

# FOODSERVICE WAREHOUSE FOR LEASE

## FREEZER / COOLER / DRY

156,289 Square Feet on 12 Acres

Orlando, Florida-Area ~ Near I-4



**FOOD PROPERTIES**  
GROUP



### 1700 AVENUE B, KISSIMMEE, FLORIDA

- Total Building: 156,289 Square Feet
- Frozen Storage: 21,960 Square Feet
- Refrigerated Storage: 6,731 Square Feet
- Refrigerated Dock: 8,750 Square Feet
- Ambient Storage: 76,847 Square Feet
- Ambient (Refrigerated Capable): 49,733 Square Feet
- 25 Trailer & 85 Auto Parking Positions
- 25'-30' Ceiling
- Fully-Racked
- 31 Dock Doors
- I-4 Access

#### Scott Delphey, Founder | Food Properties Group

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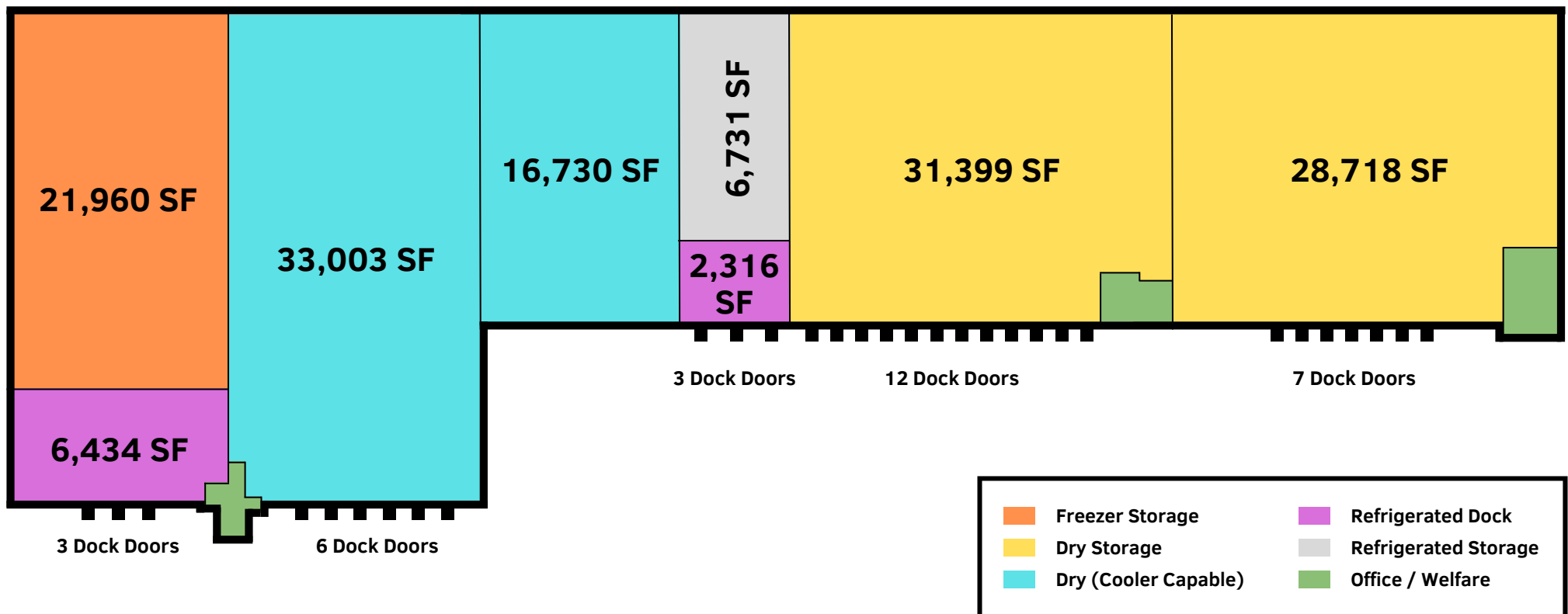
Orlando, Florida-Area ~ Near I-4



**FOOD PROPERTIES**  
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### SQUARE FOOTAGE ITEMIZATION

- Total Building: 156,289 SF
- Frozen Storage: 21,960 SF
- Refrigerated Storage: 6,731 SF
- Refrigerated Dock: 8,750 SF
- Ambient Storage: 76,847 SF
- Ambient that is Refrigerated Capable: 49,733 SF
- Office / Welfare: 8,712 SF



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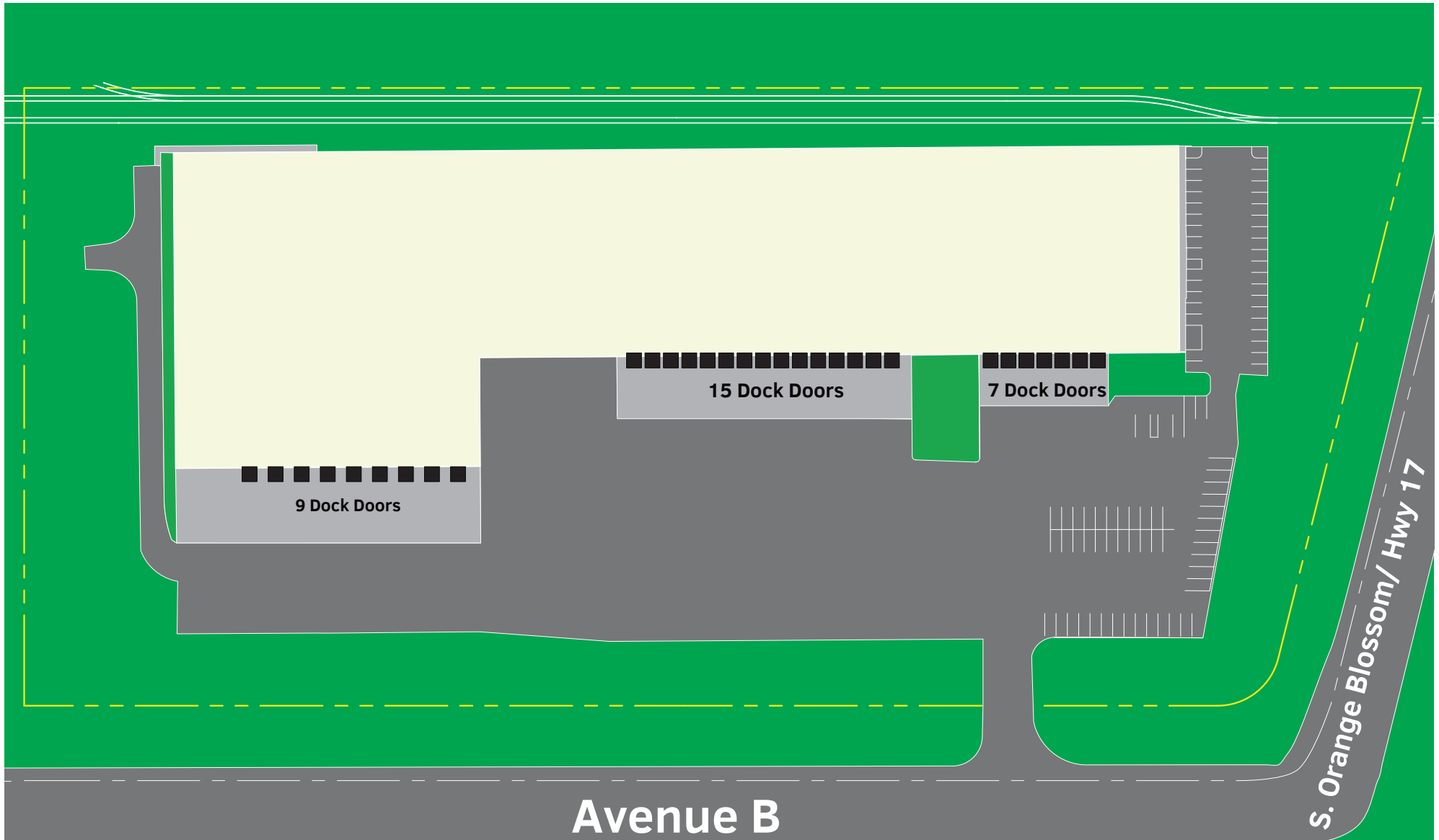
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Avenue B

S. Orange Blossom/ Hwy 17

15 Dock Doors

7 Dock Doors

9 Dock Doors

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### OTHER

- Fully-racked. Estimated 12,362 positions
- Freon refrigeration
- LED lighting
- Formerly rail-served
- Parking.
  - +/-85 autos
  - +/-25 trailers
- 12 acres



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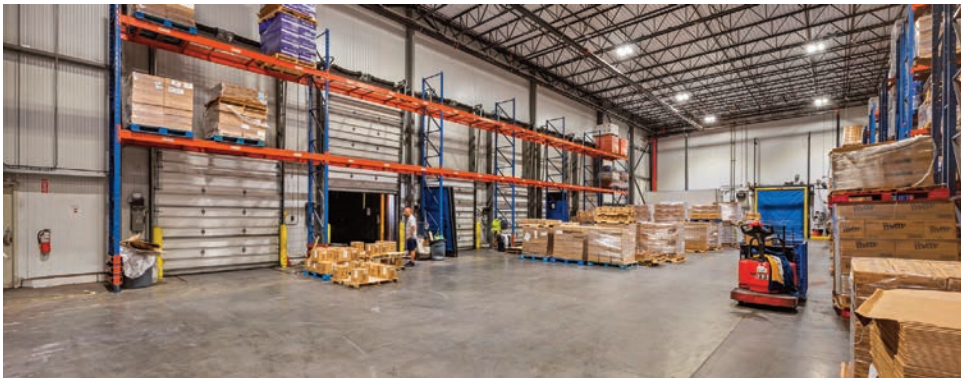
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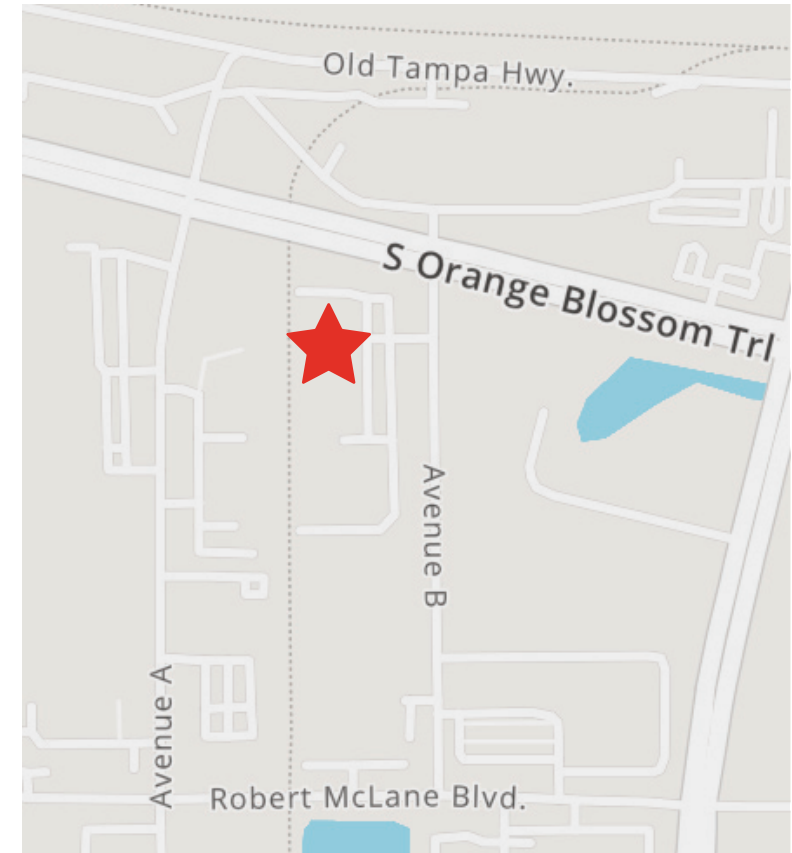
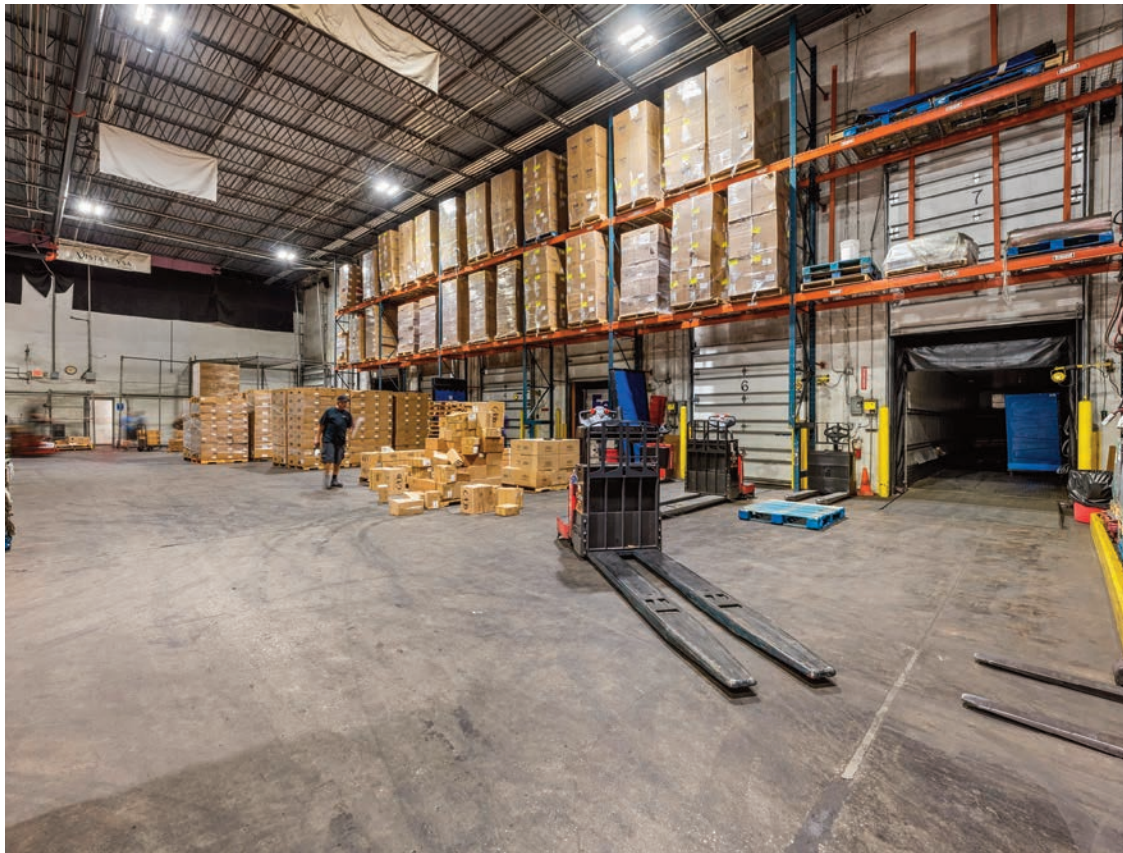
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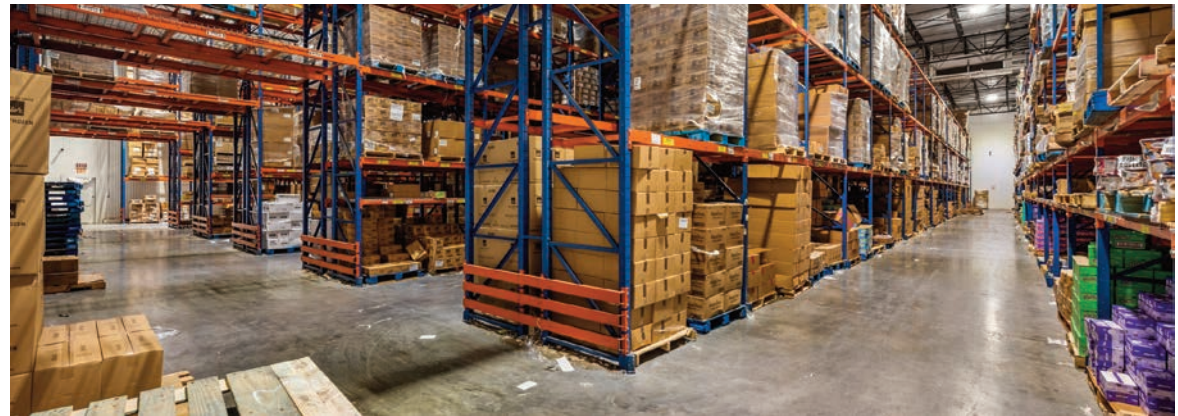
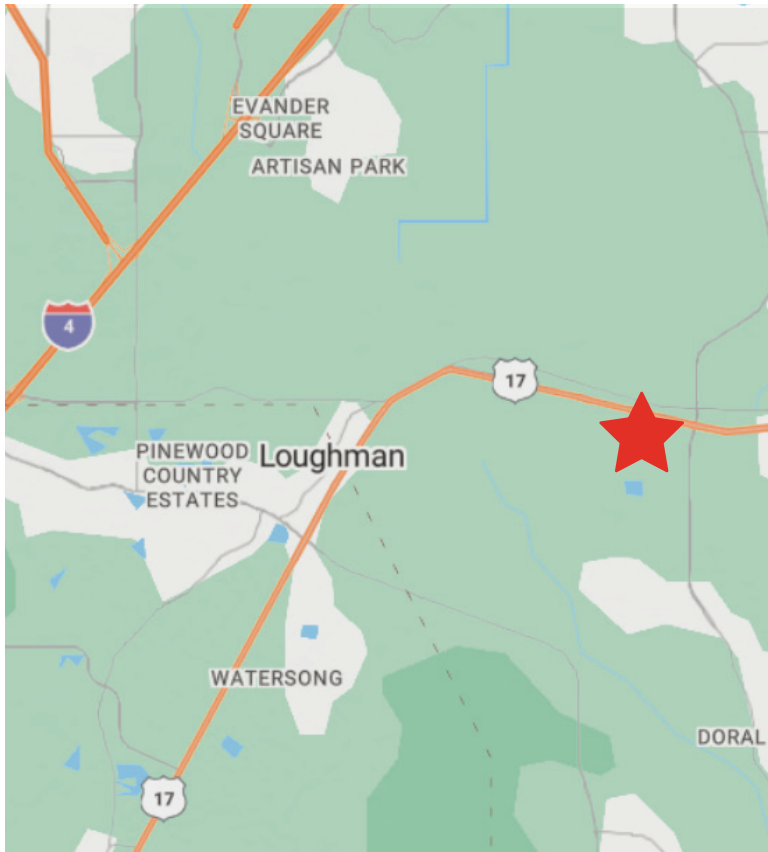
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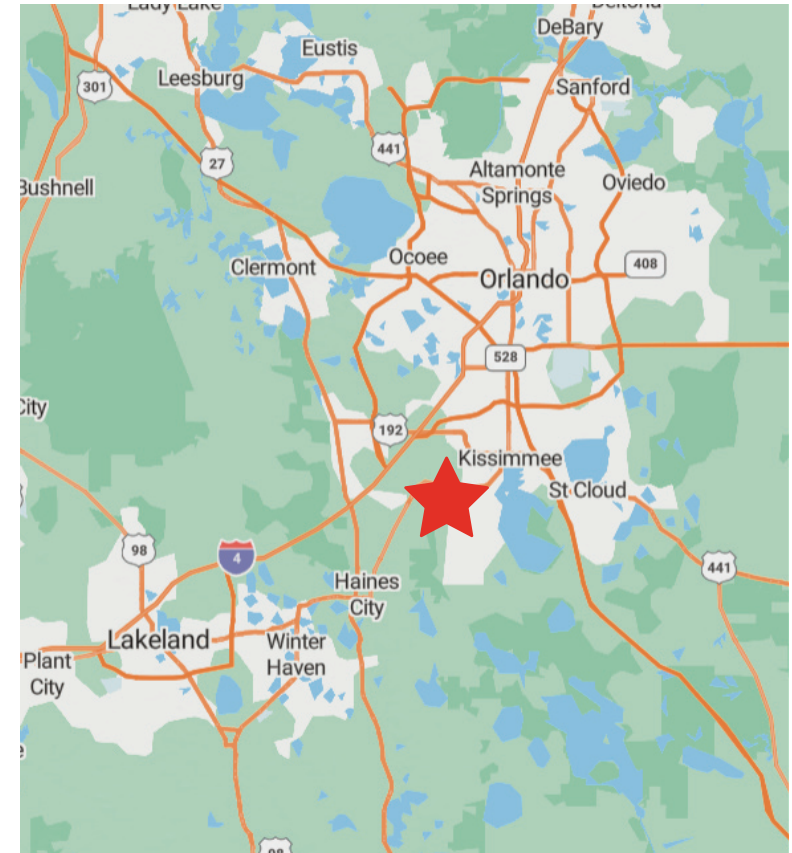
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