

West Central Center

805 W CENTRAL BLVD, ORLANDO, FL 32805



FOR MORE INFORMATION
MILLENNIA-PARTNERS.COM

PRESENTED BY

JOSIAH MOORE

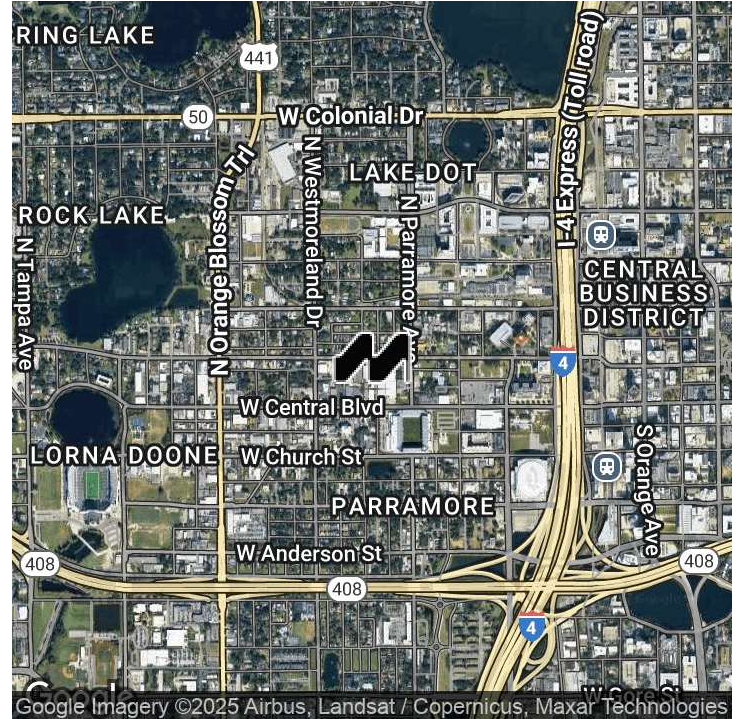
407.304.8485

Briang@millenia-partners.com

EXECUTIVE SUMMARY

805 W CENTRAL BLVD, ORLANDO, FL 32805

West Central Center



OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Building Size:	15,000 SF
Available SF:	5,000 - 15,000 SF
Lot Size:	50,679 SF
Number of Units:	1
Year Built:	1960
Zoning:	AC-2/T/PH
Market:	Orlando
Submarket:	W Central
Traffic Count:	25,000

PROPERTY OVERVIEW

Discover the exceptional offerings of 805 W Central Blvd, a prime Industrial/Flex warehouse property for lease in Orlando, FL. This modern and versatile space boasts storage space and private offices with flexible office floor plans, and abundant natural light, creating an inviting environment for office users, tradesmen, or logistics techs to thrive. With ample parking and proximity to major transportation routes, this property provides unparalleled convenience for tenants and clients alike. The property's strategic location and professional 2nd-generation interior make it an ideal choice for businesses seeking a dynamic and accessible space in the heart of Orlando. Don't miss the opportunity to elevate your business at 805 W Central Blvd.

PROPERTY HIGHLIGHTS

- 7,444 SF +/-
- \$13.50 NNN SF
- High Amps
- Convenient location in the heart of Orlando minutes from I-4 and SR-408
- Proximity to major transportation routes

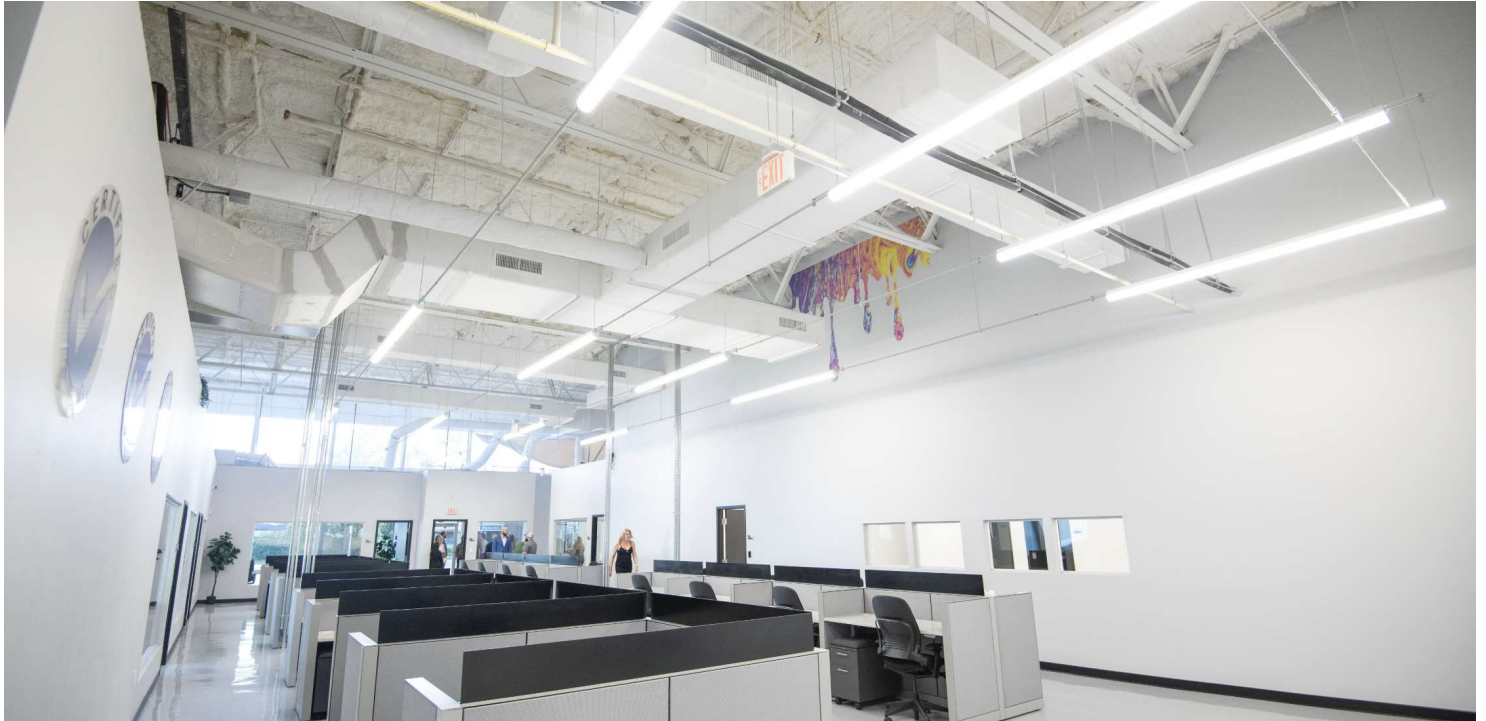
PRESENTED BY
JOSIAH MOORE
407.304.8485
Briang@millenia-partners.com

INDUSTRIAL PROPERTY
For Lease

INTERIOR PHOTOS

805 W CENTRAL BLVD, ORLANDO, FL 32805

West Central Center



PRESENTED BY
JOSIAH MOORE
407.304.8485
Briang@millenia-partners.com

INDUSTRIAL PROPERTY

For Lease

INDUSTRIAL USER MAP

805 W CENTRAL BLVD, ORLANDO, FL 32805

West Central Center



PRESENTED BY
JOSIAH MOORE
407.304.8485
Briang@millenia-partners.com

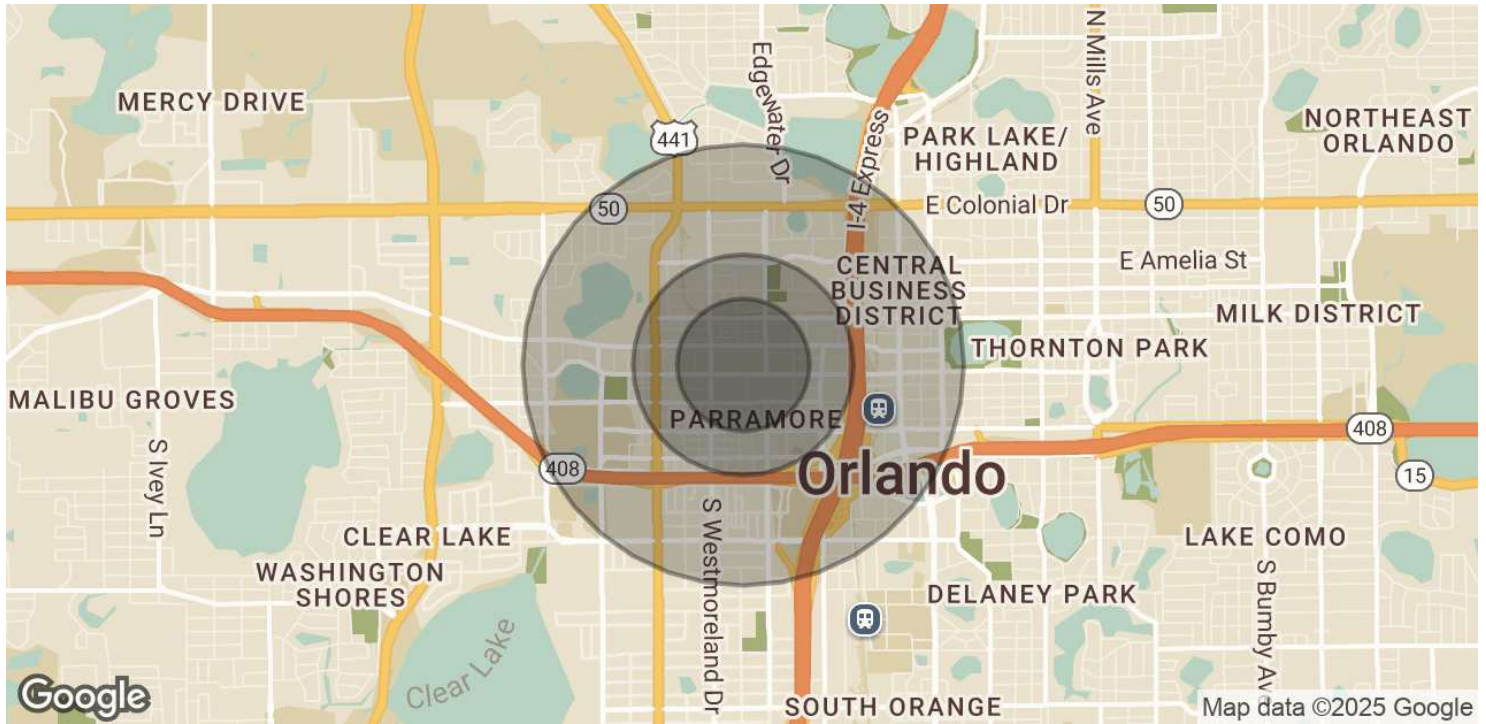
INDUSTRIAL PROPERTY

For Lease

DEMOGRAPHICS MAP & REPORT

805 W CENTRAL BLVD, ORLANDO, FL 32805

West Central Center



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	1,883	4,787	16,860
Average Age	37	37	40
Average Age (Male)	37	37	39
Average Age (Female)	37	37	41

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	654	1,729	8,097
# of Persons per HH	2.9	2.8	2.1
Average HH Income	\$72,746	\$68,857	\$89,528
Average House Value	\$457,079	\$483,295	\$535,843

Demographics data derived from AlphaMap

PRESENTED BY
JOSIAH MOORE
407.304.8485
Briang@millenia-partners.com

INDUSTRIAL PROPERTY

For Lease