

AIPO

Industrial Distribution Warehouse

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

53,212 - 107,945 SF AVAILABLE



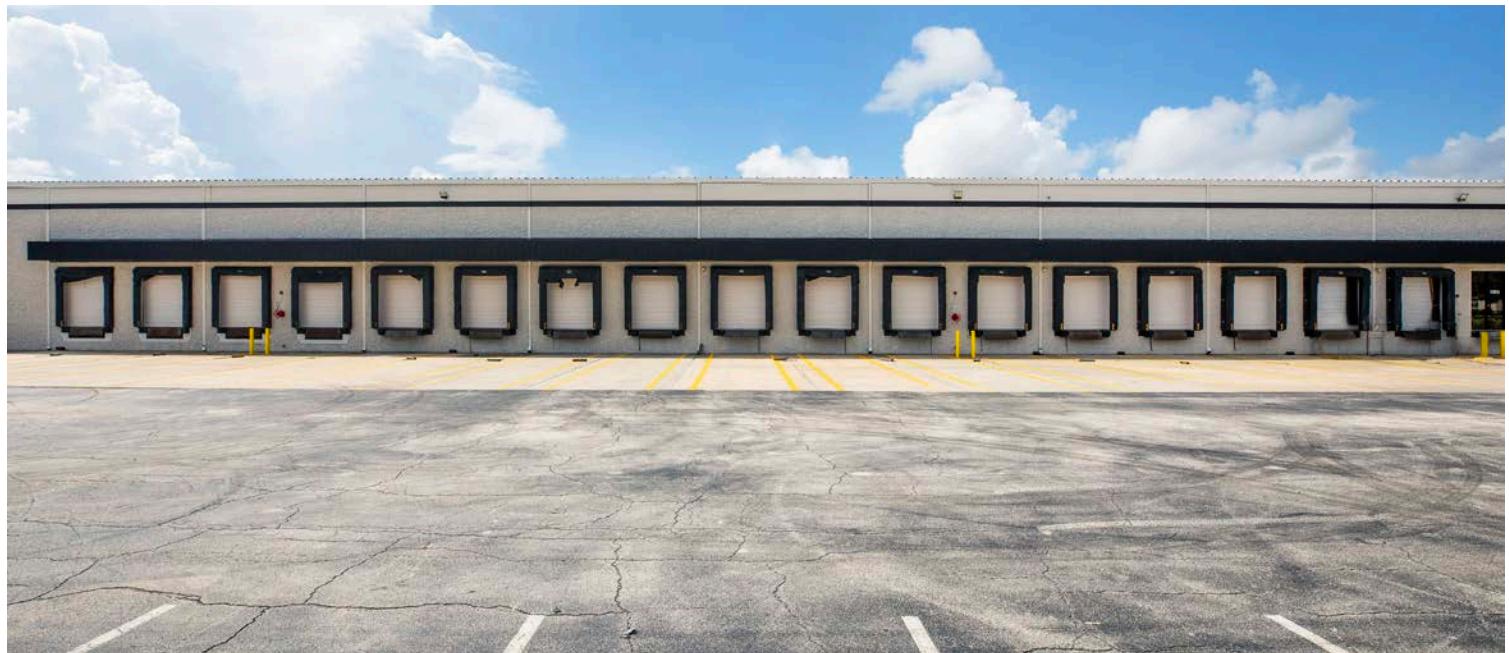
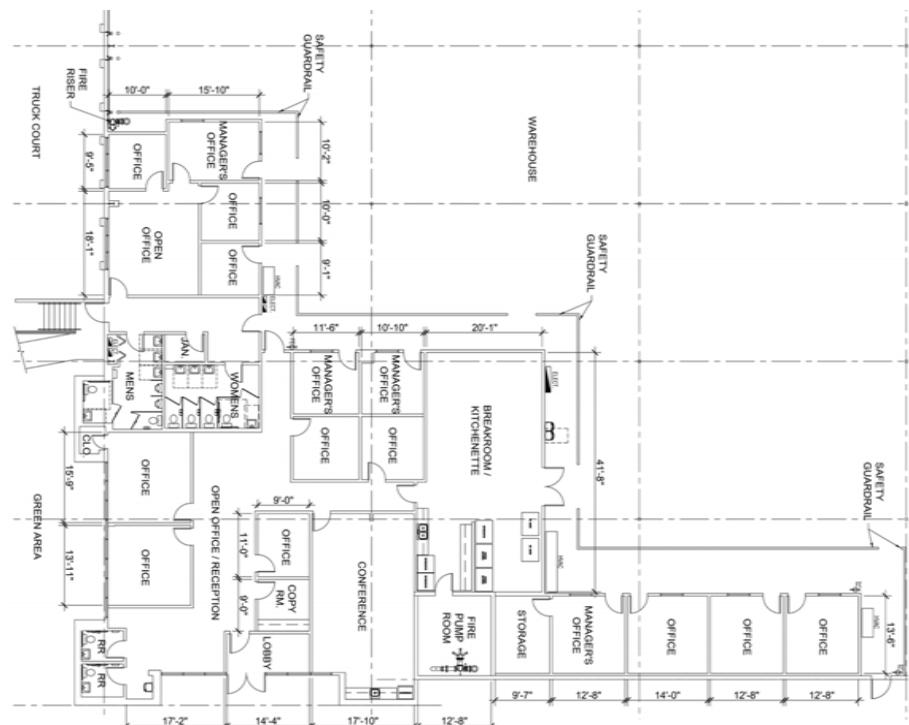
Building Highlights

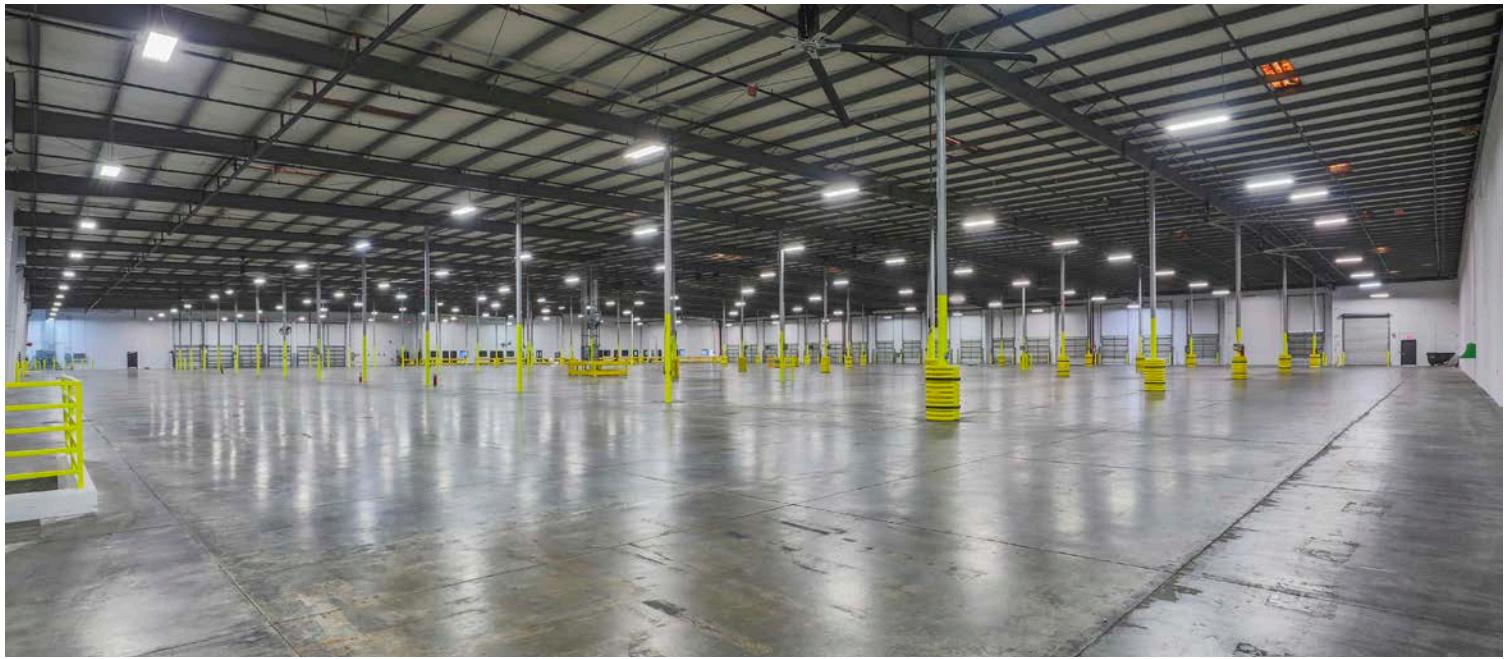
Total SF:	107,945 SF
Type:	Single Tenant
Office:	6,545 SF
Warehouse:	101,400 SF
Clear height:	25'
Dock doors:	18 - Front Side 4 with pit levelers & 4 with fans
Grade doors:	1 - 10' x 14' with ramp
Loading:	Front & Side Yard
Side Doors:	6 - Side loading dock doors all with dock seals and all with pit 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

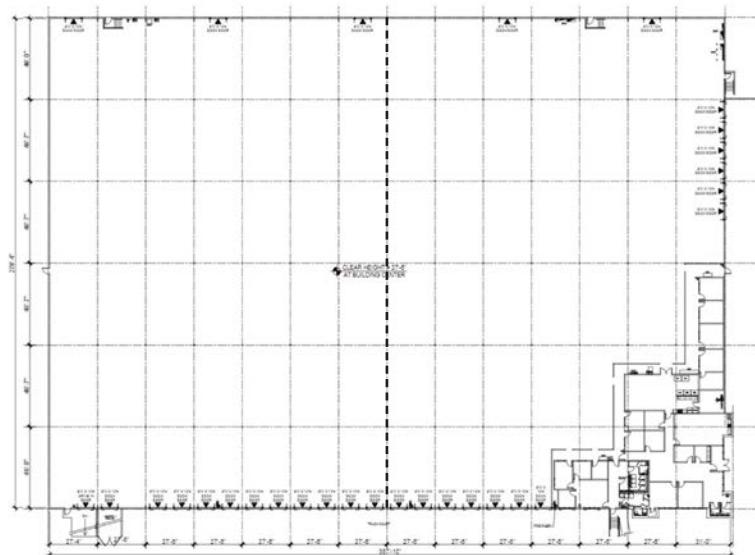
The 107,945 SF building at 1350 Tradeport Drive, Orlando is a standalone building offering 6,545 SF of office space, high-capacity power, front loading and side loading. Its location, adjacent to the Orlando International Airport, is near major transport routes and attractions, making it ideal for businesses. 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.

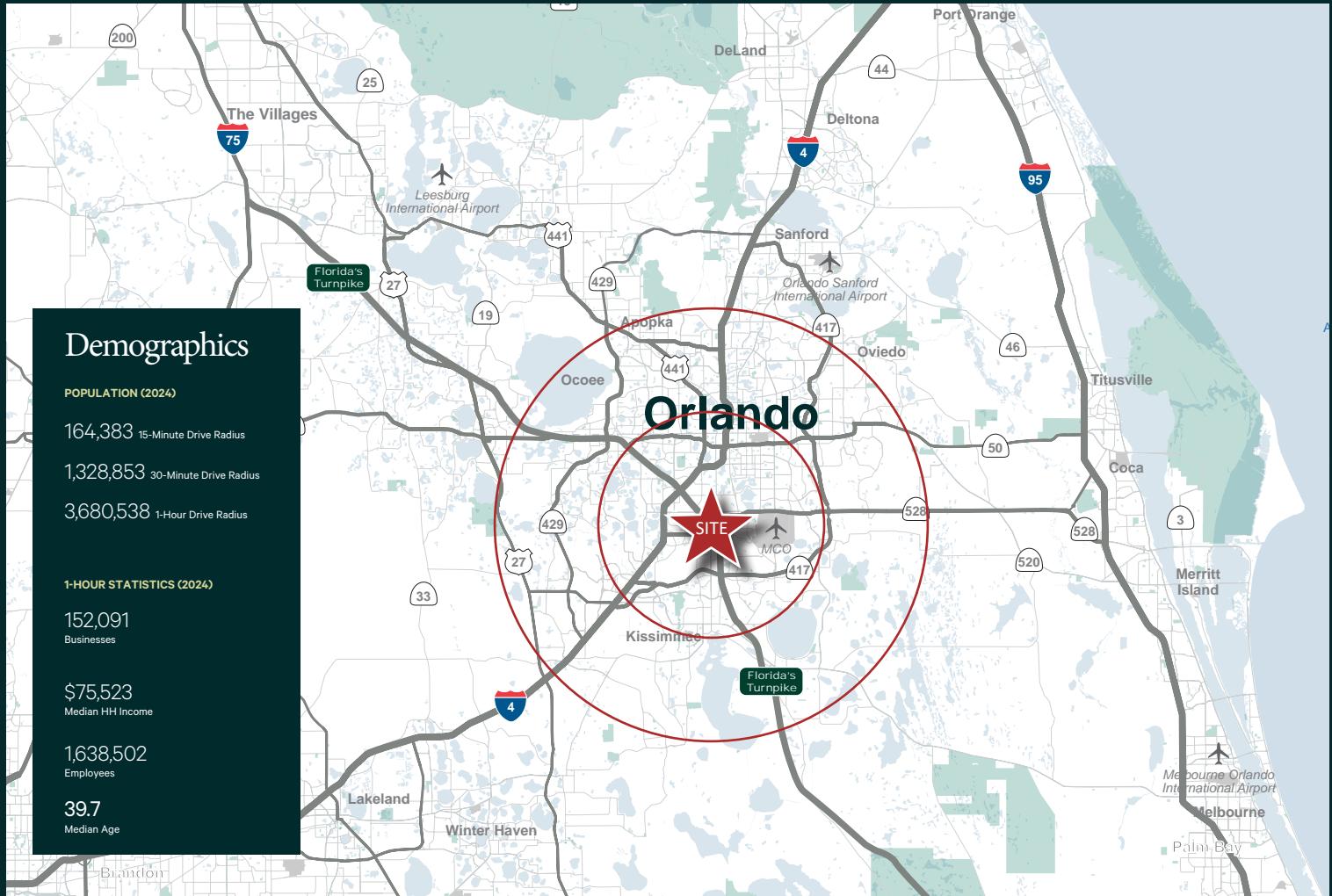
Office Floor Plan





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	47 miles
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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