



Warehouse For Lease

10425 S Orange Avenue
Orlando, FL 32824



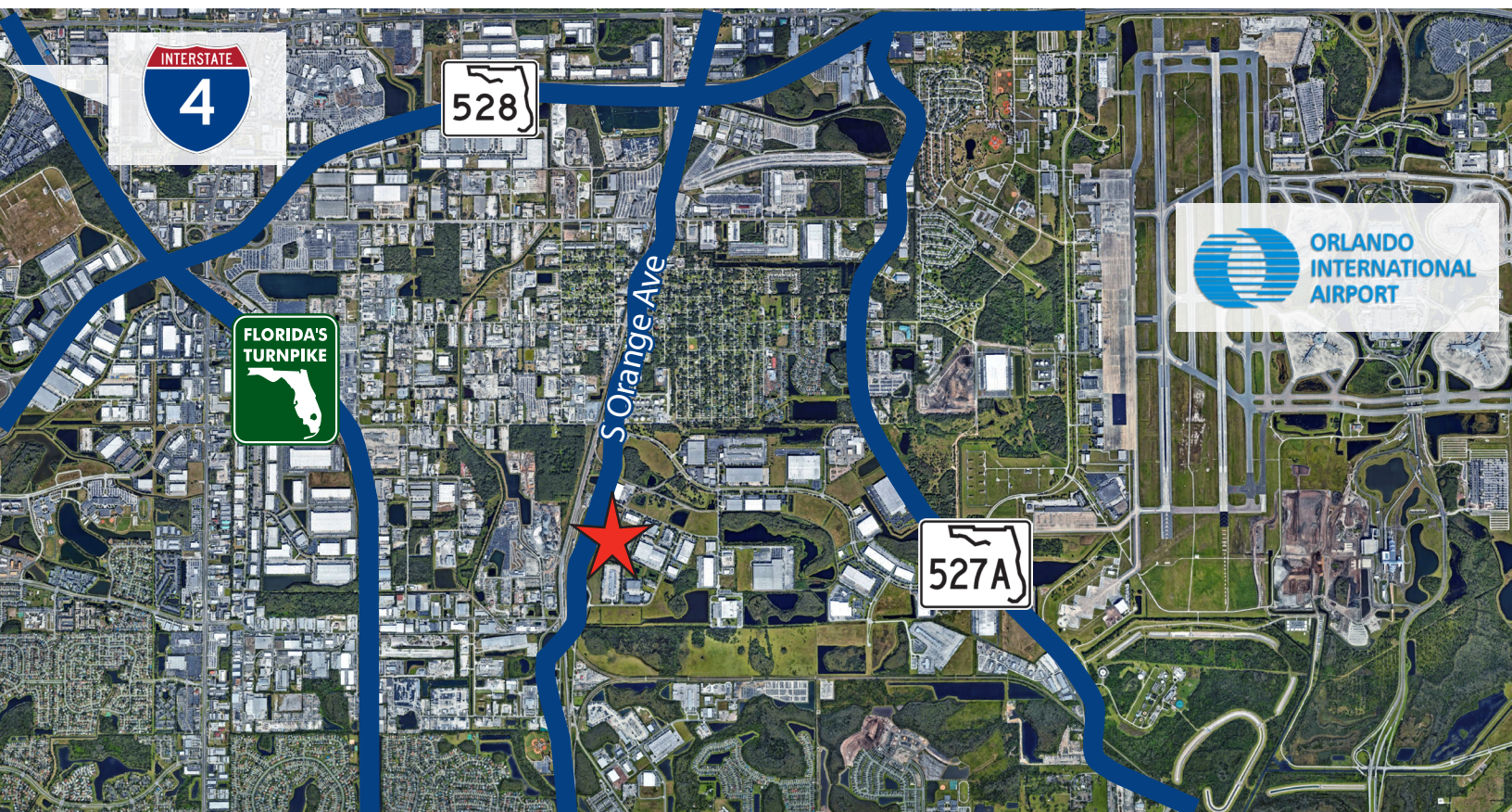
Opportunity

Situated on 8.4± acres, 10425 S Orange Ave is a 130,400± SF front-load distribution center located in Airport Industrial Park (AIPO). This is a free standing, single tenant building which could be subdivided. The property has a gated entrance and is fully secure with a guard stand. There is 15,000± SF of conditioned space, currently configured with four individual pods that can be utilized as cooler or freezer space. In addition, there are 53 auto spaces, 13 box truck parks, and 10 trailer spaces. Improved road network provides great access to OIA, Turnpike, Beachline and John Young Parkway.



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135 W Central Blvd
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Property Details

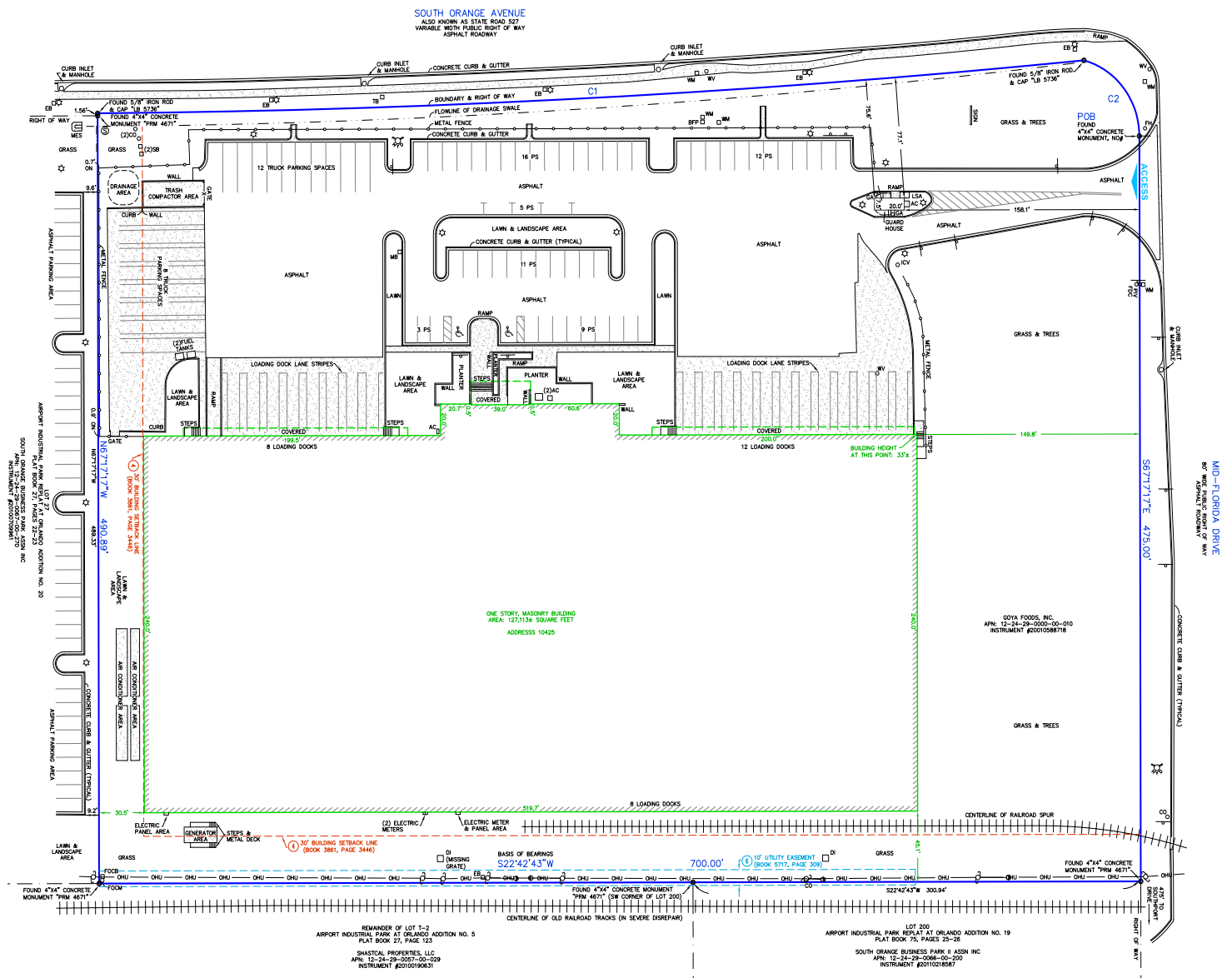
130,400± SF building which includes 6,500± SF 2-story office space (2nd story mezzanine is not included in the square footage) and 15,000± SF of freezer/cooler space subdivided in to 4 quads (2 cooler and 2 freezer).

Additional Attributes:

- Guard stand
- Situated on 8.4± acres
- 22-27' clear height
- 40' x 40' column spacing
- 4 rail doors
- 20 9x10 front-load, dock high doors with pit levelers
- New generator (Cummins Genset-Diesel, 60Hz, 750kW)
- 1 drive-in concrete ramp
- 190' truck court
- Monument signage
- Bay depth of 236'
- Freezer/cooler space (404 Freon system)

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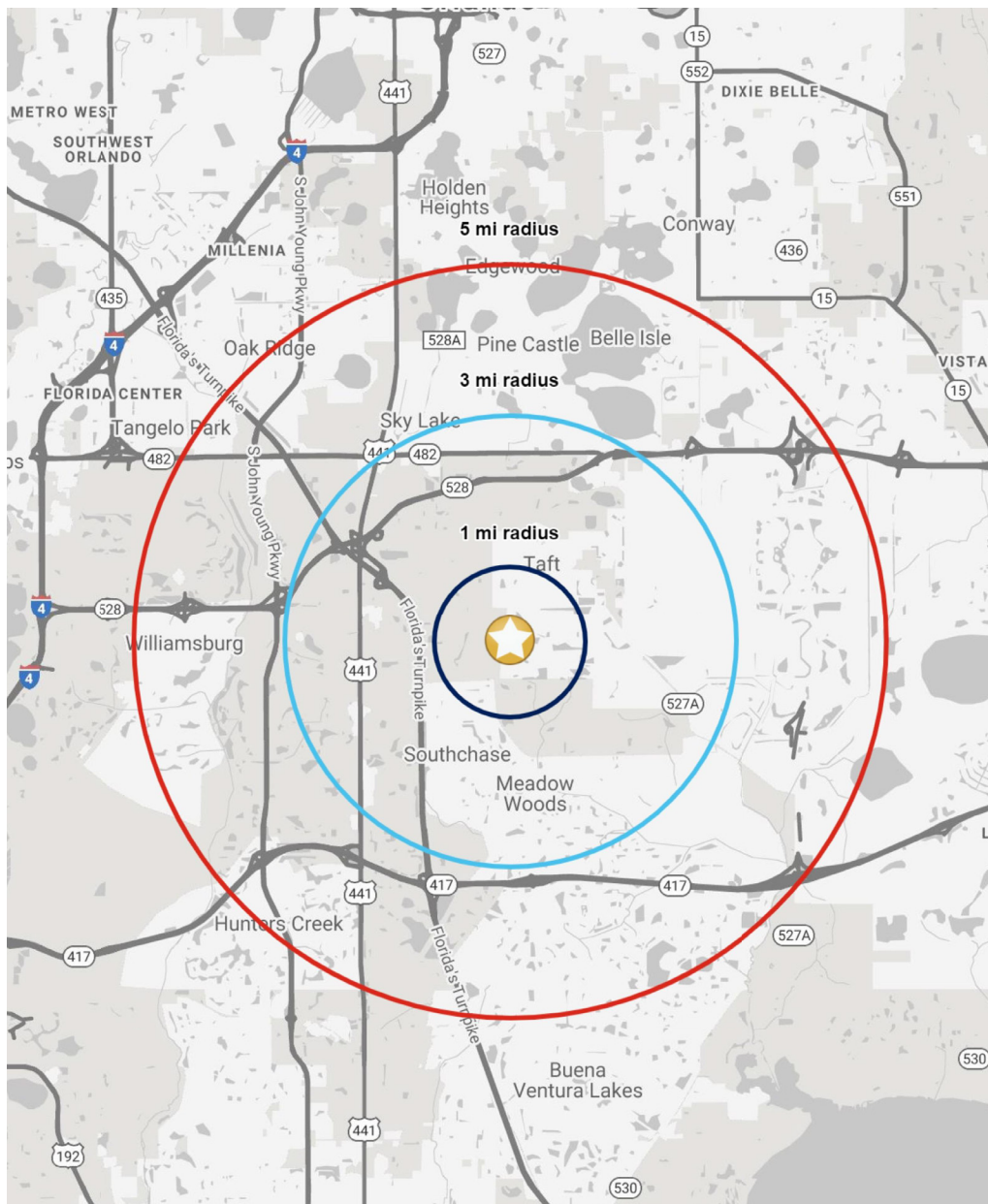
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1-3-5 Mile Radius Demographics



| | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
|--------------------|---------------|---------------|---------------|
| Population | 1,006 | 46,324 | 154,973 |
| Households | 342 | 15,123 | 52,426 |
| Avg HH Income | \$54,424 | \$67,070 | \$69,047 |
| Median Home Value | \$132,538 | \$181,416 | \$201,888 |
| Median Age | 37.1 | 35.9 | 35.7 |
| Daytime Businesses | 273 | 3,732 | 9,156 |
| Daytime Employees | 4,714 | 47,242 | 107,861 |



Population: Over 154,973 thousand people within a 5 mile radius.



Density: Over 52,426 households within a 5 mile radius.



Income: Average household income of \$69,047 within a 5 mile radius.



Home Value: Median home value of \$201,888 within a 5 mile radius.



Employment: Daytime employment population of 107,861 employees within a 5 mile radius.