

1010
GRAND STREET1028
WOODS STREET

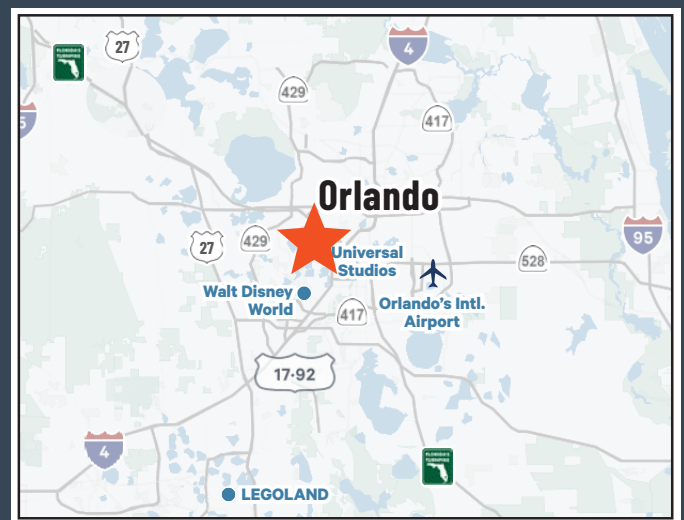
DOWNTOWN ORLANDO

±64,392 SF - 1010 GRAND ST

±3.69 AC IOS - 1028 WOODS ST

±64,392 Total SF
±4.57ACZoning: Ind
Warehouse I
& C-3Immediate
Access to SR
408 & I-4±160,836 SF
±3.69 AC IOSUtilities: 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

±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	±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

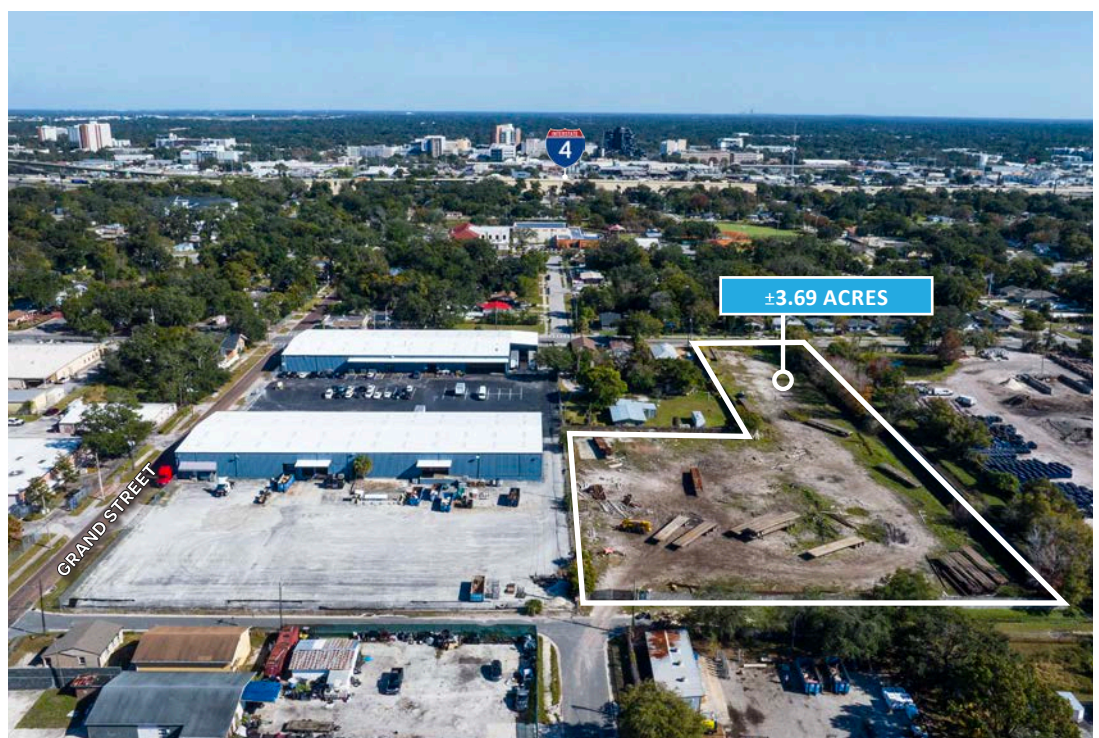
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FULLY FENCED INDUSTRIAL OUTSIDE STORAGE

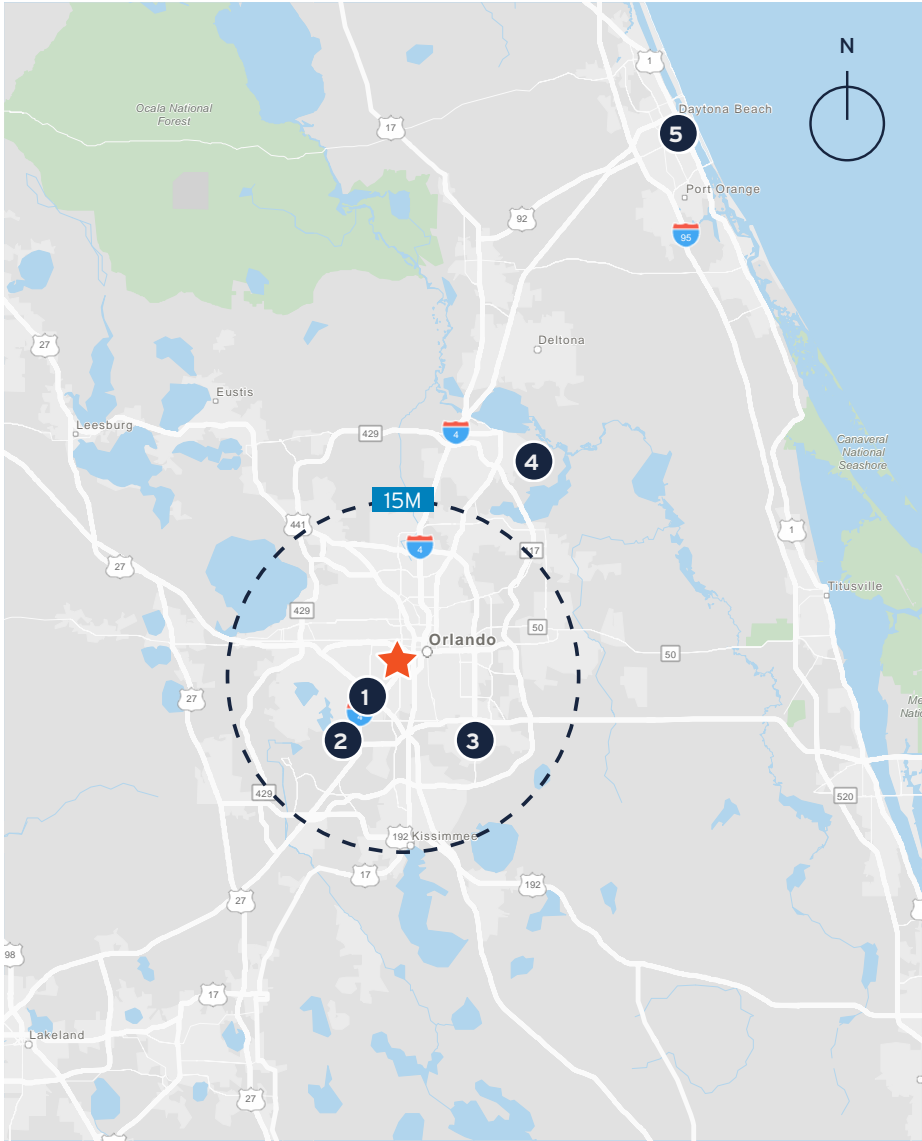
OVERVIEW

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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