

4496 35th Street

7,302 RSF ±0.72 AC STAND ALONE WAREHOUSE

Located:
33rd Street
Industrial
Park

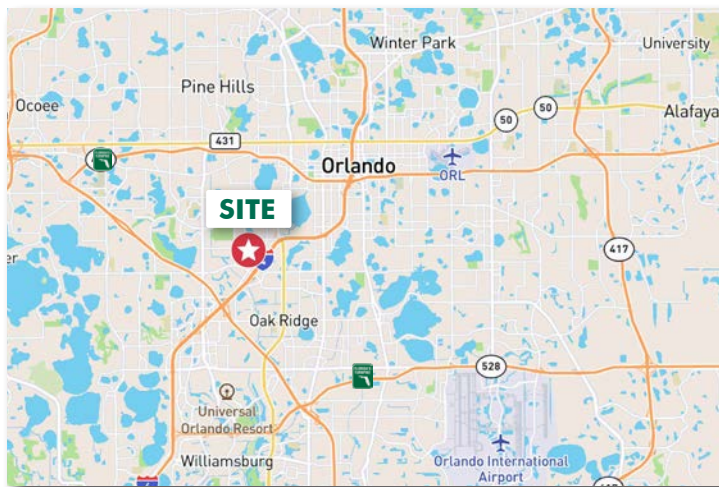


INDUSTRIAL | FOR LEASE



PROPERTY HIGHLIGHTS

- ▶ **Strategic Location:** Situated within the highly desirable 33rd Street Industrial Park, offering excellent access to Interstate 4 via Vineland Road and LB McLeod Road, enhancing distribution efficiency across the Orlando MSA and beyond.
- ▶ **Secured Yard & Clear Span Warehouse:** Features an above-standard secured yard and a clear span warehouse, providing flexibility and security for various business operations.
- ▶ **Turn-Key Office Space:** The building includes 3,000 SF of office space with eight offices, offering a ready-to-use solution for businesses needing integrated office and warehouse facilities.



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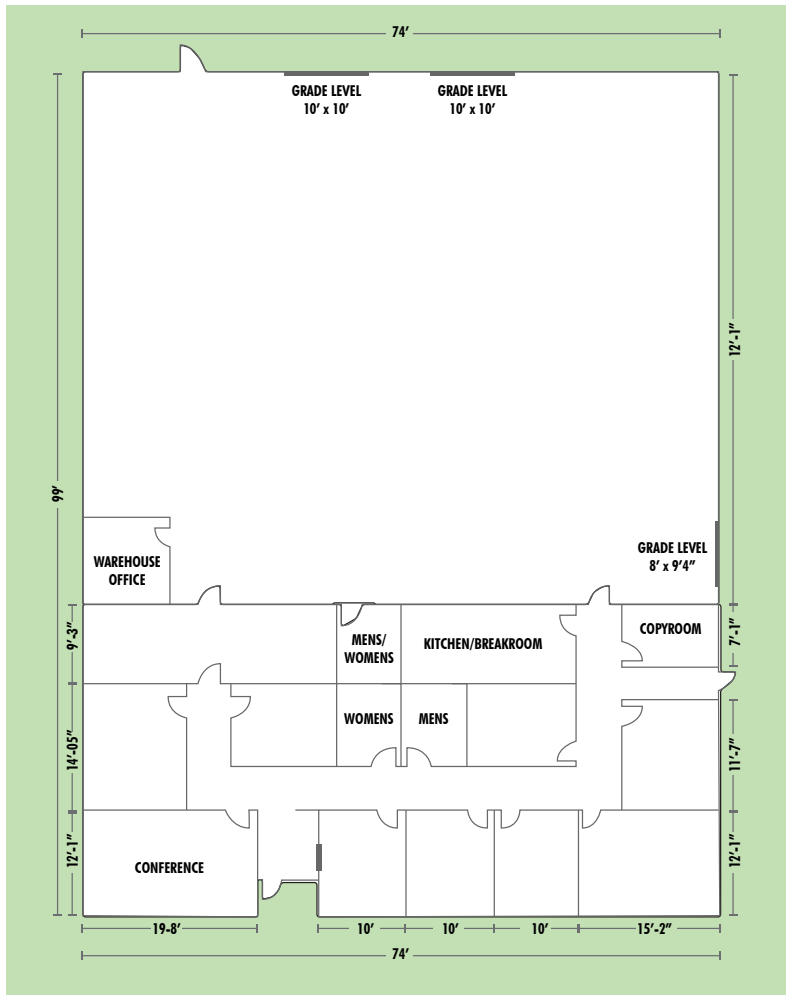
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7,302 SF FLEX SPACE

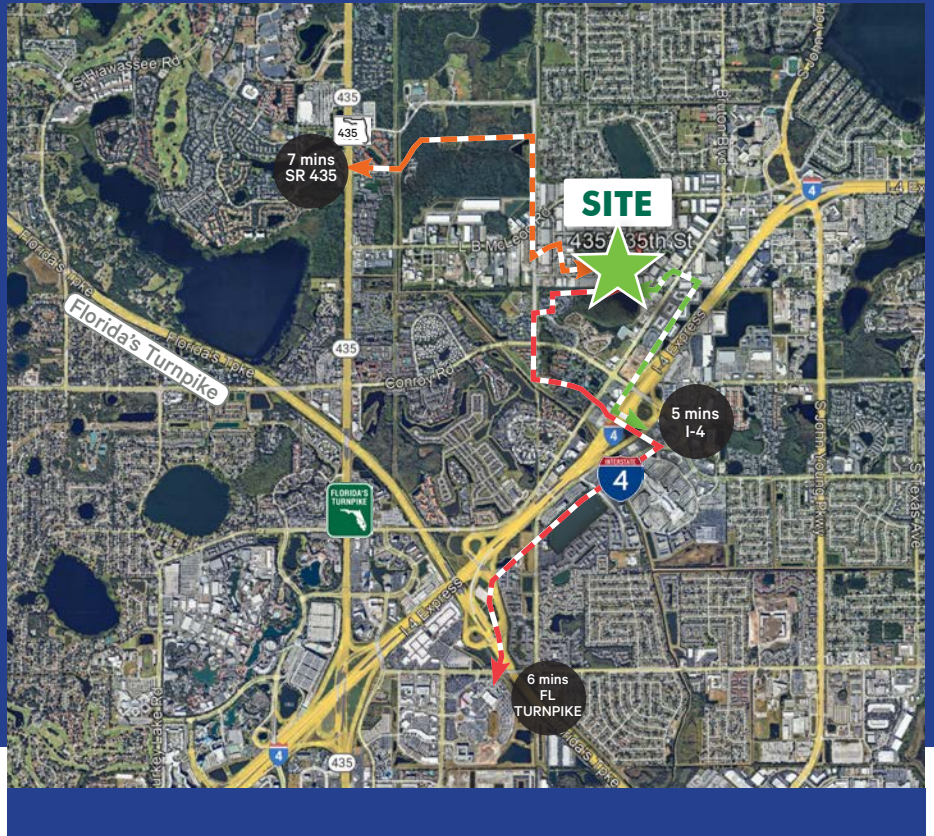
PROPERTY FEATURES

ACRES:	±0.72 AC
RENTABLE SF:	7,302 SF
OFFICE SPACE:	3,000 SF Eight (8) Offices
WAREHOUSE:	4,300 SF With Office
TYPE OF BUILDING:	Single-Tenant Office/Warehouse
STRUCTURE:	Clear Span Warehouse
CLEAR HEIGHT:	9'6"–11'9"
DOCK DOORS:	Two Grade Doors 10' X 10'
SIDE DOOR:	One Side Door: 8' X 9'4"
ZONING:	IP Industrial Park District
SECURITY:	Secured Parking/Yard
WAREHOUSE LIGHTING:	T-5 Automatic Lights
POWER:	400 amps plus pkg Unit 70 amps run
ROOF:	10-Year Material and Labor Warranty
YEAR BUILT:	1983
FIBER INTERNET	Spectrum
UTILITIES:	OUC, City Water & Sewer



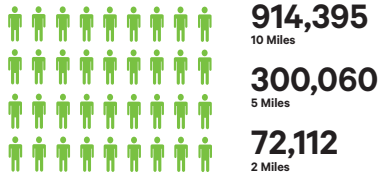
33RD STREET INDUSTRIAL PARK

The 7,302 SF stand-alone distribution warehouse is strategically positioned in the highly desirable 33rd Street Industrial Park, one of Central Florida's premier submarkets. Its exceptional location provides quick access to Interstate 4 and seamless connectivity to major thoroughfares, making it an ideal hub for efficient distribution across the Orlando MSA. Nestled in a professional industrial business district, this facility presents an outstanding opportunity for businesses looking for their own building that provides ample turn-key office space and warehouse for efficient storage and distribution.



DEMOGRAPHICS

POPULATION



**MEDIAN
Hourly Wage**
\$14.48 - \$17.28



**TOTAL
Warehouse & Storage
Employment**
33,006

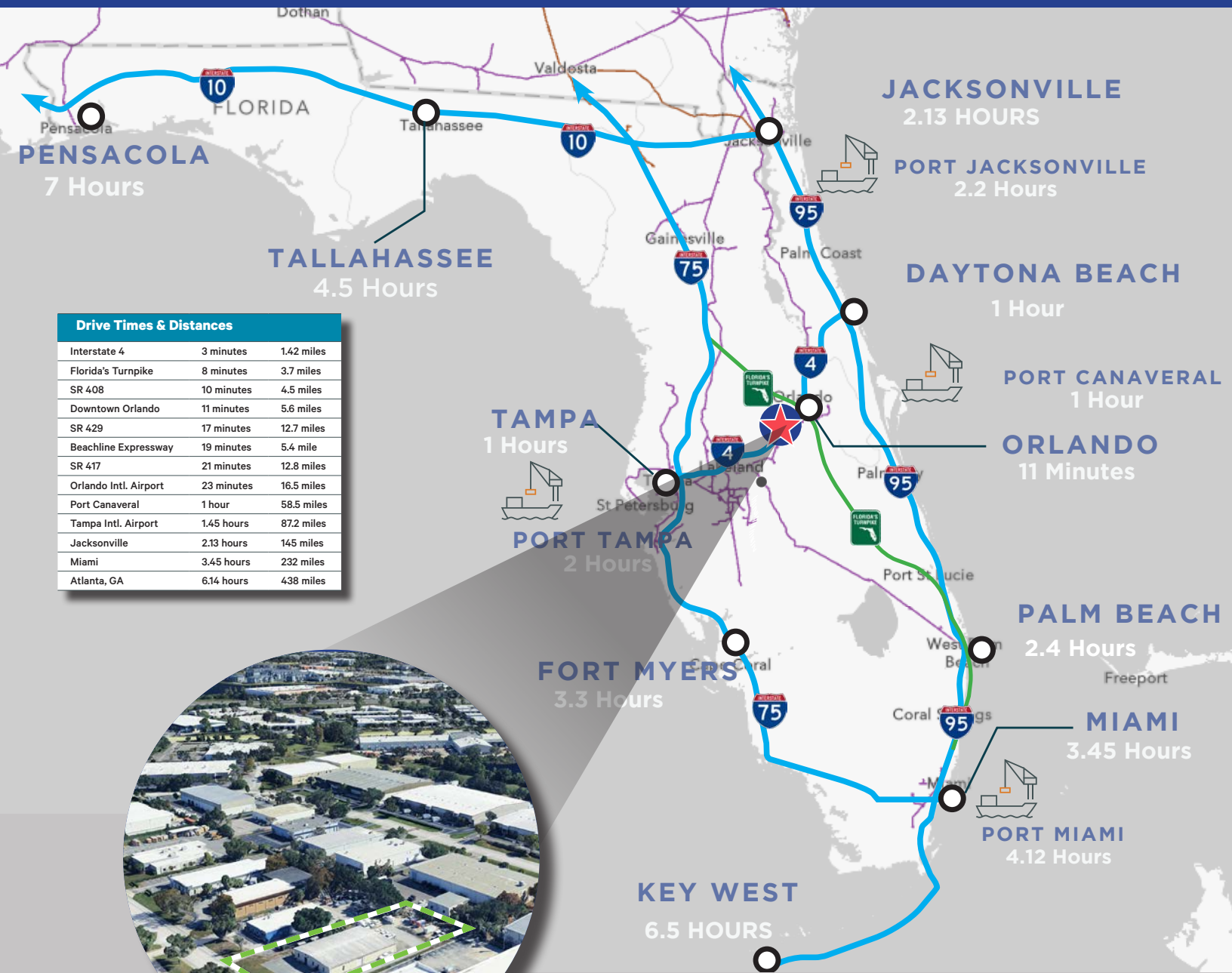


**5-YR POPULATION
PROJECTION
10 Mile Radius**
941,448



Orlando's economy thrives on population growth, a rising tech and fintech sector, and a robust defense industry, alongside its famous theme parks. With a 3.4% unemployment rate and 5.4% GDP growth in 2023, construction leads the way. The region attracted a 2.1% population increase in 2023, primarily from net in-migration, positioning Orlando among the top 10 U.S. markets in the Emerging Trends in Real Estate 2025 report.





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

PENSACOLA
7 Hours

TALLAHASSEE
4.5 Hours

TAMPA
1 Hours

PORT TAMPA
2 Hours

FORT MYERS
3.3 Hours

KEY WEST
6.5 HOURS

JACKSONVILLE
2.13 Hours

PORT JACKSONVILLE
2.2 Hours

DAYTONA BEACH
1 Hour

PORT CANAVERAL
1 Hour

ORLANDO
11 Minutes

PALM BEACH
2.4 Hours

MIAMI
3.45 Hours

PORT MIAMI
4.12 Hours

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