



UNITED STATES BANKRUPTCY AUCTION

**9,500± SF Industrial Building on
1.84± Acres**

Orlando, Florida

**LIVE ZOOM
AUCTION EVENT
THURSDAY
FEBRUARY 12TH
AT 11 AM ET**

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OVERVIEW

US BANKRUPTCY AUCTION

Fisher Auction Company is pleased to present via a Live Zoom Auction Event a 9,500± Square Foot Industrial Building on 1.84± Acres in Orlando, Florida.

PROPERTY HIGHLIGHTS

- Prime Investment Property with Room for Expansion or Redevelopment
- Large 1.84± Acre Site located in the 33rd Street Industrial Park on the LB McLeod Road Corridor
- Building is currently being operated as an Industrial Warehouse
- Perfect Floor Mix of 8,500± SF of Industrial Warehouse and 1,000± SF of Office Space
- Close Proximity to Florida Turnpike and I-4 Access
- Building has 20' Clear Height, One Dock Height Loading Bay and Two Large Roll Up Door Bays
- Major Air Travel is located within 30 Minutes to Orlando International Airport
- 9,500± Total Square Foot Building can be utilized for Multiple Purposes
- The 33rd Street Industrial Park serves as a service industrial portfolio for logistics and business operations. It's a key industrial hub, part of Orlando's growing business landscape, focusing on service and industrial-type tenants
- Orlando is experiencing Rising Growth, a Healthy Jobs Market and Steady Development



OVERVIEW

US BANKRUPTCY AUCTION

PROPERTY DETAILS

- **Address:** 5387 LB McLeod Road, Orlando, Florida 32811
- **Location:** North side of LB McLeod Road just East of S Kirkman Road
- **Directions:** From I-4 exit No. 79- John Young Parkway and go to LB McLeod Road. Go West on LB McLeod Road to Cedar Rapids Way. Turn right and go to address
- **Access:** Cedar Rapids Way
- **Building Size:** 9,500± Square Feet.
- **Land Area:** 80,209± Square Feet / 1.84± Acres
- **Construction:** Concrete Foundation, Metal Building, Metal Roof System
- **Year Built:** 1987
- **Frontage:** 272± Feet along Cedar Rapids Way
- **Zoning:** IP-Industrial Park / RP-Resource Protection. See Zoning Section for Permitted Uses and Building Requirements
- **2025 Taxes:** \$19,967.03
- **Parcel Control No.:** 07-23-29-1113-00-010
- **Flood Zone:** Zone AE / Panel No. 12095C0240F
- **Utilities:** Water, Sewer and Electric Available at Site
- **HVAC:** Window Units
- **Current Use:** Office / Warehouse
- **Parking:** 25 Surface Parking Spaces



PROPERTY PHOTOGRAPHS

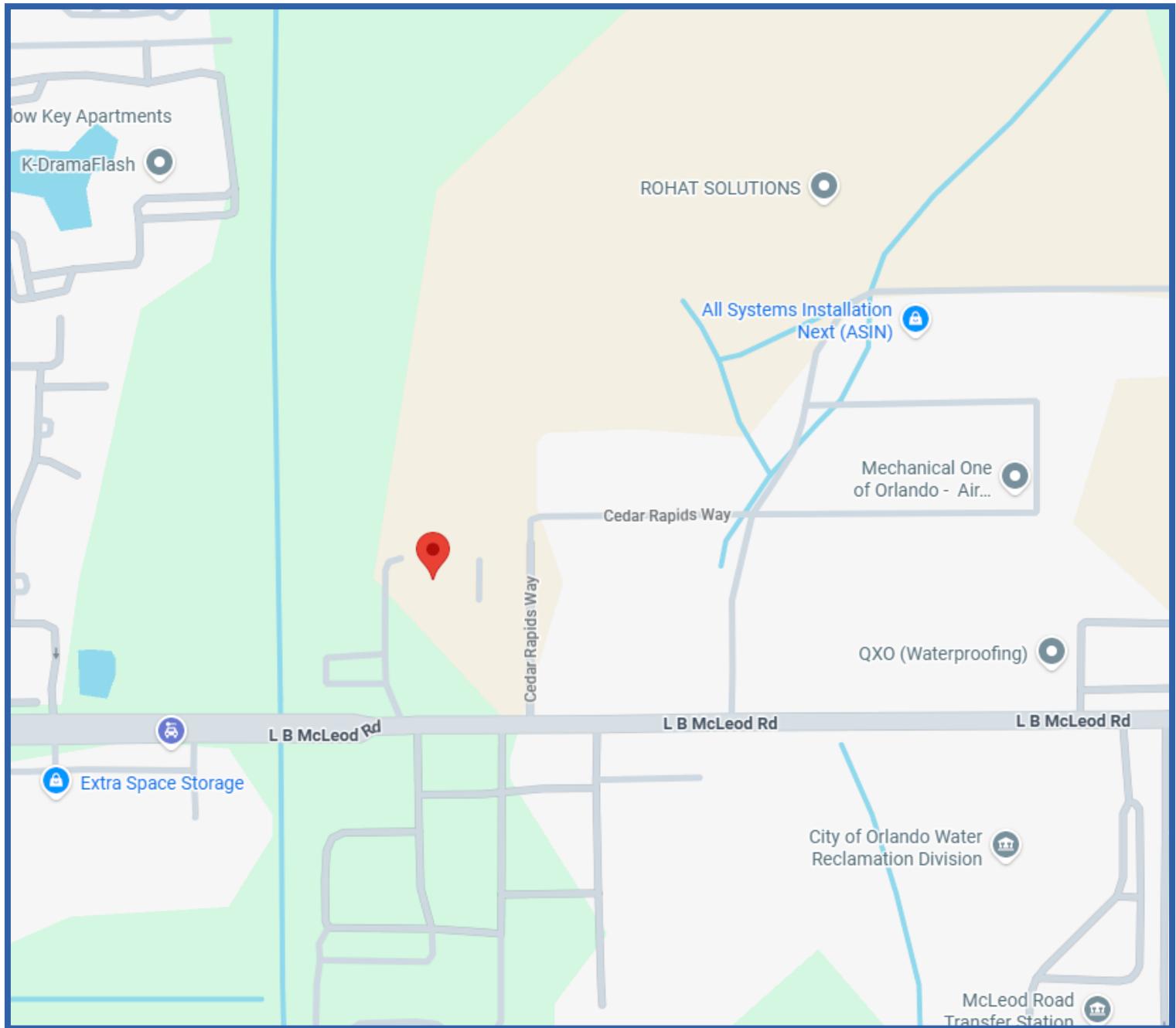


FISHER
AUCTION COMPANY

800.331.6620

www.FisherAuction.com

LOCATION MAP

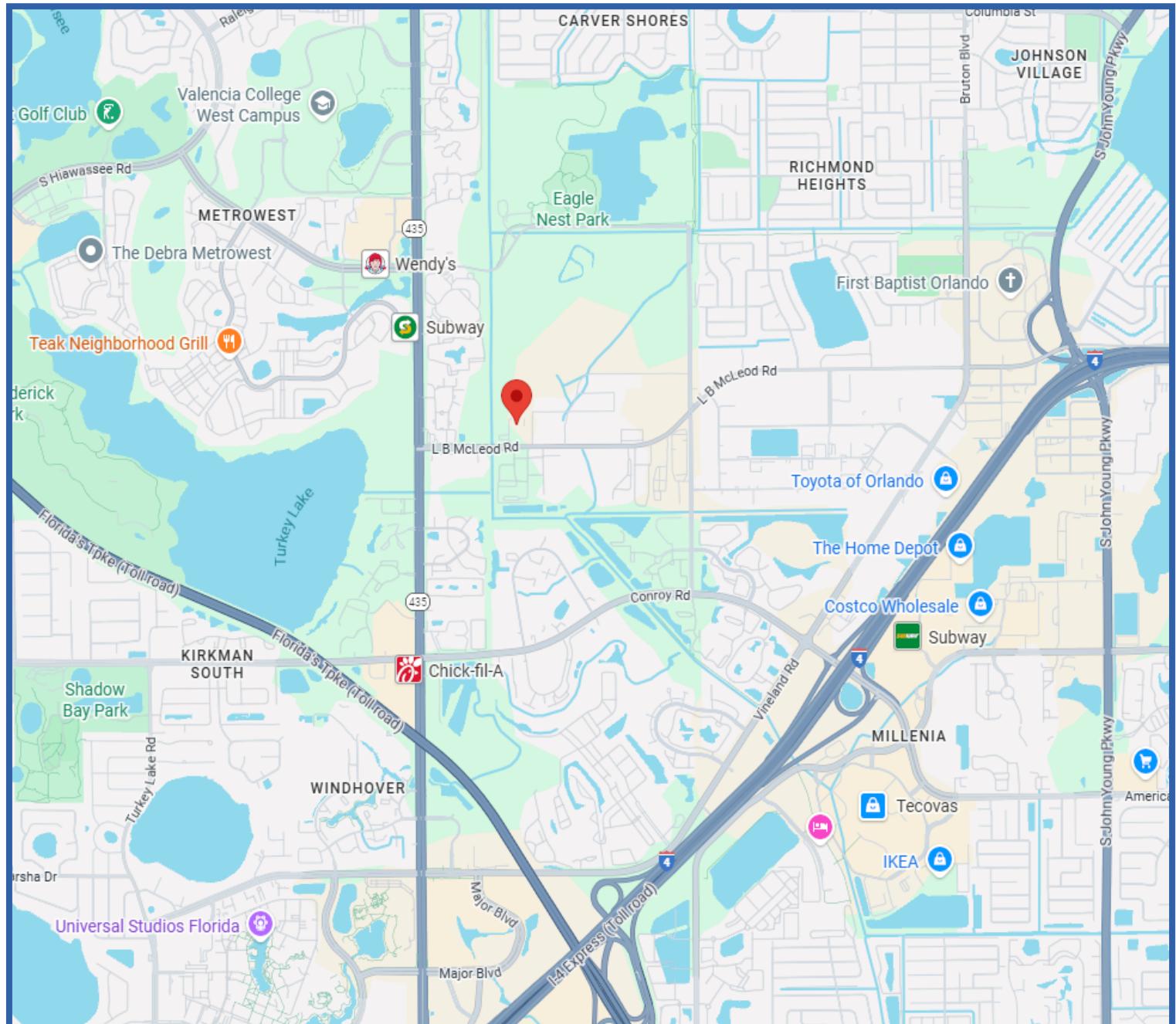


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LOCATION MAP

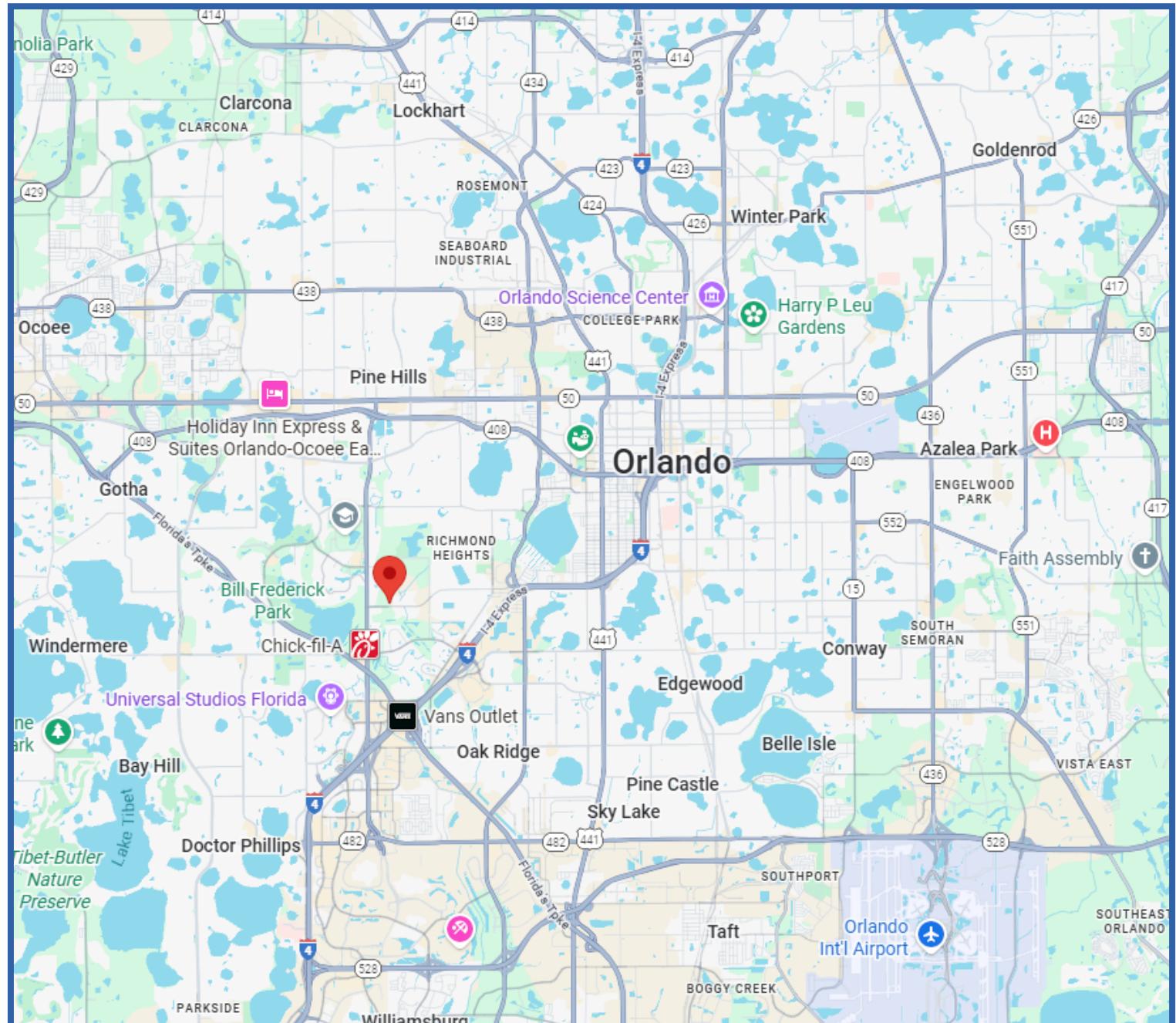
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LOCATION MAP

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AUCTION SUMMARY

US BANKRUPTCY AUCTION

Live Zoom Auction Date / Time: **Thursday, February 12, 2026 @ 11:00 AM ET**

Property Tours:

**Please Contact: Ben Whidden at
Ben@fisherauction.com / 407.758.0578**

**United States Bankruptcy Court, Middle District of Florida, Orlando Division
Chapter 11, Subchapter V Bankruptcy Case: Case No. 6:25-bk-02865-LVV**

AUCTION METHOD

- The Final Bid Price for the Property shall be determined by competitive bidding at the Auction. The Property will be offered free and clear of all liens, claims and encumbrances to the Highest and Best Bidder at a minimum bid price at or above \$1,400,000.00 as set forth in the Bankruptcy Confirmation Order, plus the six percent (6%) Buyer's Premium and is subject to the terms and conditions of the Governing Documents.
- The Final Bid Price will be subject to the approval of the Bankruptcy Court via the Confirmation Order.

QUALIFYING BIDDER REQUIREMENTS

- Wire into Debtor's Counsel, Melissa A. Youngman, P.A., via a Federal wire transfer in U.S. Funds (not an ACH Credit), a \$50,000 Initial Deposit to be received no later than 5:00 PM ET on Tuesday, February 10th, 2026 (the "Bidder Deposit"). Contact Fisher Auction Company for wiring instructions via email info@fisherauction.com or call 954.942.0917.
- The Highest and Best Bidder will execute the non-contingent Purchase and Sale Agreement immediately following the Auction. An Additional Escrow Deposit totaling ten percent (10%) of the purchase price in U.S. Funds will also be due via a Federal wire transfer to Debtor's Counsel, Melissa A. Youngman, P.A., within twenty-four (24) hours of the conclusion of the Auction.

BROKER PARTICIPATION

- 2% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.

AREA OVERVIEW

US BANKRUPTCY AUCTION

Orlando, Florida, is a globally recognized city famous as the "Theme Park Capital of the World," centered around Walt Disney World and Universal Orlando, attracting millions of tourists annually with its warm climate, entertainment, shopping, and growing cultural diversity. Beyond the parks, it offers a vibrant downtown, diverse food scene, numerous golf courses, nature spots like Lake Eola, and a significant convention industry, all supported by a major international airport and a growing metropolitan area.

*INFORMATION OBTAINED FROM Orlando.gov

DEMOGRAPHIC

| | WINDERMERE, FL | ORLANDO, FL | ORANGE COUNTY, FL |
|-----------------------|----------------|-------------|-------------------|
| POPULATION | 3,034 | 311,732 | 1.44M |
| MEDIAN HH INCOME | \$156,042 | \$69,268 | \$77,011 |
| MEDIAN AGE | 52.7 | 35.1 | 36.4 |
| MEDIAN PROPERTY VALUE | \$906,600 | \$359,000 | \$358,300 |

*INFORMATION OBTAINED FROM DATAUSA.IO



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**9,500± SF Industrial Building on
1.84± Acres**

Orlando, Florida



Lead Real Estate Auction Consultant:

**Ben Whidden
407.758.0578**

ben@fisherauction.com

Real Estate Broker:

**Francis D. Santos
754.220.4116**

francis@fisherauction.com

