

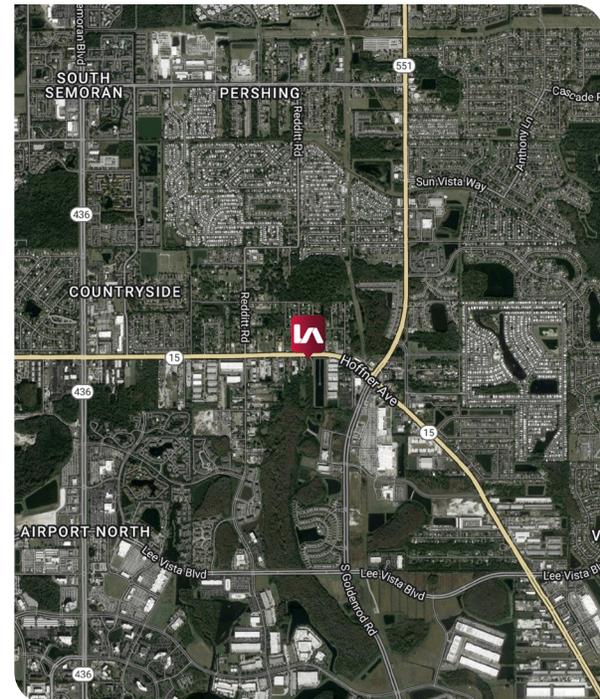
INDUSTRIAL LAND FOR SALE
6700 HOFFNER AVENUE
ORLANDO, FL 32822



Hard to Find South Orlando Industrial Land Totaling 4.58± Acres

PROPERTY HIGHLIGHTS

- **Total Site Size:** 4.58 Acres
- **Upland Acreage:** 3.81 Acres
- **Wetland Source:** National Wetlands Inventory Map GIS Measurement
- **Zoning:** A-2 (Orange County)
- **Future Land Use:** Industrial
- **Utilities:** Electric, Well & Septic
- **Cell Phone Tower:** No Current Revenue to Owner
- **Curb Cuts/Access:** Right-in, Right-out with 2 Curb Cuts
- **Traffic Counts:** 16,000 AADT
- **Improvements:**
 - 860 SF House/Future Office Building built in 2014/2015
 - 1,448 SF House/Future Office Building built in 1940 and updated over the years in good condition



SALE PRICE: \$2,250,000

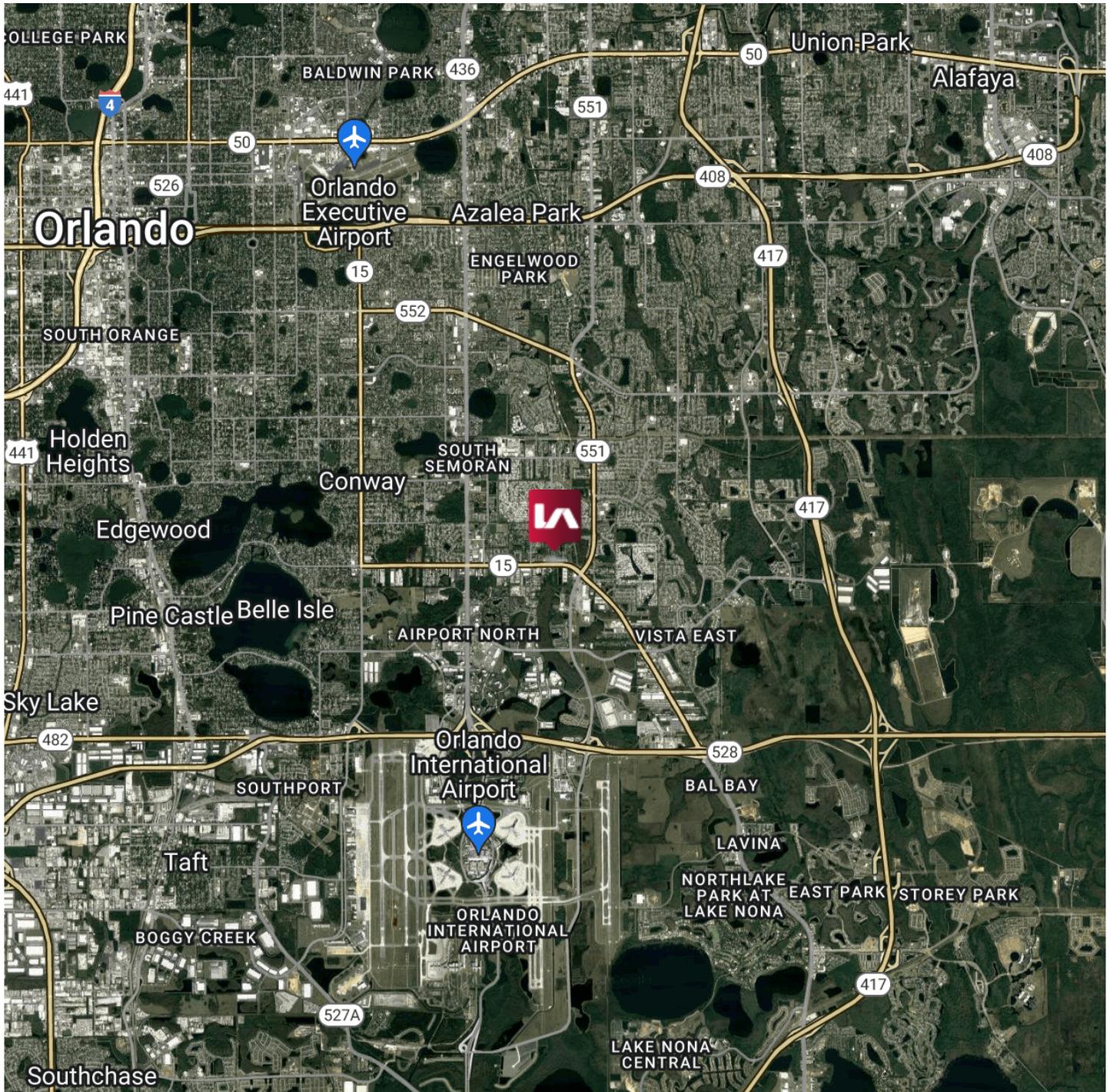
Leasing Contact:

Derek Riggleman, SIOR
Senior Vice President | Principal
driggleman@lee-associates.com
D 321.281.8500

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