



±1.70 ACRES INDUSTRIAL PARCEL



For Sale
670 Maguire Road
OCOEE, FL 34761



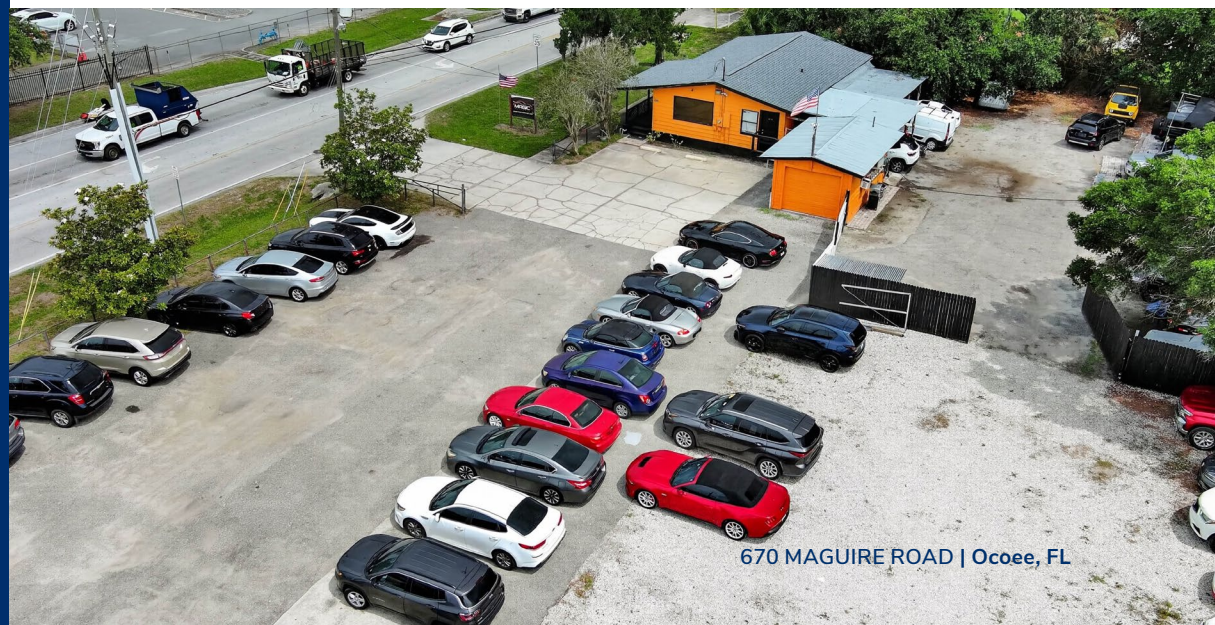


Property Highlights

- Rare infill assemblage of four contiguous parcels at a hard, signalized corner — an increasingly scarce configuration in the Ocoee industrial corridor.
- Existing site conditions readily support trucking, auto wholesale, and outdoor storage uses with minimal capital outlay for an operator taking the property as-is.
- Directly across Maguire Road from Manheim Orlando Auto Auction, one of the Southeast’s largest wholesale auction operations — creating a built-in, captive demand pool.
- OCO-I-1 zoning supports a broad range of commercial and industrial uses, with flex/warehouse redevelopment potential for the right owner-user or developer.

Property Specifications

Addresses	670 Maguire Rd
County	Orange County, FL
Submarket	Ocoee / West Orange
Total Acreage	1.70 AC (4 Contiguous Parcels)
Total Building Area	1,040 SF
Zoning	OCO-I-1 (Light Industrial)
Property Condition	Semi-Improved Industrial Assemblage
Intersection	Hard Signalized Corner
Traffic Count	High — Primary Arterial Corridor
Highway Access	SR 50 & SR 429 Western Beltway



Potential Uses

COMMERCIAL

Automobile Parking Lot

Automobile Repair

Bar (associated with restaurant seating 45 people)

Clinic, Dental or Medical

Commercial, Convenience

Equipment Sales

Motor Vehicle Wholesale

Professional Offices

Restaurant

Warehousing/Distribution

INDUSTRIAL

Industrial Park

Industrial, Light

PUBLIC/SEMI-PUBLIC

Conservation Use

Golf Course/Country Club

Public Service, Essential

Recreation Facility,
Commercial – Indoor

Source: www.library.municode.com



LOCATION

At the Heart of Ocoee's Industrial Corridor

Situated at Geneva Street & Maguire Road — a primary north-south connector linking SR 50 to the SR 429 Western Beltway.

51K+

Ocoee Residents

#3

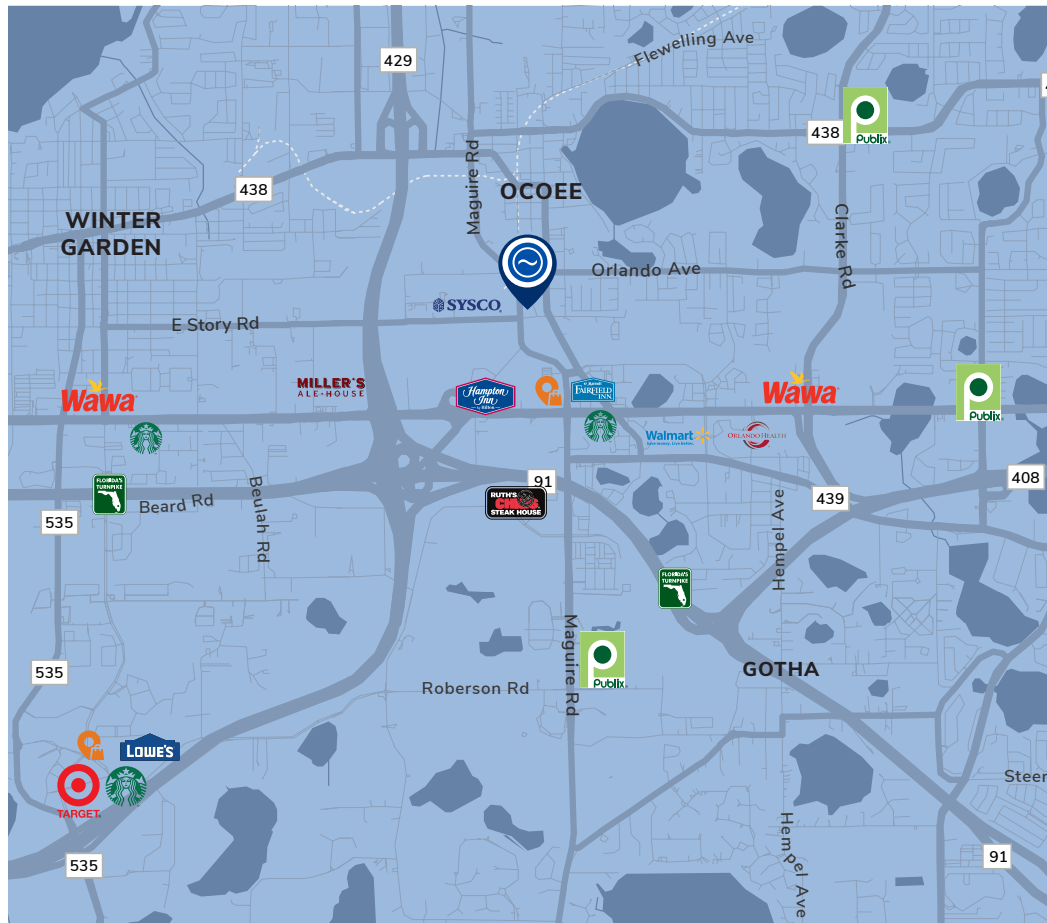
Largest City in Orange County

685K

SF Delivered at Ocoee Business Park

SR 429

Western Beltway Minutes Away



SUBMARKET OVERVIEW

Ocoee / West Orange Industrial

The Ocoee and West Orange industrial submarket has seen considerable institutional interest and new development activity, driven by Orlando's broader growth as a logistics and distribution hub. As infill industrial sites along this corridor become increasingly scarce, assemblage opportunities like 670 Maguire Road represent significant repositioning upside for a range of end-users and developers.

The surrounding area features an established mix of industrial, flex, and commercial users, supported by a deep labor pool drawn from Ocoee and its neighboring communities — providing the workforce supply and last-mile service access that industrial occupiers require.



Let's Connect

JACOB ATTAWAY

Senior Associate

jacob.attaway@streamrealty.com

T 407.204.9923

DARRYL HOFFMAN

Executive Vice President

darryl.hoffman@streamrealty.com

T 407.204.1548

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.

