

FOR SALE

71 W ILLIANA STREET ORLANDO, FL 32806

CBRE

±0.32 AC | 3,513 SF | SODO DISTRICT INDUSTRIAL



OWNER / USER
OR INVESTMENT
PROPERTY



FEATURES
Grade Level , stand alone fully
secured warehouse building
Clear Height ±18'



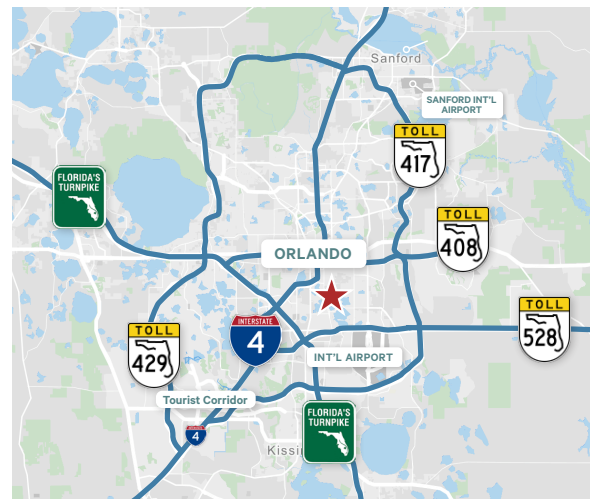
ZONING
Industrial - IG

PROPERTY OVERVIEW

Strategic Location: Downtown Orlando and I-4, offering excellent connectivity for logistics, distribution, and workforce access. Central location supports regional operations and customer reach.

Standalone Secured Facility: Provides exclusive control over the premises, enhancing security and operational flexibility. Ideal for businesses requiring privacy, controlled access, or specialized use.

Functional Utility: INFILL SITE only minutes from Downtown Orlando and Michigan Street, with exceptional lifestyle amenities close by. Suitable for a variety of uses including storage, light manufacturing, or distribution.





WHY SODO ORLANDO?

Prime Orlando Industrial District

A rare opportunity in one of Orlando's most established and supply-constrained industrial submarkets. The area is highly built out, with very limited remaining industrial land, creating strong barriers to entry and long-term tenant demand.

Strategic Transportation Access

The property offers immediate access to major interstate corridors and efficient routes to regional seaports and Orlando International Airport.





Established Industrial Base

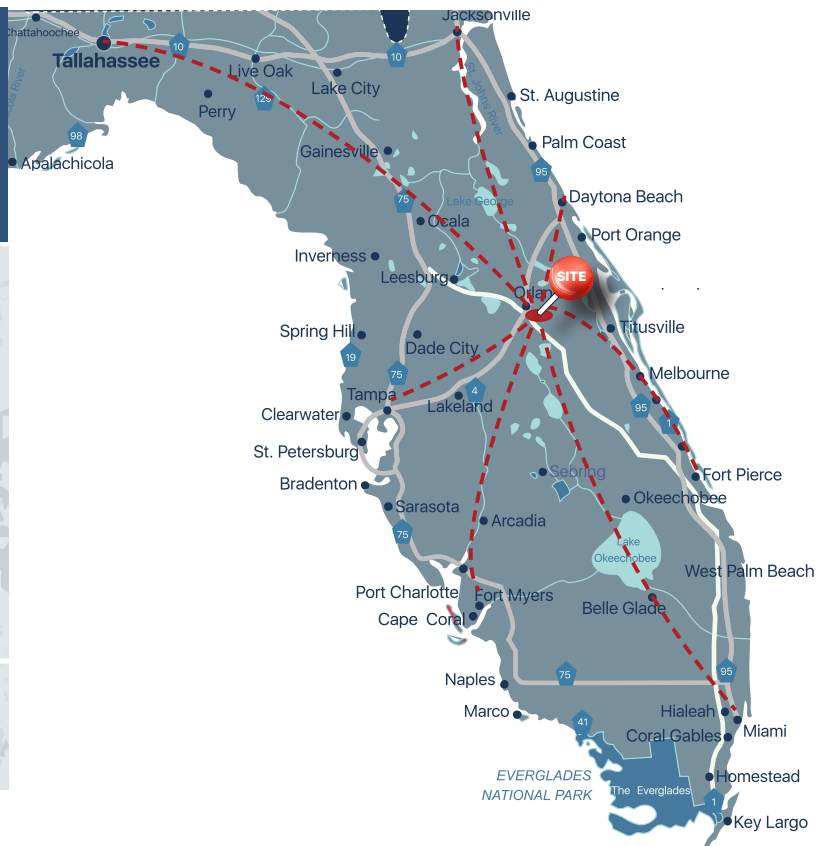
Anchored by a diverse mix of industrial, manufacturing, construction, logistics, service, and flex users. This established tenant base provides a proven operating environment and reinforces SODO's position as a core industrial market.

Urban Quality-of-Life Advantage

SODO combines a favorable cost of living, strong workforce availability, and exceptional lifestyle amenities, including recreation, entertainment, and year-round outdoor activities.

KEY DISTANCES

-  I-4 (Interstate 4): 3Mins / 1 Mile
-  SR-408: 5 Mins / 2.6 Miles
-  Orlando Intl Airport: 20 Mins / 9.7 Miles
-  FL's Turnpike: 9 Mins / 6.6 Miles



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