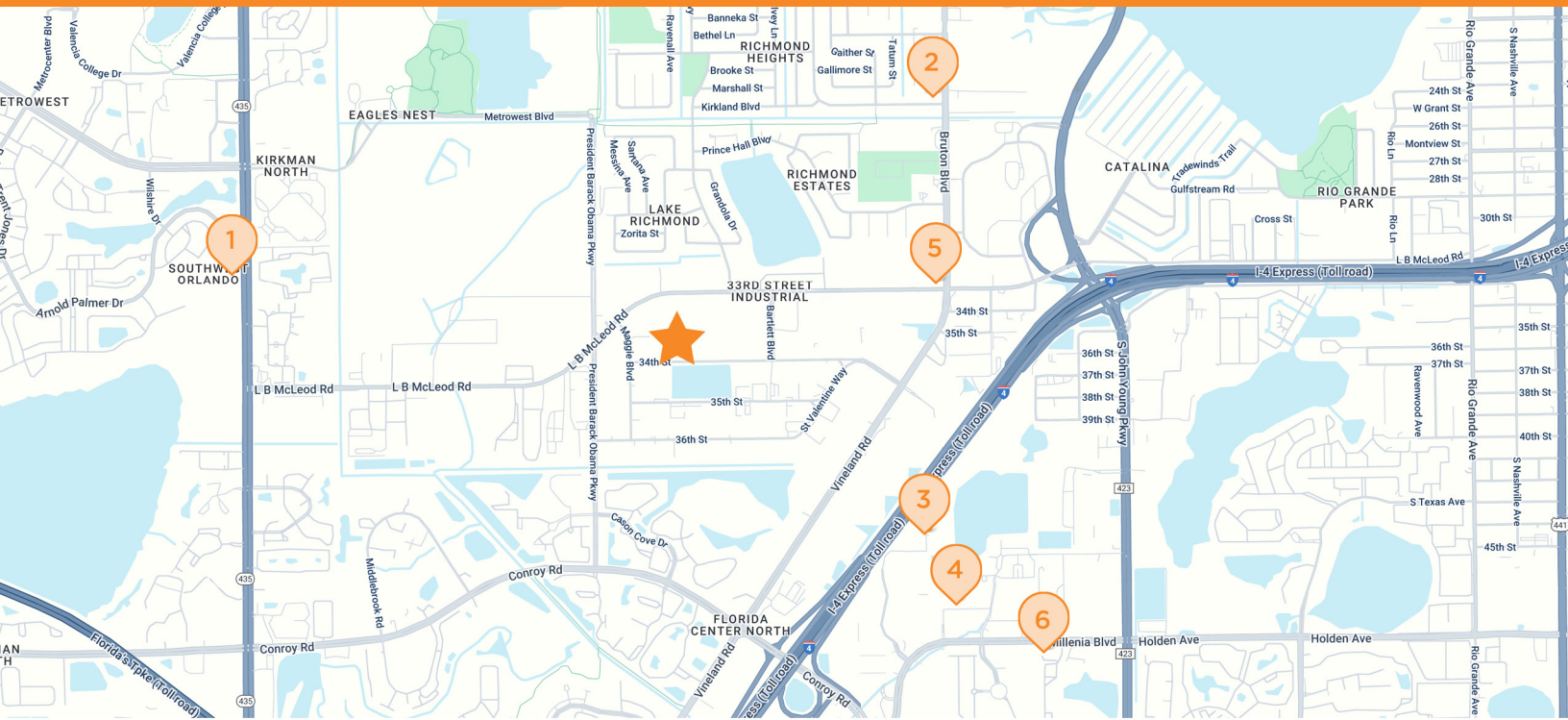
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- |                                                                                                                                           |                                                                                                                                                |                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <b>CHASE BANK</b><br>3120 S Kirkman Rd<br>Orlando, FL  |  <b>KEY FOOD ORLANDO</b><br>2200 Bruton Blvd<br>Orlando, FL |  <b>THE HOME DEPOT</b><br>4403 Millenia Plaza Way<br>Orlando, FL |
|  <b>COSTCO</b><br>4696 Gardens Park Blvd<br>Orlando, FL |  <b>CHEVRON</b><br>3250 Bruton Blvd<br>Orlando, FL          |  <b>FAIRFIELD INN</b><br>3551 Millenia Blvd<br>Orlando, FL       |