

1010
GRAND STREET

1028
WOODS STREET

DOWNTOWN ORLANDO

 $\pm 64,392$ SF - 1010 GRAND ST ± 3.69 AC IOS - 1028 WOODS ST

$\pm 64,392$ Total SF
 ± 4.57 AC



Zoning: Ind
Warehouse I
& C-3



Immediate
Access to SR
408 & I-4



$\pm 160,836$ SF
 ± 3.69 AC IOS



Utilities: Orlando
Utilities Commission

- Strategic in-fill location in the heart of Orlando providing excellent connectivity to:

SR-408: 0.7 miles

I-4: 1.6 miles

Downtown Orlando: 2.0 miles

Florida Turnpike: 6.3 miles

SR-528: 11.0 miles

Orlando International Airport: 19 miles

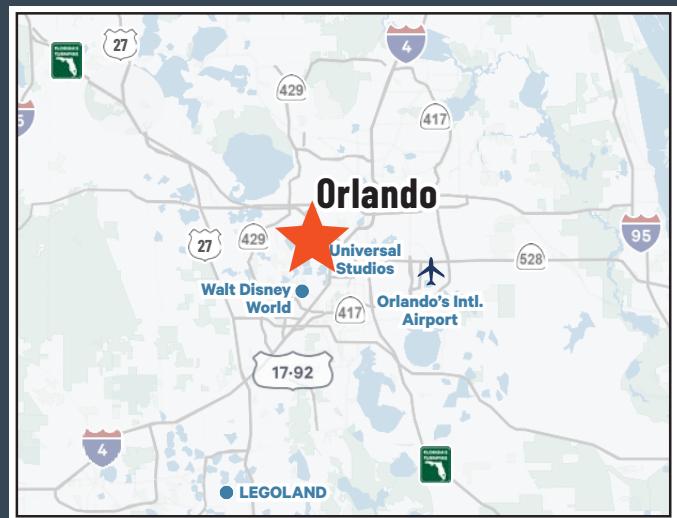
- Two (2) well-designed, standalone industrial buildings featuring 25-foot clear height for peak efficiency.

- Ample secured parking for employees and fleet vehicles

- Outdoor storage capability for additional operational flexibility

- Deep truck court allow for efficient loading and maneuverability

- Great for last-mile distribution facility, neighboring a top e-commerce hub



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1010 GRAND STREET

± 4.57

ACRES

$\pm 64,392$

TOTAL RSF

ORG C-3

ZONING

1970

YEAR BUILT

VACANT

TENANCY



1010 GRAND STREET ORLANDO, FL 32805

FOR SALE OR LEASE



DOWNTOWN ORLANDO - INDUSTRIAL WAREHOUSE

BUILDING ONE

Total RSF	29,100 SF
Office SF	286
Clear Height	20' - 25'
Building Depth	100'
Dock High Doors	10 - 9'x10'
Drive-In Doors	2 - 10'x20' & 9'x10'
Truck Court	130'
Parking	Paved lot (not striped)
Electric	Orlando Utilities
Water & Sewer	Orange County

BUILDING TWO

Total RSF	35,292 SF
1st Floor Office SF	$\pm 4,500$ SF (2nd Story Office)
Clear Height	20' - 25'
Building Depth	120'
Covered Truck Wells	4
Dock High Doors	3 - 10'x11'
Drive-In Doors	1 - 9'x10'
Truck Court	130'
Parking	45 Surface
Secured Lot	Fully Fenced & Gated



1028 WOODS STREET

±3.69
ACRES

±160k
TOTAL SF

C-3
ZONING

PERMITTED USES

- + Commercial & Wholesale
- + Parking Of Semi-Tractor
- + Trailers & Cargo
- + Trailer Boxes
- + Lumber Yards
- + Machinery Storage
- + Contractors' Equipment
- + Storage Yards
- + Fleet Parking

1028 WOODS STREET ORLANDO, FL 32805

FOR SALE OR LEASE



FULLY FENCED INDUSTRIAL OUTSIDE STORAGE

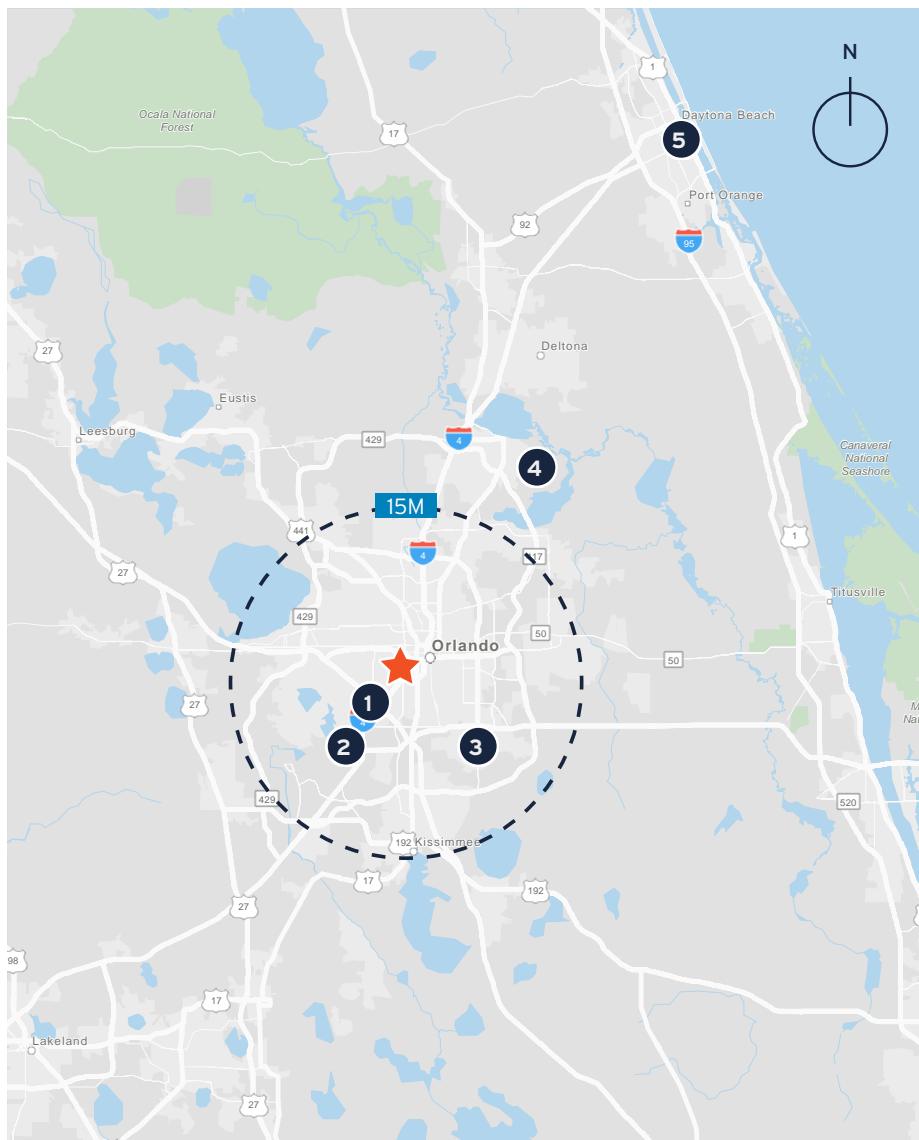
OVERVIEW

The property at 1028 Woods Street, Orlando, FL 32837, is an industrial outdoor storage space available for lease. This 3.69-acre lot is zoned C-3 and fully fenced and gated. It offers substantial outdoor storage and parking opportunities. The location is highly strategic, providing immediate access to major highways such as SR-408 and Interstate-4, and is in close proximity to a major e-commerce fulfillment center. The property is also within a short distance from Downtown Orlando and the Orlando International Airport.



WHY ORLANDO?

Orlando presents significant business growth opportunities, fueled by its business-friendly policies, a skilled and expanding workforce, and affordable operating costs within a thriving, diverse economy. The region's appeal is further enhanced by a robust infrastructure, a readily available talent pool drawn from a rapidly growing population, and a strong entrepreneurial ecosystem. Its strategic location, including a major international airport, provides global connectivity. Key advantages include a supportive business environment with incentives, a diverse and educated workforce, lower operating costs, a vibrant economy with key sectors like biotechnology, and a high concentration of investors supporting a thriving entrepreneurial culture, all complemented by a wide range of commercial real estate options.



KEY DISTANCES

- 1 Florida's Turnpike**
6.3 Miles | 10 Minutes
- 2 Theme Parks, Orange County Convention Center**
10 Miles | 19 Minutes
1.5M Visitors/Weekly to Orlando
- 3 Orlando Int'l Airport (MCO)**
19 Miles | 25 Minutes
- 4 Orlando/Sanford Int'l Airport**
27.5 Miles | 32 Minutes
- 5 Daytona Beach**
57 Miles | 63 Minutes

AREA DEMOGRAPHICS

15 MILES	
Businesses	86,816
Employees	945,500
Population	1,827,431
Households	674,580
Avg. Household Income	\$111,371
16+ in Labor Force	96.7%
Daytime Population	2,017,951
Consumer Annual Budget	\$65.0B

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