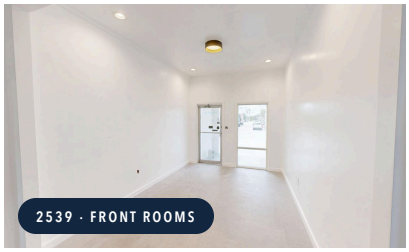
COOLIDGE POINT

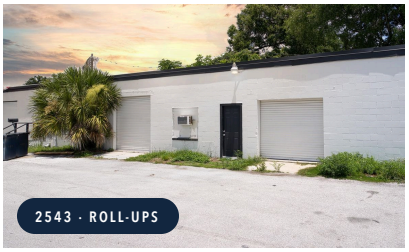
FOR LEASE · 2 SMALL-BAY SUITES · 794–3,100 SF

COOLIDGE POINT · COOLIDGE AVE OFF ORANGE BLOSSOM TRAIL · COLLEGE PARK

ROLL-UP DOORS · FINISHED FRONT ROOMS · PUBLIX & THE PACKING DISTRICT NEXT DOOR


2539 · GLASS ENTRY


2539 · FRONT ROOMS


2543 · ROLL-UPS


2543 · WORK AREA

FLEX & WORKSHOP SPACE FOR LEASE · COLLEGE PARK

Roll-Up Doors, a Block from The Packing District

Coolidge Point is a pair of small-bay buildings in the Coolidge Avenue light-industrial pocket of College Park, steps from Publix and The Cannery at the Packing District. 2539 is ±3,100 SF of renovated flex with a new glass entry, finished front rooms, two restrooms and three loading doors, leased whole or split into a ±2,312 SF and a ±794 SF suite. Next door, 2543 is a ±2,170 SF workshop with a 44' × 31' work area, two roll-up doors, an office and a restroom.

±3,100 SF
2539 · renovated flex · $22.50/SF

±2,312 / ±794 SF
2539 split · Suite A / Suite B

±2,170 SF
2543 · workshop · $18.00/SF

0.4 mi
To Publix and The Cannery at the Packing District[1]

1.7 mi
To I-4 at Princeton St · 2.9 mi to Downtown[1]

5 doors
2 dock-high + box-truck (2539) · 2 roll-ups (2543)

2539 & 2543 COOLIDGE AVENUE · ORLANDO, FL 32804

[1] Straight-line distances (Esri World Geocoder)

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AVAILABLE SPACE

Two buildings, four ways to lease

COOLIDGE POINT

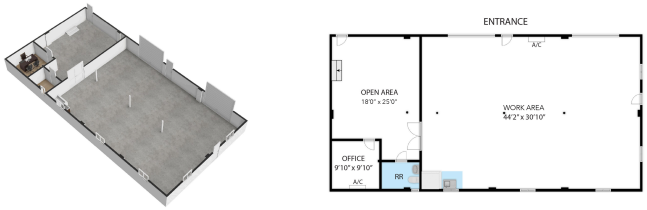


COOLIDGE POINT · ±11,731 SF · ZONED ORL-I-P/AN · STEPS FROM PUBLIX AND THE PACKING DISTRICT

WHY COOLIDGE POINT

- **Real loading.** Dock-high doors and a box-truck door at 2539; two grade-level roll-ups at 2543.
- **Sized to the user.** Choose from ±794 SF up to ±3,100 SF, with monthly base rent from about $1,489.
- **Finished where it counts.** 2539's new glass entry, front rooms and two restrooms are ready for clients and staff.
- **Inside the core.** Off Orange Blossom Trail, minutes from I-4, SR 408, College Park and Downtown.





2539 Coolidge Ave

±3,100 SF · AVAILABLE · $22.50/SF

Renovated flex · whole or split

Glass entry, finished front rooms, two restrooms, two dock-high doors and a box-truck door. Split: Suite A ±2,312 SF ($4,335/mo) and Suite B ±794 SF ($1,489/mo).

BEST FIT: SHOWROOM, CONTRACTOR, E-COMMERCE

2543 Coolidge Ave

±2,170 SF · AVAILABLE · $18.00/SF

Workshop · two roll-up doors

A 44' × 31' work area with a utility sink, plus an 18' × 25' open room, private office and restroom. About $3,255 a month in base rent.

BEST FIT: FABRICATION, TRADES, MAKERS

Monthly figures are rate × SF ÷ 12, base rent only; lease structure and expenses per written proposal. Uses shown are illustrative and subject to zoning and ownership approval. Split configuration per ownership plans. Aerial and plans are illustrative and not to scale. No 3D virtual tour at this time. 4 Acre Commercial Real Estate does not warrant the accuracy of the information contained herein; all information should be verified prior to lease.

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