



# COOLIDGE POINT

2539  
COOLIDGE AVE  
STE B



COOLIDGE AVE

SMALL BAY 3,100 SF INDUSTRIAL SPACE  
IN THE HEART OF THE PACKING DISTRICT



2539 & 2545 COOLIDGE AVE ORLANDO, FL 32804





## PROPERTY DETAILS

<b>Lease Rate:</b>	\$20 to \$25 PSF
<b>Location:</b>	2539 & 2545 Coolidge Ave Orlando, FL 32804
<b>Building Size</b>	±11,731 SF
<b>Available Space:</b>	2439 STE B ±3,100 RSF
<b>Parcel ID:</b>	15-22-29-0000-00-008
<b>Zoning:</b>	ORL-I-P/AN
<b>Year Built:</b>	1951
<b>Parking:</b>	1.73/1000 SF
<b>Signage:</b>	Building

## OVERVIEW

Located in the heart of Orlando's College Park/ The Packing District, 2539 Coolidge Ave offers a versatile suite for lease, ideal for a variety of business needs. The 3,100 SF space is a flex space, offering an adaptable layout suitable for office, warehouse, or creative workspace needs. Both suites feature convenient access to major roadways such as Orange Blossom Trail, John Young Parkway and a short distance to both I-4 and the 408. The property offers ample parking, and a prime location in a thriving business district. Don't miss this opportunity to position your business in a dynamic, high-demand area of Orlando.



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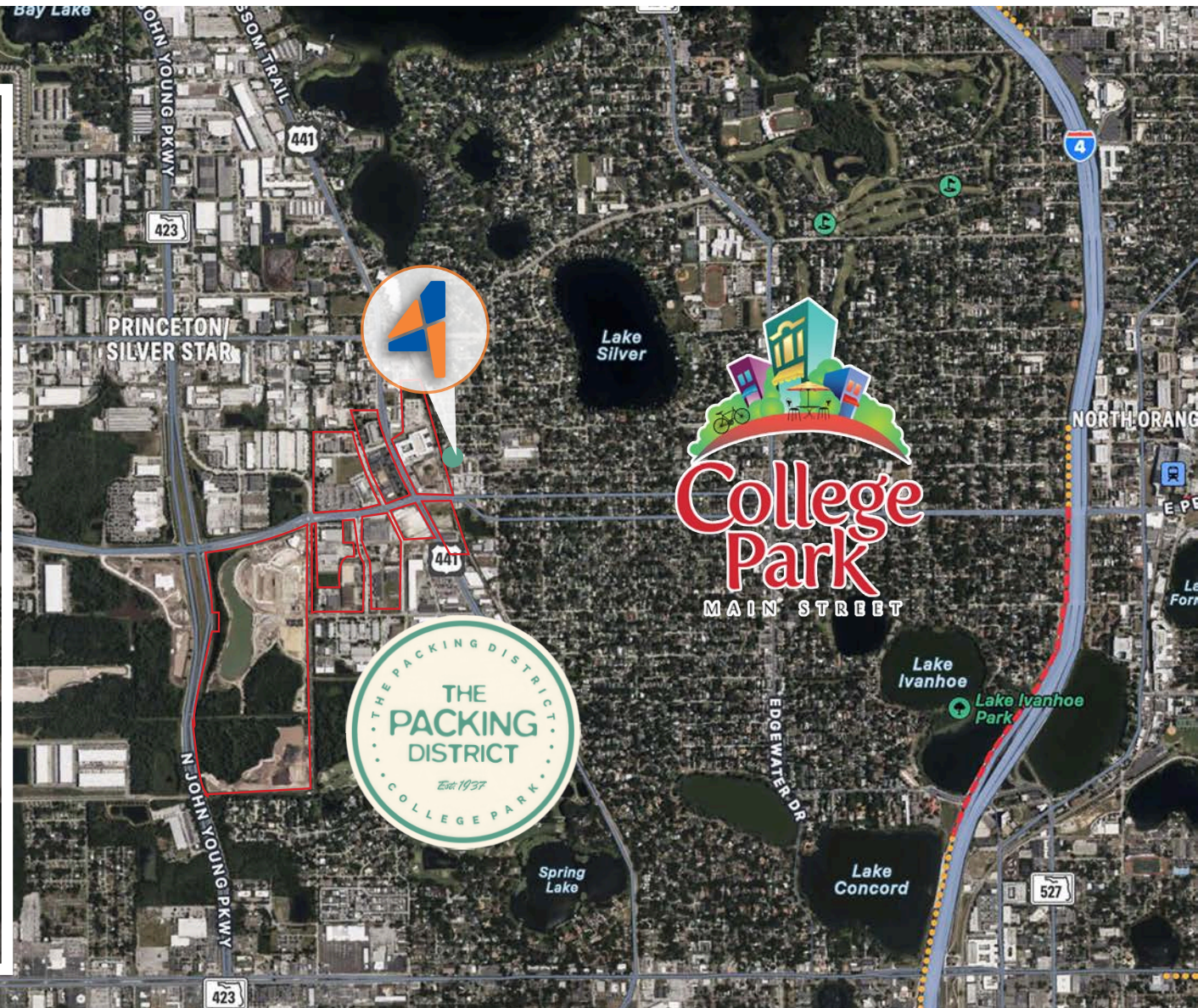
# LOCATION

COOLIDGE  
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## The Packing District

A culmination of efforts stretching back almost 100 years. This place began with a man, Dr. Phillips, who sought to give citrus to the world while using his profits to give back to his community. Over the years, the business and his impact on the community grew. Then, with the passing of the family and the selling of the citrus business, the profits were entrusted to Dr. Phillips, Inc. - an organization created to carry out the charitable legacy of Dr. Phillips. Since 1953, the organization has been giving back and has gained the respect of the community to do the right thing.

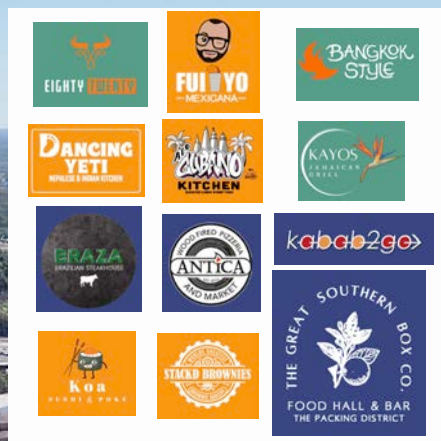
- 202 acres of land in the City of Orlando
- 97 acres of land currently industrial/commercial to be converted to mixed-use and residential
- 105 acres of dedicated regional park, including 40-acre urban farm
- 3,500 units of projected residential, >1 million square feet of projected retail and office space
- Annexed into the City of Orlando in 1996 with PD





# PACKING DISTRICT POINTS OF INTEREST

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# ELEVATION | 2539 SUITE B

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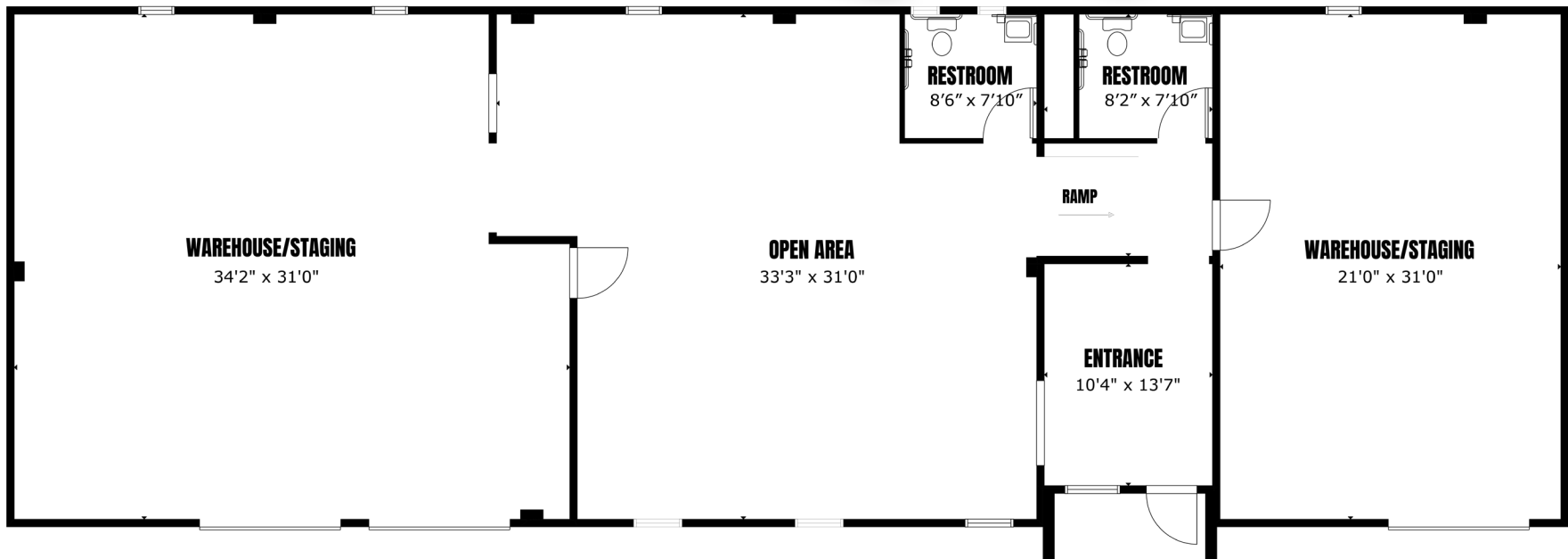
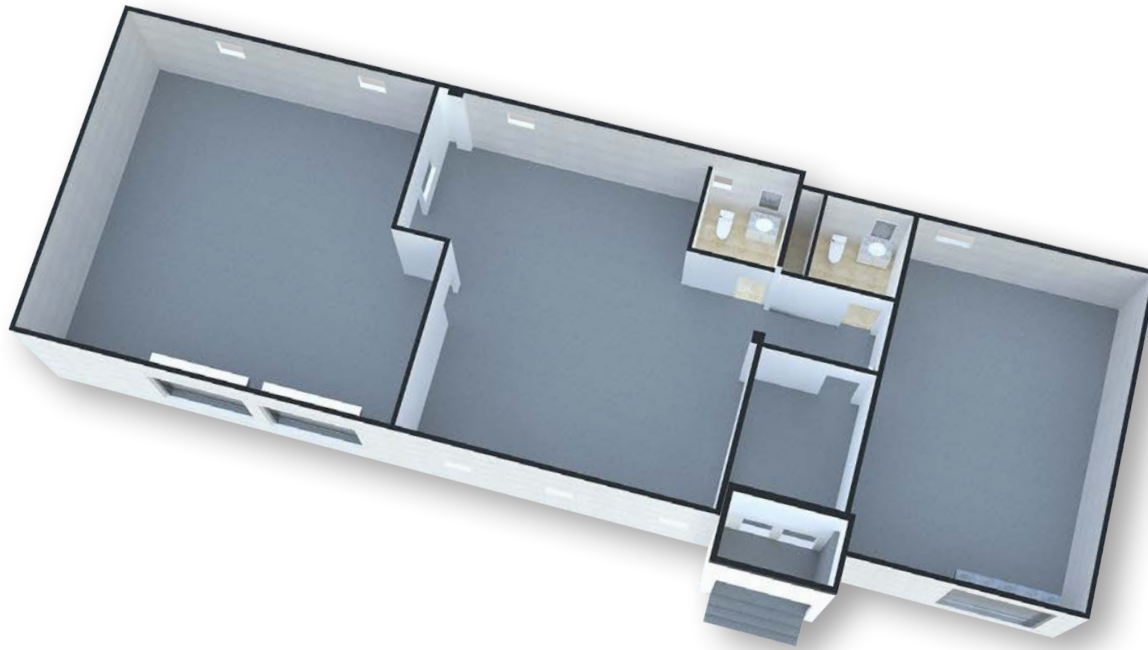


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# FLOOR PLAN | 2539 SUITE B | ±3,100 RSF

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# INTERIORS | 2539 SUITE B

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