

STRATEGICALLY LOCATED  
IN ORLANDO'S SOUTH  
INDUSTRIAL CORRIDOR

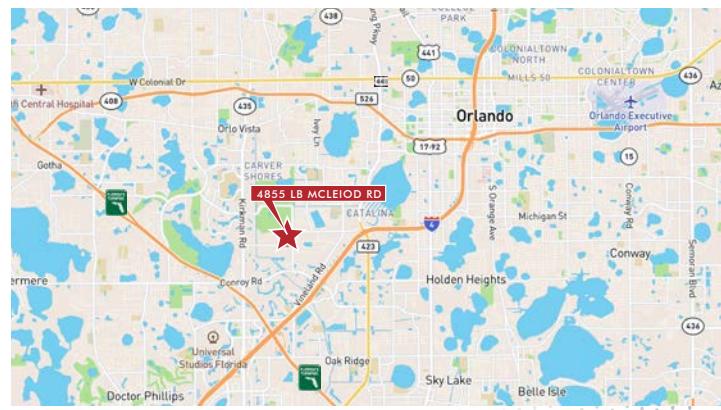
4855  
LB MCLEOD RD

±44,290 SF FULLY LEASED WAREHOUSE SHOWROOM



#### PROPERTY OVERVIEW

- > ±44,290 SF free-standing industrial warehouse on ±6.57 acres, featuring ±7,216 SF Class A showroom, clear span warehouse.
- > Located in the Southwest Orange County Submarket – One of the Region's Most Active Industrial Corridors
- > Best-in-Class Facility featuring high-quality construction, a functional layout, and a 36-foot clear warehouse—a rare offering in this submarket designed for maximum operational efficiency.
- > Fully Leased to Rip-It Sports, a leading supplier to Dick's Sporting Goods.
- > Access to major transportation arteries: I-4, SR 528 & FL Turnpike



DAVID MURPHY  
Vice Chairman  
407 404 5020  
david.murphy@cbre.com

MONICA WONUS  
Executive Vice President  
407 489 8753  
monica.wonus@cbre.com

JEFF GRAY  
Vice President  
407 506 6016  
jeff.gray1@cbre.com

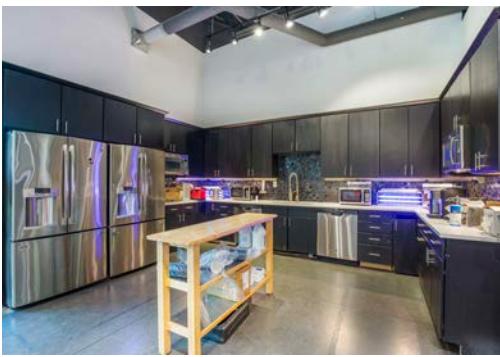
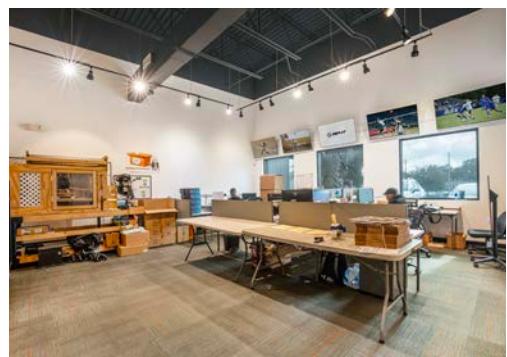
LEE EARLE  
Client Services  
407 404 5095  
lee.earle@cbre.com



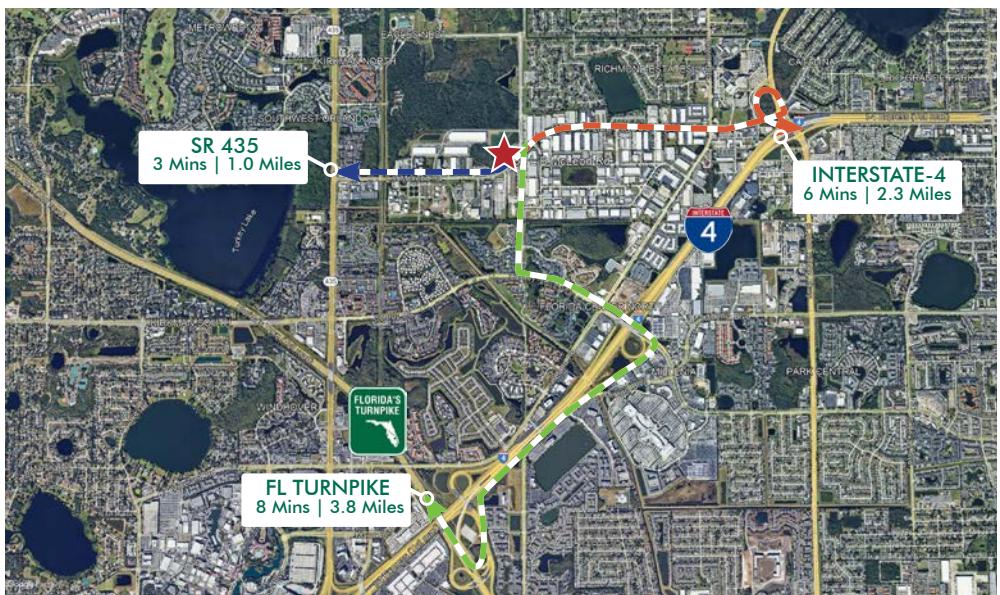
## PROPERTY DETAILS

|                  |   |
|------------------|---|
| RENTABLE SF      | 44,290  |
| BUILDINGS (2)    | 37,074 SF, Clear Span Warehouse<br>7,216 SF of Class A Office and Showroom attached to main warehouse |
| YEAR BUILT       | 2014  |
| ZONING           | Industrial Park District (I-P)  |
| UTILITIES        | Orlando Utilities Commission (OUC)  |
| ROOF             | Metal Roof w/ TPP Membrane Cover- R-30 Insulated + REC ALPHX-72 Solar Series (3 Years)                |
| CONSTRUCTION     | Warehouse- metal clear span with no columns; Office- Concrete Block                                   |
| CLEAR HEIGHT     | 36'   |
| LOADING DOORS    | Nine (9) Dock High (includes 1 over size 12' x 12'; 2 Grade Level                                     |
| PARKING          | 27 surface parking spaces (0.83/1,000)  |
| FIRE SUPPRESSION | Upgraded Sprinkler System; Warehouse - Extra Hazardous Class I-IV                                     |





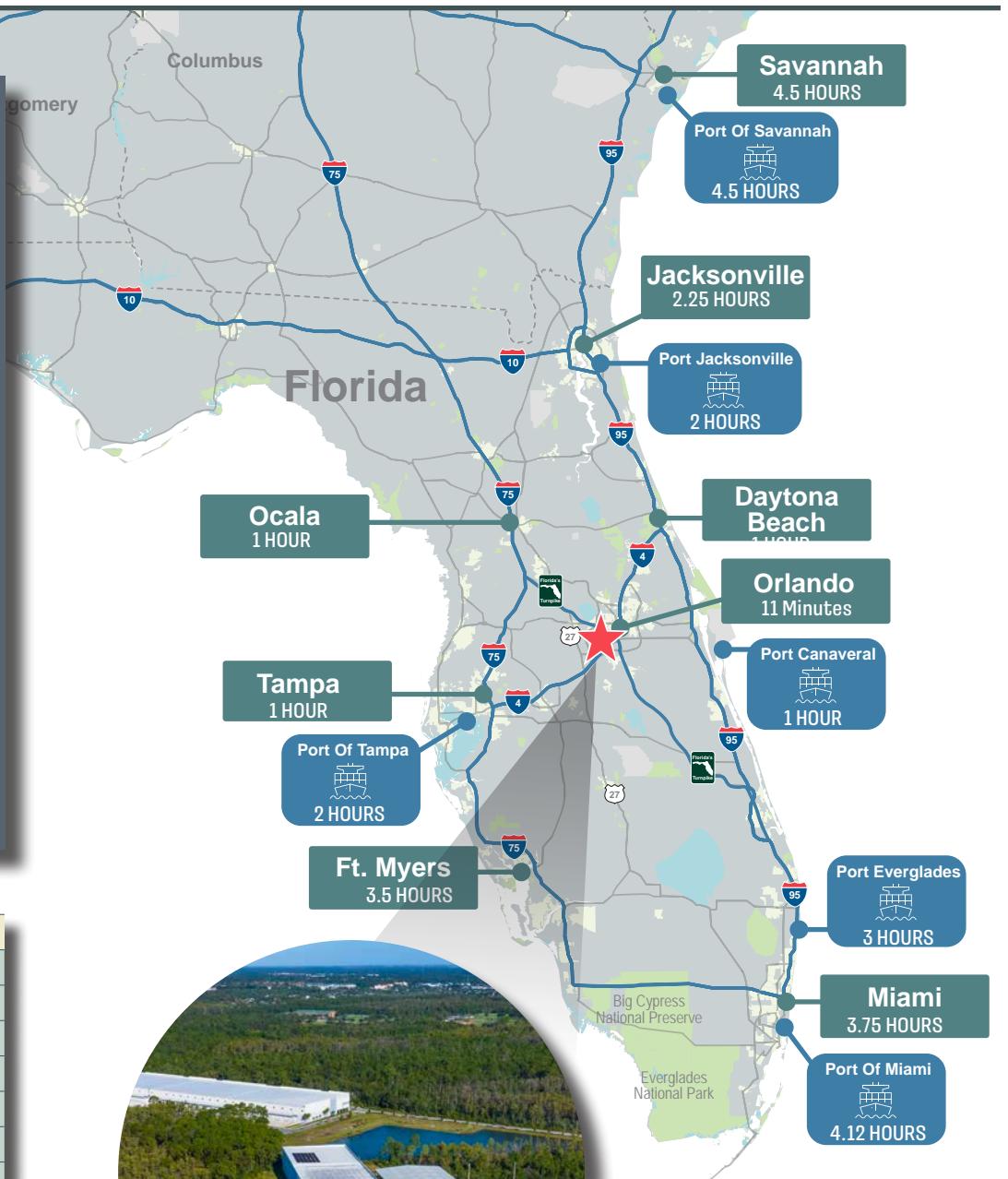
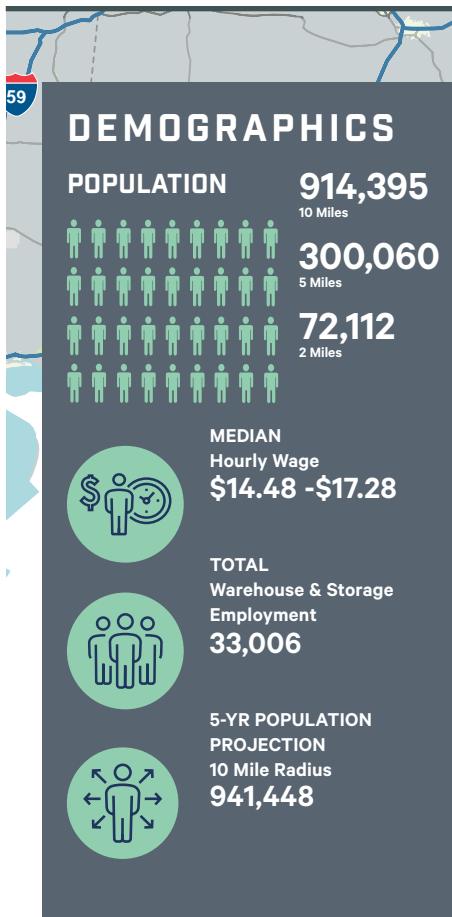
## ACCESS & DIRECTIONS



## MARKET OVERVIEW

Strategically positioned just south of Downtown Orlando, the property offers superior access to major transportation arteries including Interstate 4, SR 528, and the Florida Turnpike, making it ideal for distribution and logistics, and light manufacturing. The property's quality and strategic location make it highly attractive to institutional investors and owner-users in a market defined by limited supply and strong demand.

Orlando's industrial market continues to outperform, driven by its low unemployment rate (3.8% as of 2Q 2025), impressive GDP growth (5.4% in 2024), and rapid population growth (2.7% in 2024). Florida ranked #1 in talent attraction and Orlando recognized as one of the top U.S. cities for business expansion, the region offers a resilient and growth-oriented environment for industrial investment.

**Drive Times & Distances**

|                       |            |            |
|-----------------------|------------|------------|
| Interstate 4          | 3 minutes  | 1.42 miles |
| Florida's Turnpike    | 8 minutes  | 3.7 miles  |
| SR 408                | 10 minutes | 4.5 miles  |
| Downtown Orlando      | 11 minutes | 5.6 miles  |
| SR 429                | 17 minutes | 12.7 miles |
| Beachline Expressway  | 19 minutes | 5.4 mile   |
| SR 417                | 21 minutes | 12.8 miles |
| Orlando Intl. Airport | 23 minutes | 16.5 miles |
| Port Canaveral        | 1 hour     | 58.5 miles |
| Tampa Intl. Airport   | 1.45 hours | 87.2 miles |
| Jacksonville          | 2.13 hours | 145 miles  |
| Miami                 | 3.45 hours | 232 miles  |
| Atlanta, GA           | 6.14 hours | 438 miles  |

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**CBRE**