

INDUSTRIAL | ±6.57 ACRES FOR SALE

CBRE

STRATEGICALLY LOCATED
IN ORLANDO'S SOUTH
INDUSTRIAL CORRIDOR

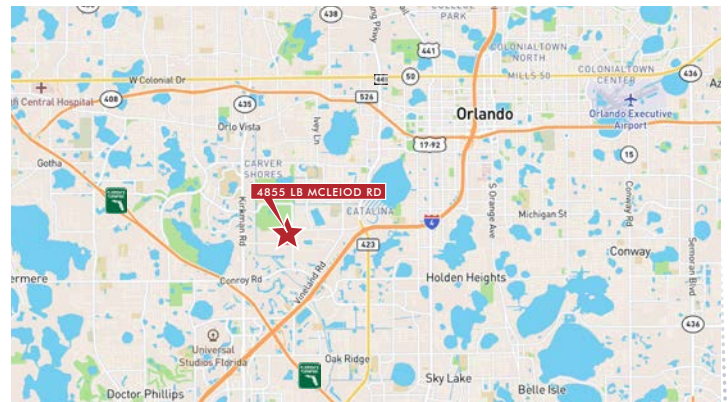
4855
LB MCLEOD RD

±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



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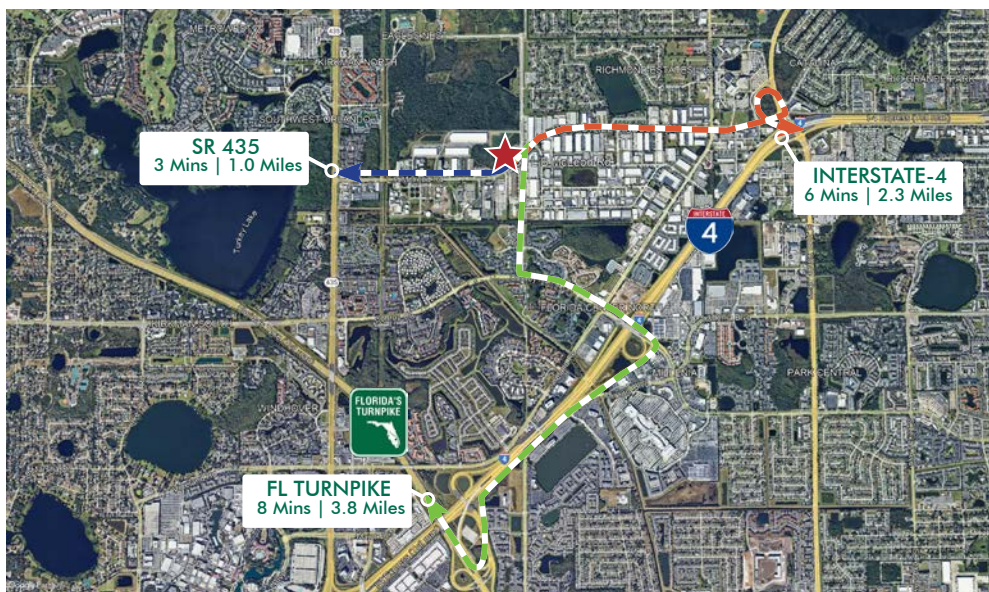
PROPERTY DETAILS

RENTABLE SF	44,290
BUILDINGS (2)	37,074 SF, Clear Span Warehouse 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





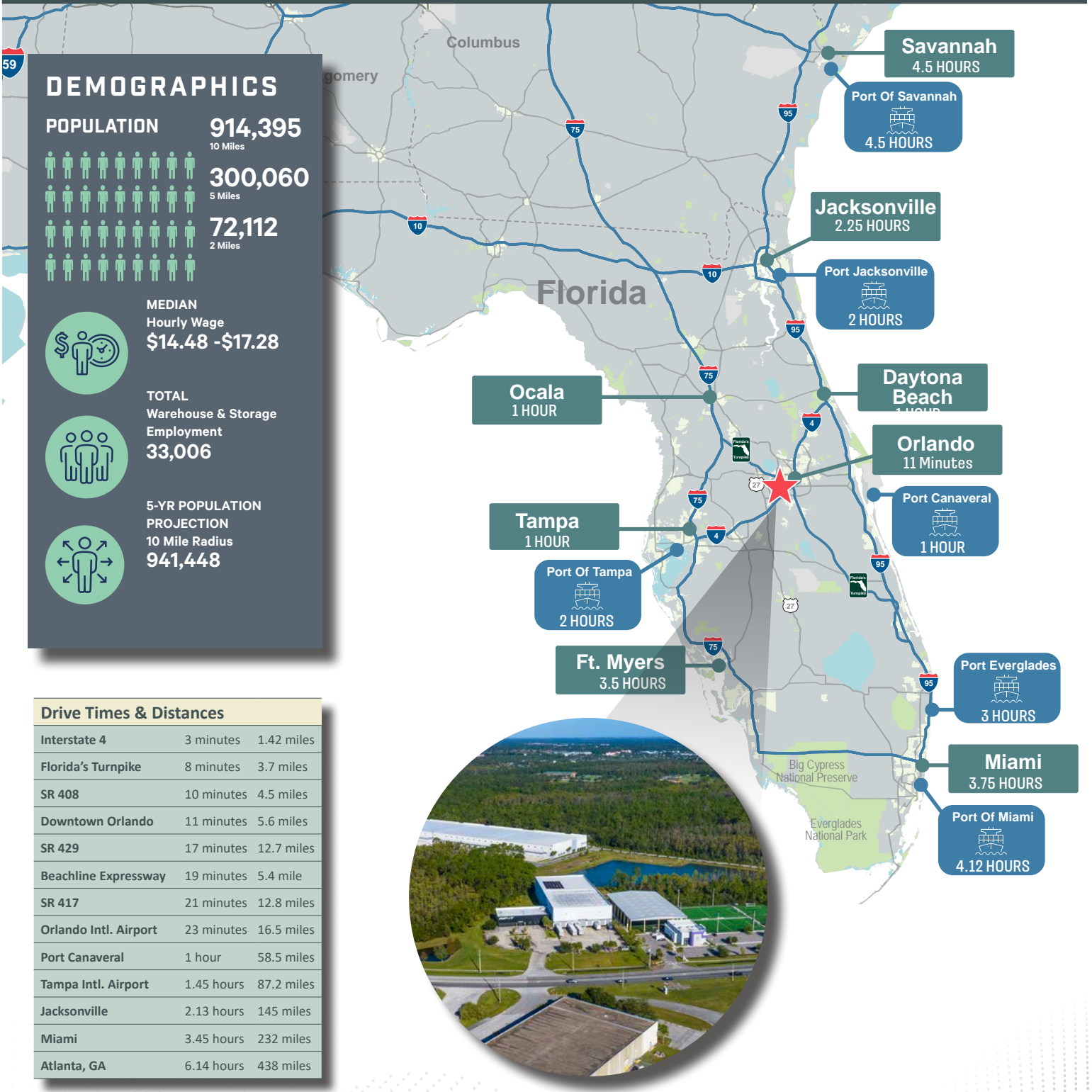
ACCESS & DIRECTIONS



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.



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