



**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



**WAREHOUSE/CREATIVE OFFICE W/
0.3± AC OUTDOOR STORAGE LOT**

0.5± AC

822 W. Central Blvd. Orlando, FL 32805

PROPERTY DETAILS

- Size: 7,315± sq.ft. building
 - 5,215 sq. ft. creative office
 - 2,100 sq. ft. AC'd warehouse
 - 0.3± ac fenced outdoor storage
 - 1/1,000 parking
- Location: 822 W. Central Blvd. Orlando, FL 32805
- Zoning: ORL-AC-2/T/PH
- FLU: UR-AC Urban Activity Center
- Fully sprinkled
- Power: 3 phase - 625+ amps
- Clear Height: 20'
- For Sale or Lease:
 - Sale: \$2,375,000
 - Lease: \$18.95/sq. ft. NNN
 - CAM: \$5.15/sq. ft.

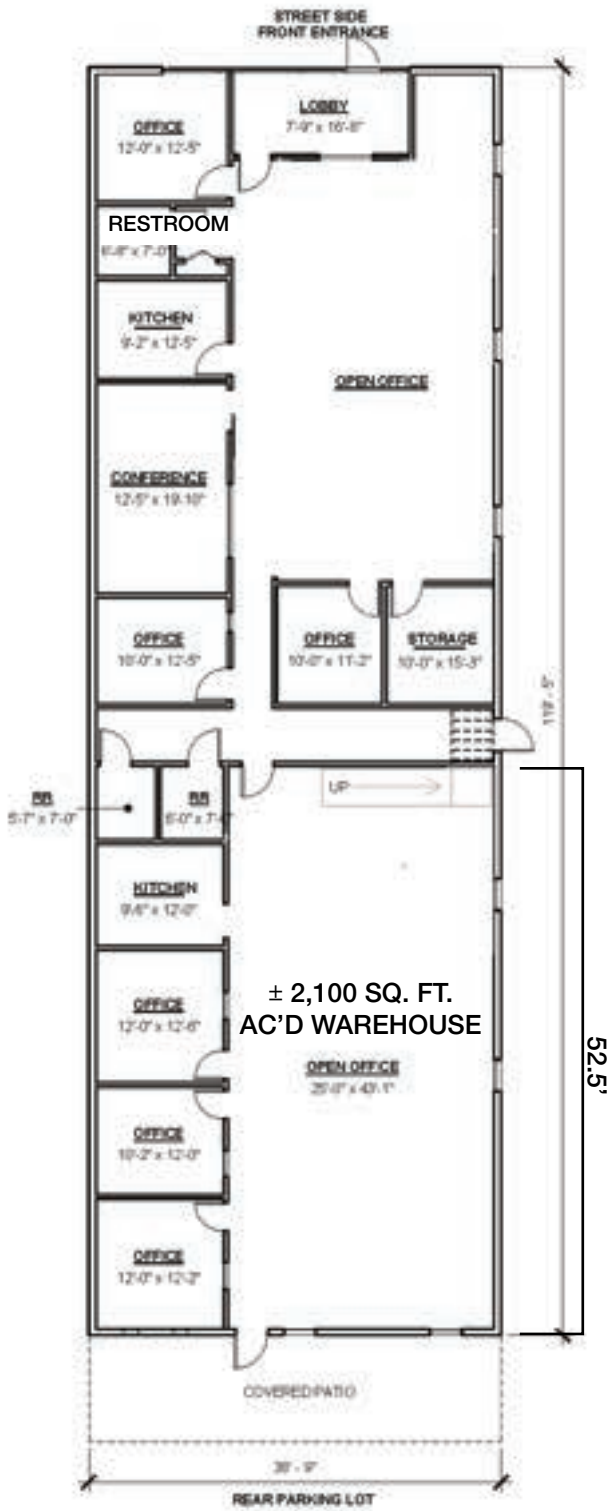


Property Highlights

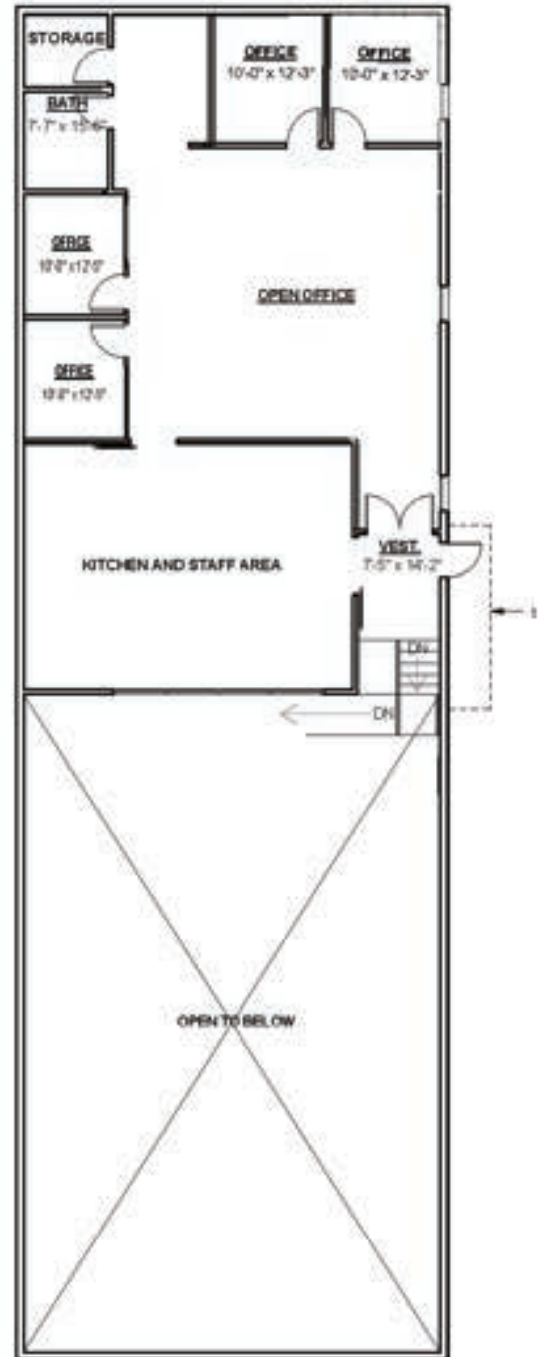
Unique opportunity to own or lease a warehouse building with creative office space near downtown Orlando. Includes a 0.3 ± acre fenced outdoor storage lot. Creatively designed office with a loft office, entertainment kitchen, game room, and outdoor patio.

FLOOR PLANS

FLOOR 1



FLOOR 2



GEOGRAPHICAL DETAILS

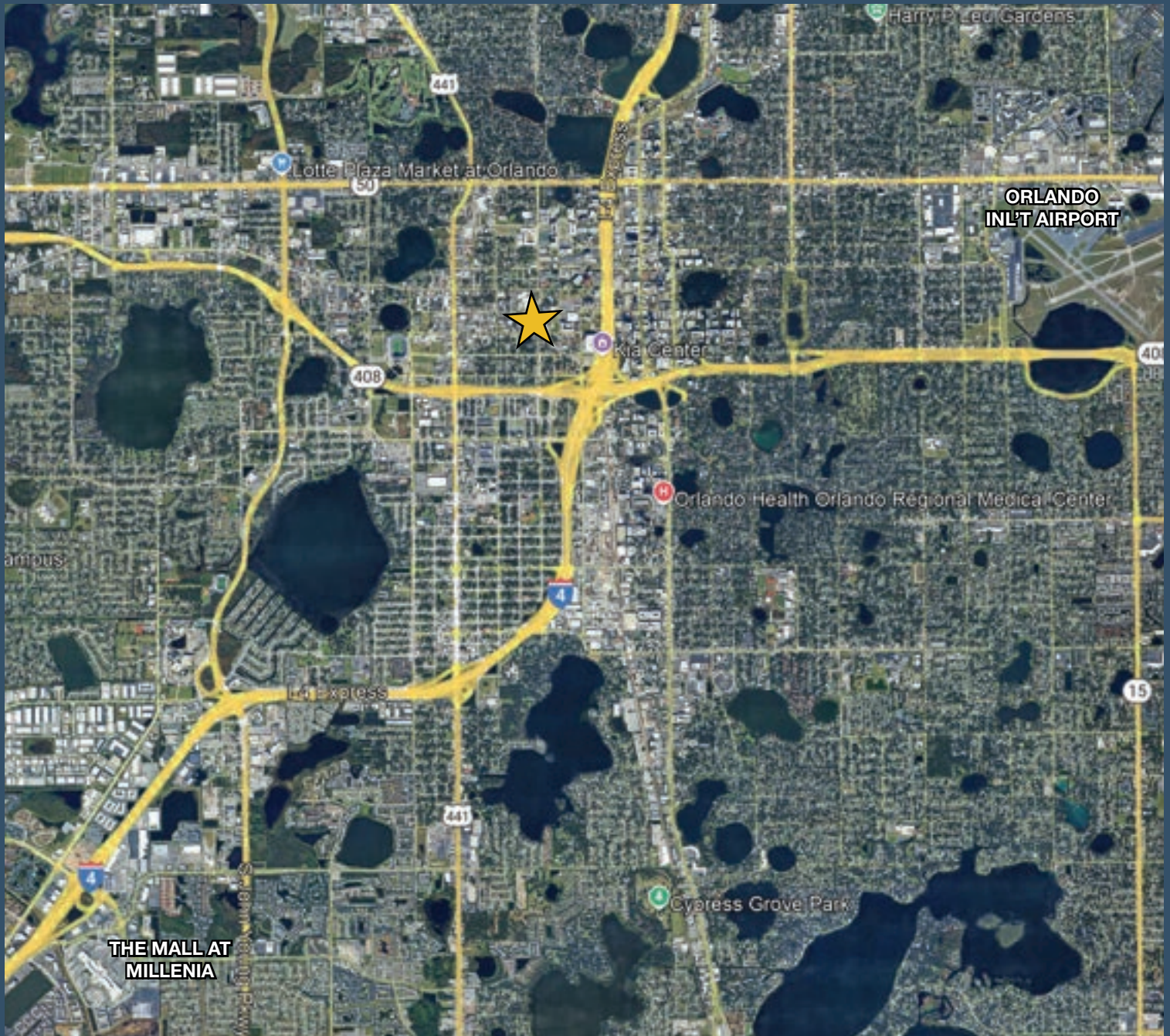
Local Demographics

- Total Population: 320,742
- Median HH Income: \$69,268
- Median Property Value: \$359,000

Orlando, U.S. Census

Daily Traffic Counts

- I-4: 175,000
- SR 408: 196,000
- OBT/ US 441: 75,000



REGIONAL MAP

• Drive Times

- Downtown Orlando: 5 min
- Orlando Intl Airport: 25 min
- Lake Nona: 30 min
- Theme Parks: 30 min
- Space Coast: 1 hr
- Daytona Beach: 1 hr

