

**(2) BUILDING, 90,000 SF
INDUSTRIAL PARK COMPLEX**

SimpleCiti

11300-11350 SPACE BOULEVARD | ORLANDO, FL



**MULTI-TENANT
INDUSTRIAL
PROPERTY**

AVAILABLE

9,000 SFT
@16' to 22' ceiling

AVAILABLE

3000 SFT
of Space Boulevard
metal warehouses

AVAILABLE

2,000 SF to 10,000 SF
Can Subdivide

**±90,200 SFT Multi-Tenant
situated on 3.5 Acres**





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HIGHLIGHTS

CLEAR HEIGHT	22'
DRIVE-IN BAYS	2
DOCK DOORS	1

- ◆ 11300 and 11350 Space Boulevard are metal warehouses strategically located between Florida's Turnpike and Highway 17.
- ◆ In a growing area as the population jumped 30% from 2010 to 2023 within a five-mile radius, and the average household income in that area is \$79,337.
- ◆ The spaces include Dock High 10'x12' /12'x14' roll up doors, 2000 sqft of office, 5 rooms, with kitchen and break area.
- ◆ 10 minutes from Orlando International Airport, 12 from The Florida Mall, 15 from SeaWorld, 20 from Disney World, and 21 from Orlando's CBD.

SPECIFICATIONS

BUILDING SIZE	52,534 SF
LOT SIZE	3.50 AC
CONSTRUCTION	METAL
YEAR BUILT/ RENOVATED	1975
ZONING	I-4, COUNTY - LIGHT INDUSTRIAL
SPRINKLER SYSTEM	WET
LIGHTING	FLUORESCENT
POWER SUPPLY	PHASE: 3
POWER	200AMP

**11300-11350 SPACE
BOULEVARD, ORLANDO, FL**

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EXECUTIVE SUMMARY

11300-11350 SPACE BOULEVARD | ORLANDO, FL

Establish a location in the **Orlando** market that benefits from superior highway access and proximity to major destinations with a space at **11300** and **11350 Space Boulevard**. recently updated metal building with 2 dock highs with **10'x12'/12'x14'**, **2 bathrooms**, **16' to 22' ceiling heights**, **2000 sqft of office**, **5 rooms**, with **kitchen and break area**.

Tenants here have the opportunity to serve a vast population base, as there are over **750,000** people within a **10-mile radius**. They are also near numerous notable landmarks close by, **11300** and **11350 Space Boulevard** are **15 minutes** from **Orlando International Airport**, **10 minutes from SeaWorld**, **18 minutes from Universal Studios**, and **20 minutes from Disney World**.

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Location: 11300-11350 SPACE BOULEVARD | ORLANDO, FL

INFO AT SIMPLICITI

Call For Appointment
info@simpliciti.com

+1 516-464-5500

www.simpliciti.com

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PROPERTY OVERVIEW

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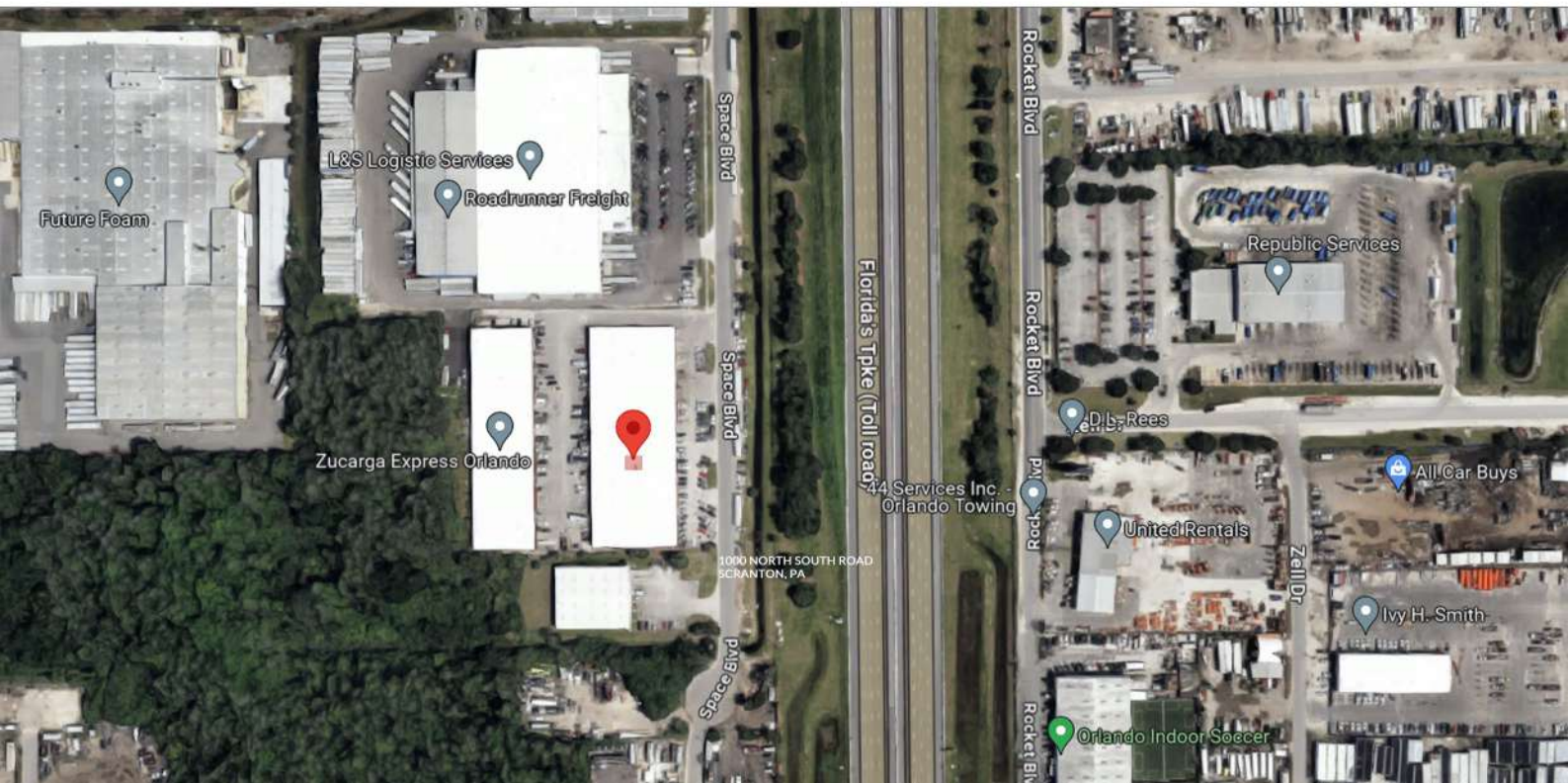
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Southeastern Orange County is the largest industrial hub in the greater Orlando metropolitan area. Its central location makes it particularly well suited for logistics usage, and the industrial buildings here are among the largest in the region.

With its relatively large product size and logistics strength, this area attracts many prominent national tenants, including **Amazon and Whirlpool**. Florida Turnpike and major highways such as **417 and 528**, which provide access to interstates **4 and 95**.

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Southeastern Orange County is one of the fastest-growing industrial and retail corridors in the greater Orlando metropolitan area. Industrial tenants are drawn by the growing demand and favorable demographics. **High incomes**, combined with the robust population growth over the past decade, have fueled consumer spending and industrial demand. Southeastern Orange County is expected to continue to be one of the **highest-growth areas** in Orlando over the next decade.



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