



INDUSTRIAL BUILDINGS FOR LEASE

4228 & 4236 N ORANGE BLOSSOM TRAIL, ORLANDO, FL 32804

Contact: Ben Kuykendall
 Vice President of Brokerage Services

E: Ben@FCPG.com
 P: 407.872.0177 ext. 131

Contact: Dan Van Nada, CCIM
 Vice President of Brokerage Services

E: Dan@FCPG.com
 P: 407.872.0177 ext. 117

For Lease: \$12.00 / SF, NNN

4228 N OBT: ±7,202 SF
 Suite 200: ±7,202 SF

4236 N OBT: ±6,000 SF
 Suite 100: ±6,000 SF

Parcel ID: 09-22-29-0000-00-075



ZONING:
IND-2 / IND-3

2.75 AC industrial site in the heart of one of Orlando's core industrial markets, featuring 4 separate buildings with grade level warehouse space and abundant office and showroom space also available

I-2 / I-3 zoning (Orange Co.) allows for a variety of mechanical, manufacturing and other heavy industrial uses. Heavy power (1600 amp) services building 200

Entire site is fully fenced and gated for added security. A shared drive aisle and truck well service all buildings on the property.

4228 Suite 200: 7,202 SF of second floor storage and office space, with a second floor roll-up door, accessed via the property's shared truck well

4236 Suite 100: 6,000 SF of warehouse space on the eastern side of the building with 600 SF of office, 12 x 14 ft. roll up door and 15.5 ft. clear height.

Site fronts Orange Blossom Trl. (26,000 AADT) with immediate access to Lee Rd. & John Young Pkwy., while only 9 mins. from I-4

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

THE NEIGHBORHOOD

SEABOARD INDUSTRIAL

DFL4 Amazon
Florida Distributing Co LLC (Miller Lite)
Coca-Cola Beverages
Con-Air Industries, LLC
Pilkington North America Inc
Quantum Distributors
Daikin Comfort
Daltille

Silver Star Rd

Frito-Lay Inc Orlando Warehouse

Walmart

LYNX Operational Center

MASSEY

Public Storage

GRILL'S
Tiki Bar

METAL
supermarkets

Publix

DEMOGRAPHICS

2026

5 Mins

10 Mins

15 Mins

Total Population

9,806

102,634

300,964

Average HH Income

\$119,875

\$99,903

\$108,137

Total Households

4,137

42,905

125,499

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

LOCATION

Drive Times & Traffic Counts



0 minutes
(400 feet)



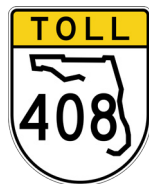
2 minutes
(0.5 miles)



5 minutes
(2.9 miles)



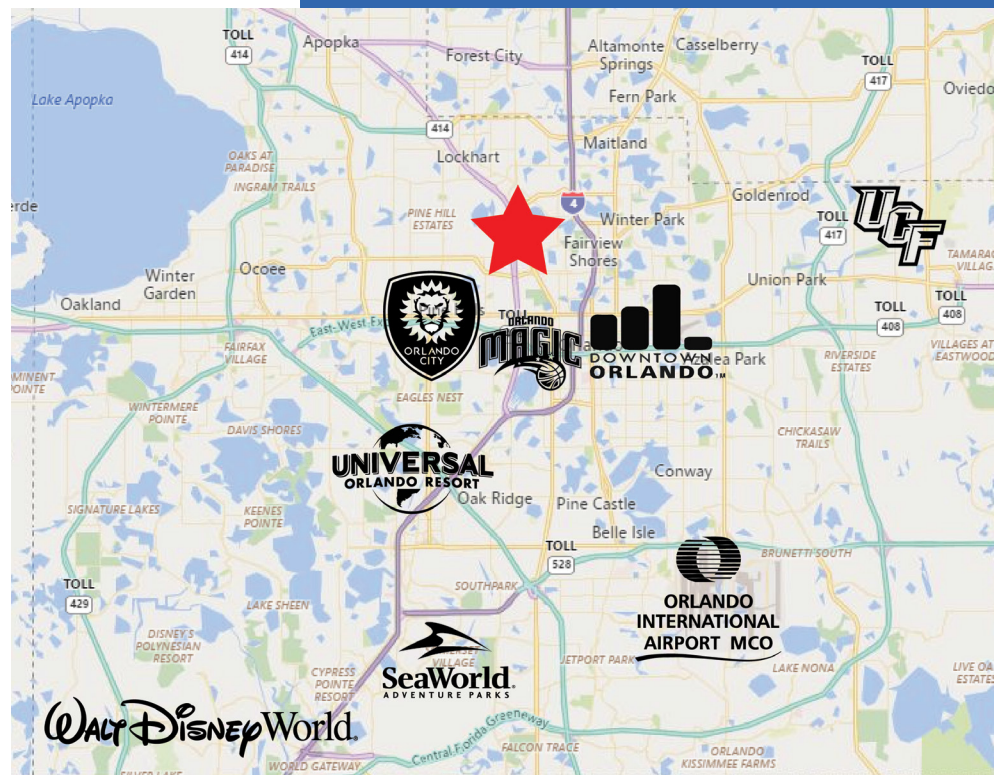
8 minutes
(3.7 miles)



9 minutes
(4.9 miles)



10 minutes
(4.5 miles)



Average Annual Daily Trips

2025

N Orange Blossom Trail (HWY 441)	26,000
N John Young Parkway (HWY 423)	53,000

Surrounding Businesses

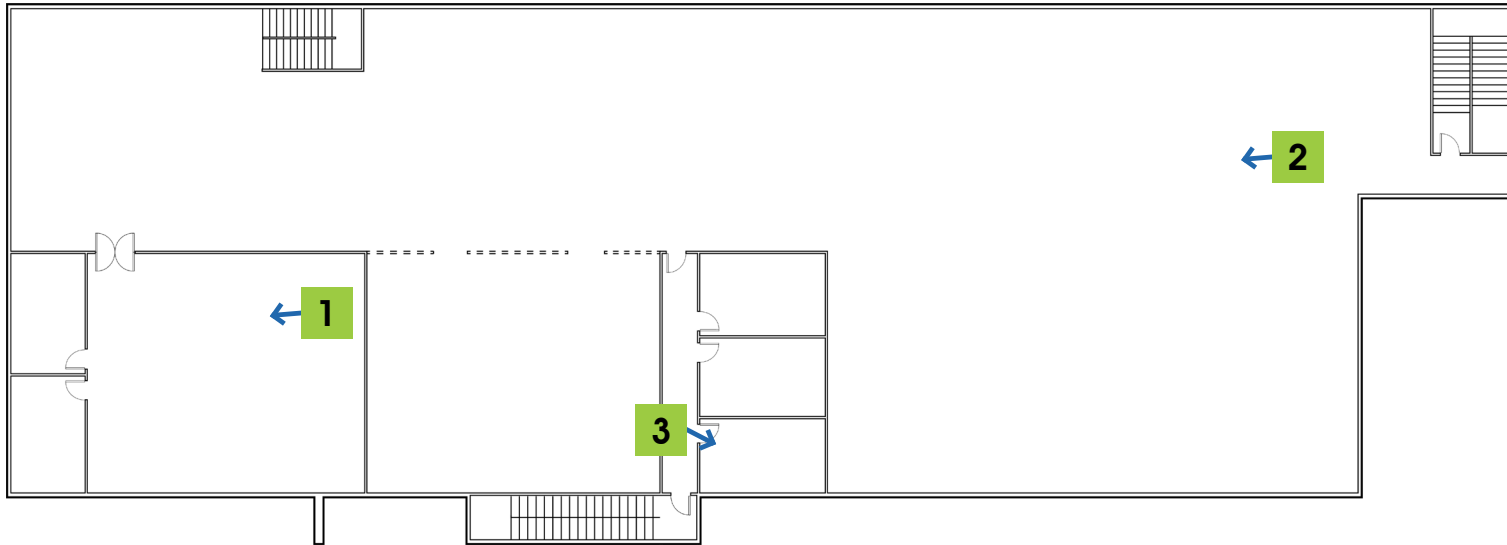
2026

	5 Mins	10 Mins	15 Mins
Retail Businesses	178	832	2,412
Food & Drink Businesses	25	111	332

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

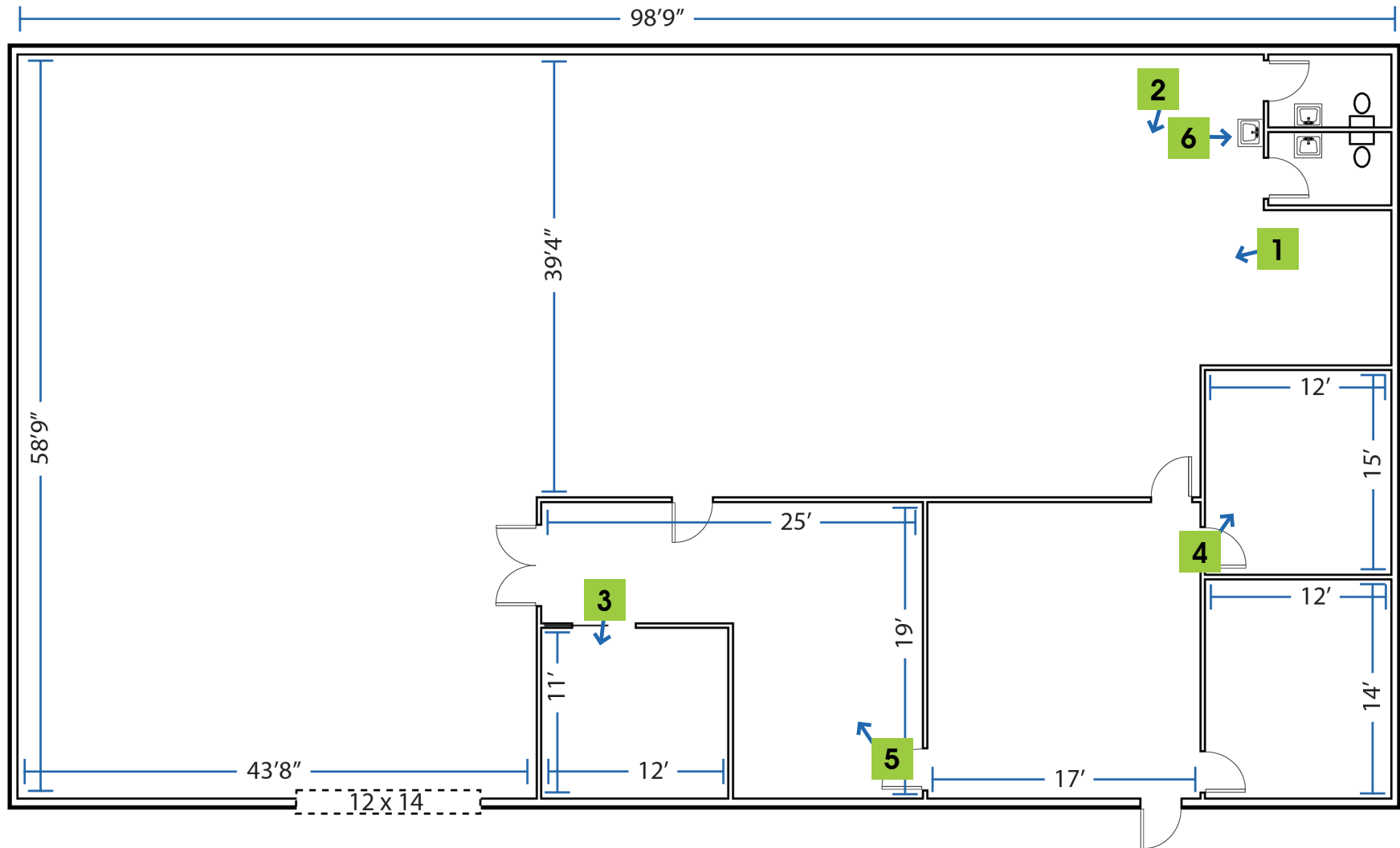
4228 N OBT SUITE 200 (2ND FLOOR): ± 7,202 SF



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

4236 N OBT SUITE 100: ± 6,000 SF



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

IMAGES



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.