

# 17,228 SF WAREHOUSE / OFFICE: DISTRIBUTION – STORAGE

14180 E. Colonial Dr, Orlando, FL 32826 - Building C

**AVAILABLE FOR LEASE!  
SEPTEMBER 2025**



Attention warehouse/distribution/storage users! KW Commercial is pleased to offer for lease a 17,228 SF free-standing office/warehouse space with parking in highly desirable east Orange County on FL 50/Colonial Avenue. The entire building will be available for a qualified tenant in September, 2025.

The attractive and well-kept facility was built in 2018. The building includes 2,002 Sf of finished office and restrooms. The office space includes five executive offices and a climate controlled large open workspace. The larger open warehouse is 15,226 SF. The warehouse is not presently climate controlled. The warehouse space has five man-doors and one roll-up door at the rear of the unit. The warehouse ceiling has a height of 26' at the center point. The unit provides ample parking and an asphalt parking loading area of approximately .33 AC providing access to the rear of the unit.

The property is located along US Hwy 50/ E. Colonial Drive in Eastern Orange County. The site is one mile east of the western terminus of the Central Florida Toll-way, 408. Avalon Park Boulevard is one half mile to the east. The surrounding properties are mixed retail, commercial, restaurants and offices and vacant acreage undergoing significant development. The University of Central Florida, the area's major employer, is located within two miles to the northwest of the property.

\$18.00 PSF Modified Gross + \$2.18 Exp (est) - For Multi-Year (5) Lease - Call Broker For Details



Mark Arnold 407-353-6391 [marnold@kwcommercial.com](mailto:marnold@kwcommercial.com)

KW COMMERCIAL - PARKS COMMERCIAL GROUP, LLC 11 S. BUMBY AVE, ORLANDO FL 32803

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## PROPERTY FEATURES

17,228 Lease-able Square Feet

26' Clear Height at Center

1/3 Acre Paved Yard

2,002 Office Suite

15,226 Open Warehouse

Sprinklered – Wet System

One Roll-Up / Three Man-Doors

Electrical Service

Built in 2018

Clean - Attractive

Ample Parking

Zoning – Orange County RSTD-C1

Highly Desirable Location

Easy Access to the 408



17,228 SF Lease-able Warehouse  
Space & 1/3 Acre Paved Yard  
Building # C

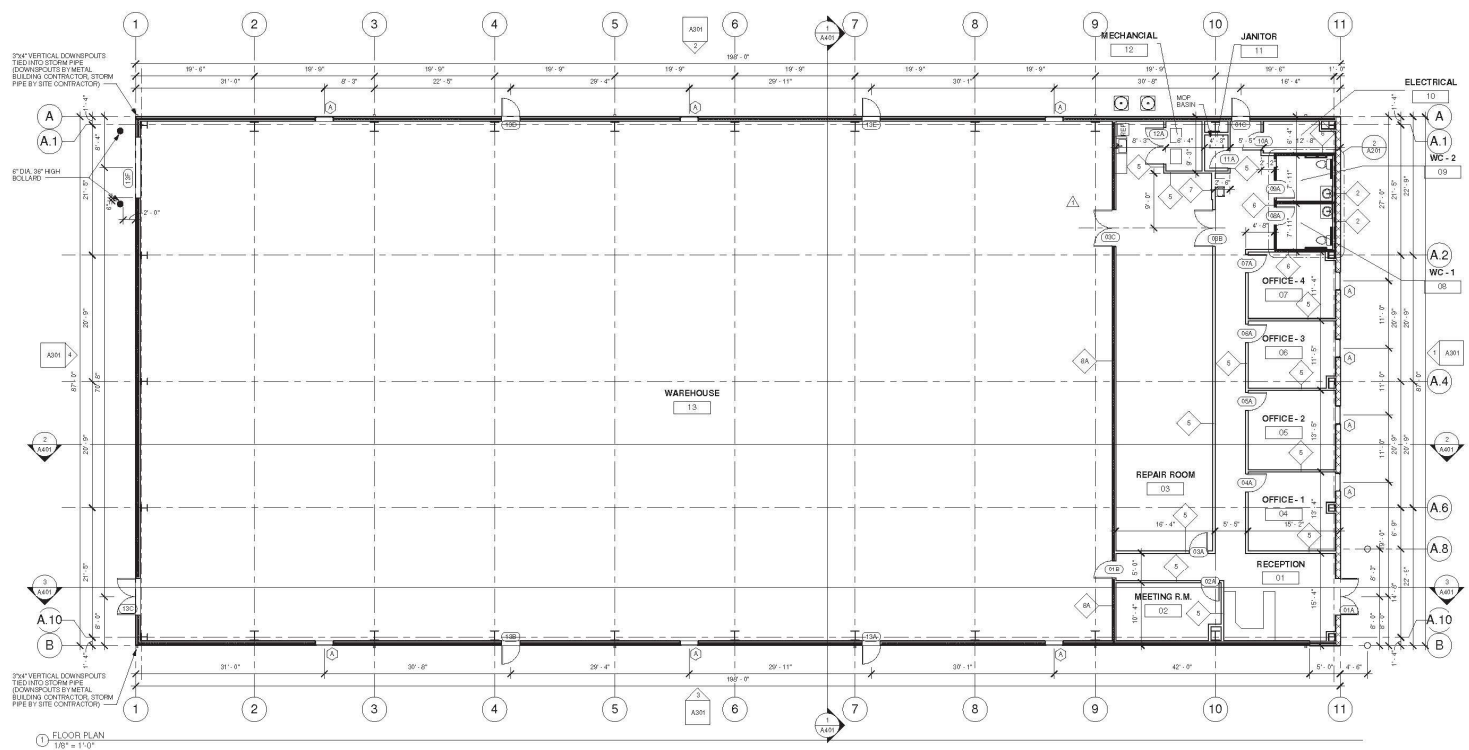


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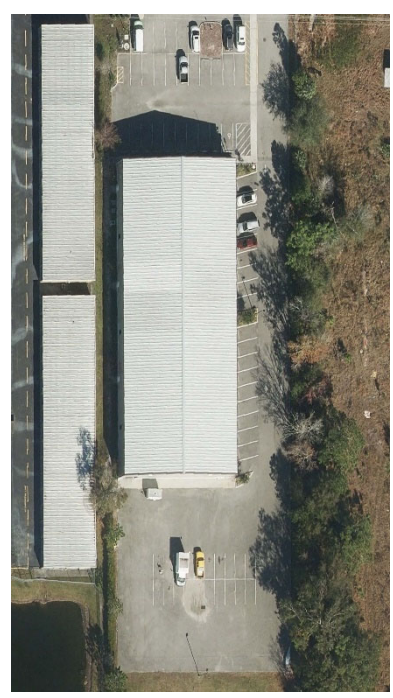
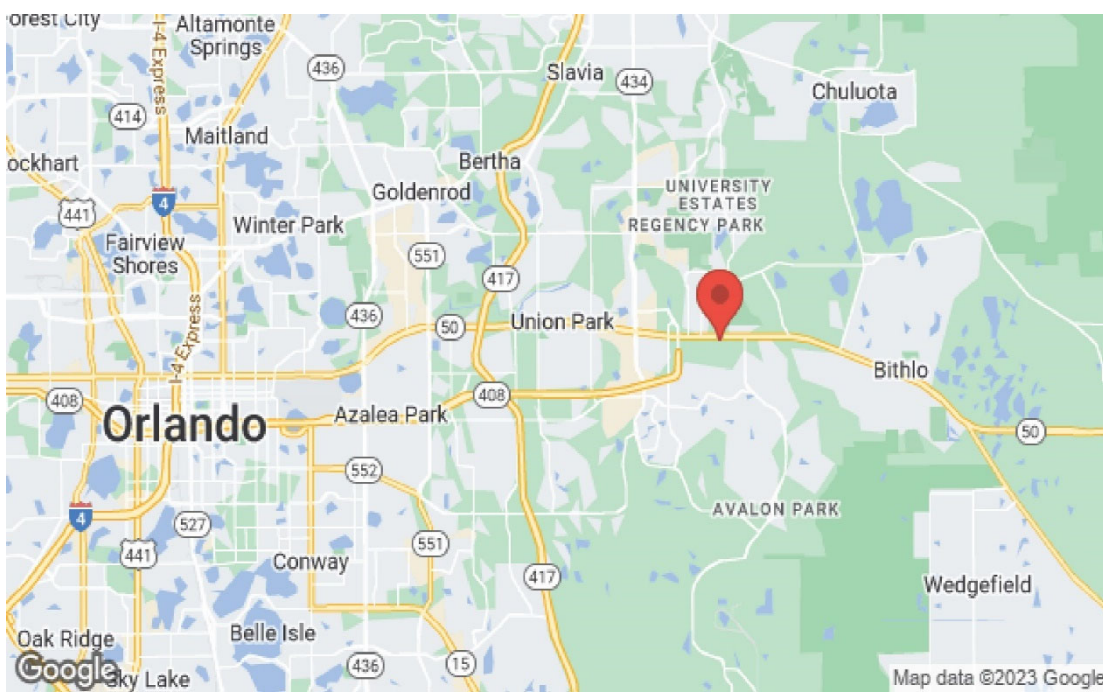
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## FLOOR PLAN: 15,226 SF WAREHOUSE - 2,002 OFFICE



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