

# AIPO

## Industrial Distribution Warehouse

1350 Tradeport Drive  
Orlando, FL 32824  
[Google Maps](#)

53,212 - 107,945 SF AVAILABLE





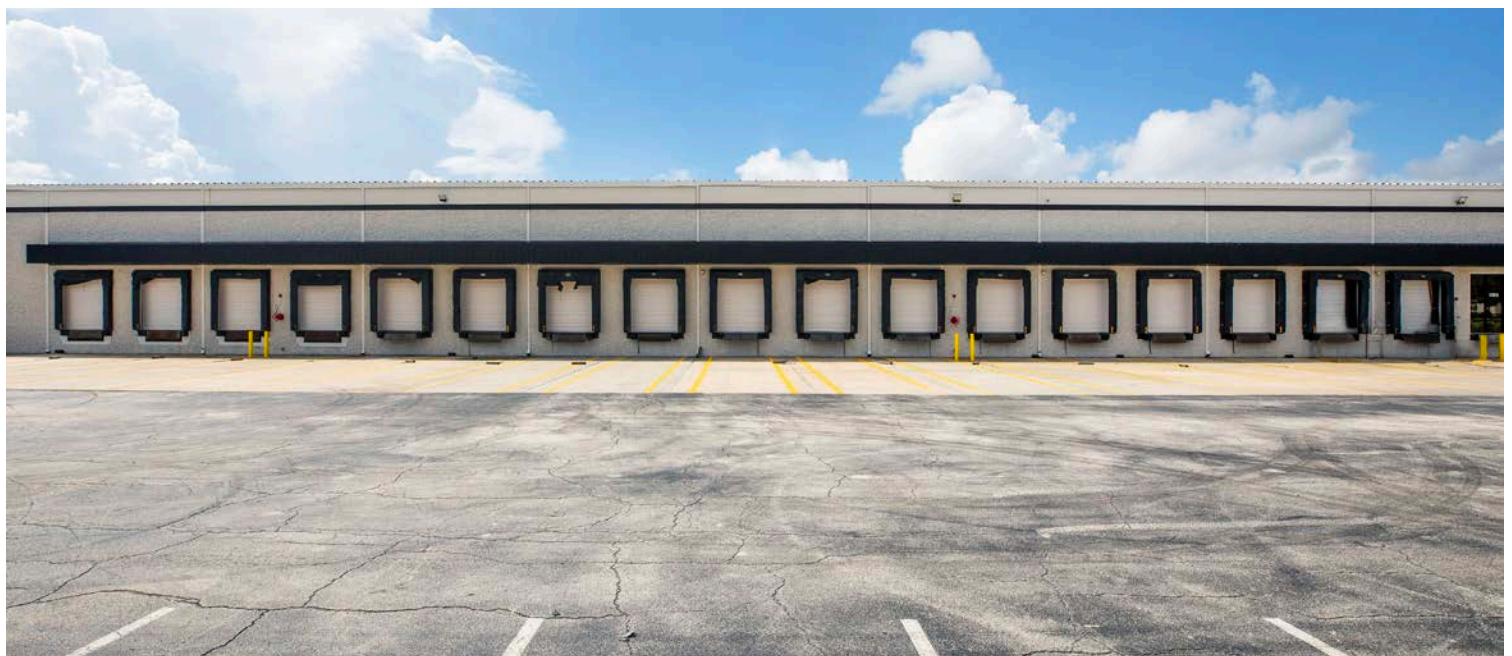
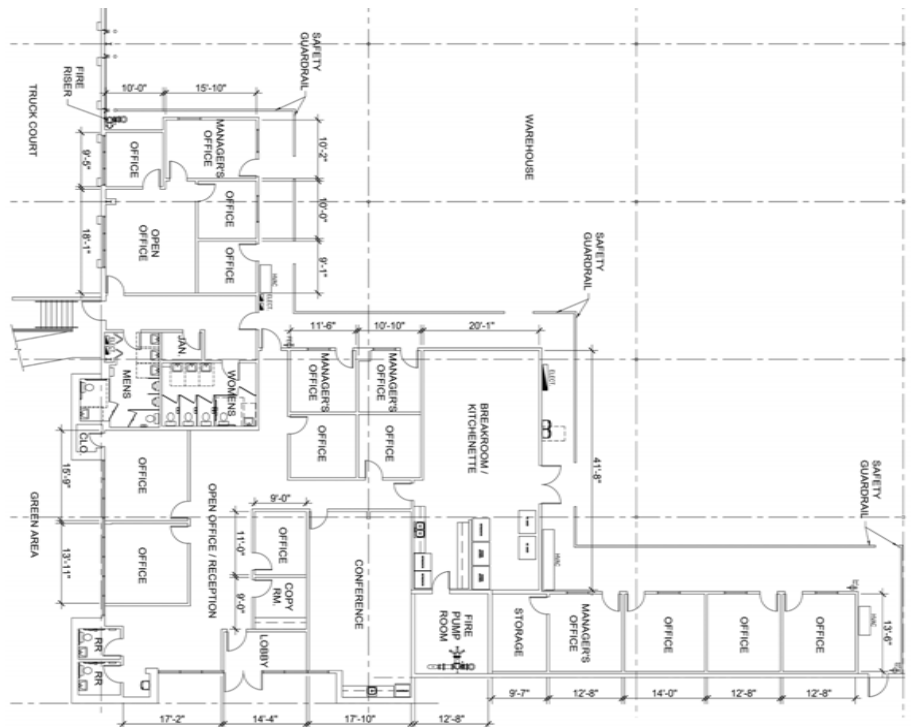
## Building Highlights

|                   |   |
|-------------------|---|
| Total SF:         | 107,945 SF  |
| Type:             | Single Tenant   |
| Office:           | 6,545 SF  |
| Warehouse:        | 101,400 SF  |
| Clear height:     | 25'   |
| Dock doors:       | 18 - Front Side 4 with pit levelers & 4 with fans                                       |
| Grade doors:      | 1 - 10' x 14' with ramp   |
| Loading:          | Front & Side Yard   |
| Side Doors:       | 6 - Side loading dock doors all with dock seals and all with pit levelers (2 have fans) |
| Column spacing:   | 27' x 46'   |
| Building Depth    | 287'  |
| Construction:     | Masonry   |
| Car parking:      | 151 spaces  |
| Trailer parking:  | Side Lot  |
| Truck court:      | 170   |
| Zoning:           | I-G, City of Orlando  |
| HVLS:             | 12 extra large fans   |
| Lighting:         | T5 lighting in warehouse  |
| Heavy Power:      | 2,000 amps  |
| Fire suppression: | 0.55GPM/2,500 SF sprinklers   |
| Utilities:        | City Water & Sewer  |

## Property Overview

The 107,945 SF building at 1350 Tradeport Drive, Orlando is a standalone building offering 6,545 SF of office space, high-capacity power, front loading and side loading. Its location, adjacent to the Orlando International Airport, is near major transport routes and attractions, making it ideal for businesses. The area boasts a high population, income, and business activity, promising market potential. Key features include 24 dock high doors, 5 back over head ventilation doors, 12 HVLS large fans, T5 lighting, a secure side warehouse entrance, and 6 side loading doors equipped with dock seals and pit levelers.

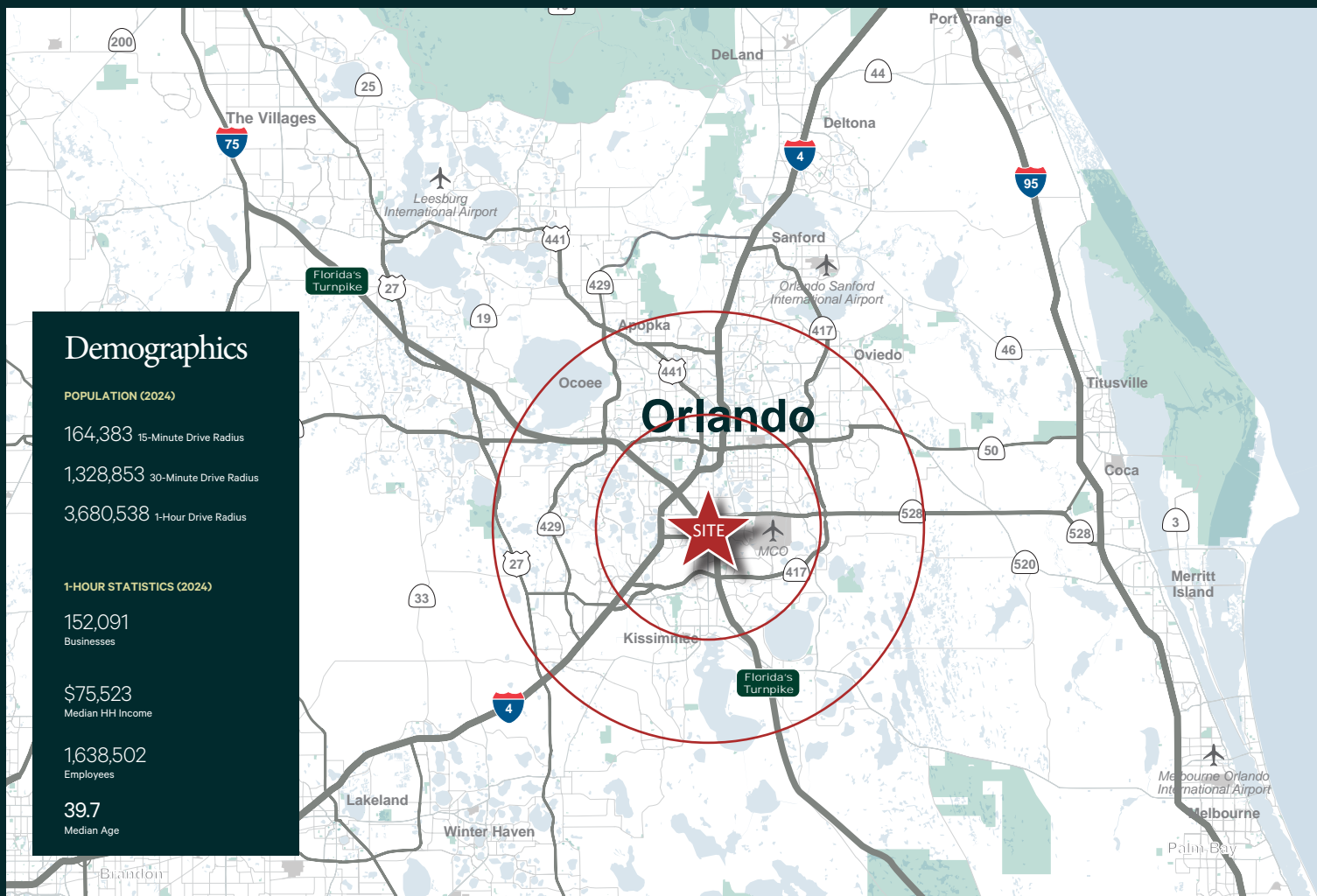
# Office Floor Plan











## Drive Times & Distances

|                          |            |            |
|--------------------------|------------|------------|
| Beachline Expwy - SR 528 | 6 minutes  | 3.4 mile   |
| SR 417                   | 9 minutes  | 5.6 miles  |
| Florida's Turnpike       | 11 minutes | 5.8 miles  |
| Orlando Intl. Airport    | 13 minutes | 5.9 miles  |
| Interstate 4             | 15 minutes | 8.1 miles  |
| Downtown Orlando         | 24 minutes | 9.7 miles  |
| Universal Orlando        | 20 minutes | 10.8 miles |

|                       |               |            |
|-----------------------|---------------|------------|
| Sea World             | 19 minutes    | 7.7 miles  |
| Disney                | 20 minutes    | 12.4 miles |
| EPCOT                 | 29 minutes    | 20.2 miles |
| Sanford Intl Airport  | 45 minutes    | 38 miles   |
| Port Canaveral        | 50 minutes    | 50 miles   |
| The Villages          | 1 hour        | 47miles    |
| Leesburg Intl Airport | 1 hour 10 min | 53 miles   |

|                     |                |           |
|---------------------|----------------|-----------|
| Space Coast         | 1 hour 2 min   | 52 miles  |
| Port of Tampa       | 1 hour 19 min  | 82 miles  |
| Tampa Intl. Airport | 1 hour 27 min  | 89 miles  |
| Tampa               | 1 hour 18 min  | 82 miles  |
| Jacksonville        | 2 hours 21 min | 154 miles |
| Miami               | 3 hours 26 min | 227 miles |
| Atlanta, GA         | 6 hours 34 min | 442 miles |

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