

Industrial | For Lease

CBRE

# Industrial Outdoor Storage

FULLY IMPROVED PROPERTY

5282-5284 Patch Rd.  
& 6302 Seminole Ave  
Orlando, Florida 32822

± 2 - 6 ACRES AVAILABLE | FULLY FENCED



## Property Summary

Three adjacent parcels of land, two measuring 2 acres and one measuring 6 acres, are available for lease 3 miles from Orlando's International Airport. Both parcels are zoned for industrial use and feature secure fencing around the perimeter, as well as office buildings and a warehouse building. These properties are ideal for industrial Outdoor storage companies looking for secure storage space.

### Property Highlights Site 1:

- + 2 Acres Available
- + 1,739 SF Office
- + Ability to Accommodate a 4,000 SF Warehouse
- + Secured Fencing Available
- + Ind-1/Ind-5 Zoning
- + Electric Available
- + Paved Lot

### Property Highlights Site 3:

- + 6 Acres Available
- + Industrial Outdoor Storage
- + Paved Lot
- + Secured Fencing Available
- + Ind-1/Ind-5 Zoning



# IOS Fully Improved Property

SITE #1

5282-5284 Patch Rd.  
& 6302 Seminole Ave  
Orlando, Florida 32822

2 ACRES AVAILABLE | FULLY FENCED



## Property Highlights

- + Ability to Accommodate a 4,000 SF Warehouse
- + 2 Acres Available + Paved Lot
- + 1,739 SF Office
- + Ind-1/Ind-5 Zoning
- + Electric Available
- + Secured Fencing

## Contact Us For Leasing

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# IOS Fully Improved Property

SITE #3

5282-5284 Patch Rd.  
& 6302 Seminole Ave  
Orlando, Florida 32822

6 ACRES AVAILABLE | FULLY FENCED | DIVISIBLE YARDS



## Property Highlights

- + Ability to Accommodate a 4,000 SF Warehouse
- + 6 Acres Fully Improved
- + Industrial Outdoor Storage
- + Vehicle Parking
- + Asphalt Surface
- + Security Fencing and Lighting
- + Controlled Access Gate
- + Heavy Industrial Zoning
- + Ind-1/Ind-5

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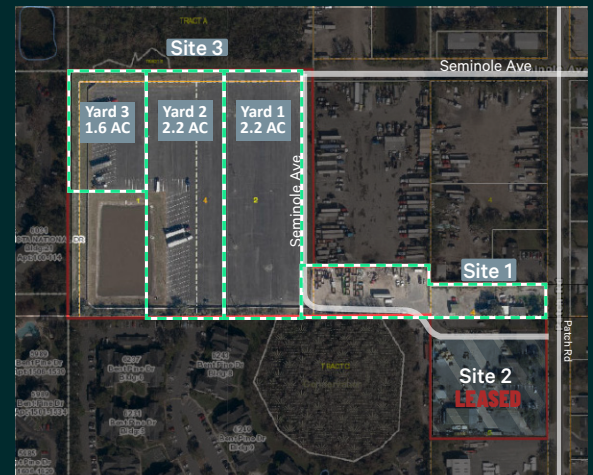
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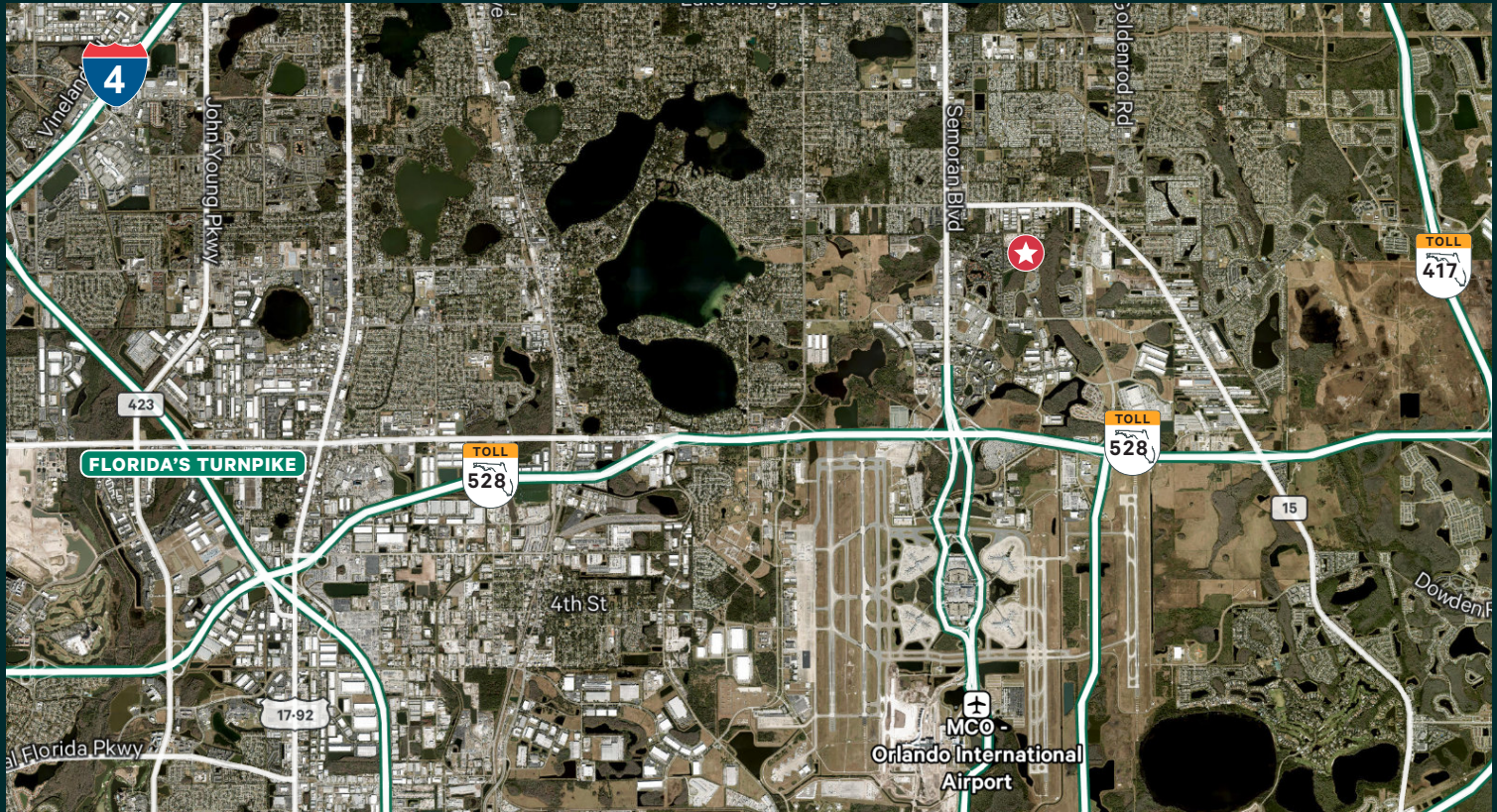


## Location

Being located next to the Orlando International Airport and SR 528 can offer businesses a range of advantages, including accessibility to transportation and distribution channels, faster international transportation, access to a larger customer base, increased visibility and accessibility, and access to a larger labor pool.

## Highway Distances

10.6 miles from the Florida Turnpike
2.7 miles from the Beachline Expressway (State Road 528)
14 miles from Interstate 4 (I-4)
Orlando International Airport: 20 miles
Port Canaveral: 45 miles
Port Tampa Bay: 90 miles
Port of Jacksonville: 154 miles



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