

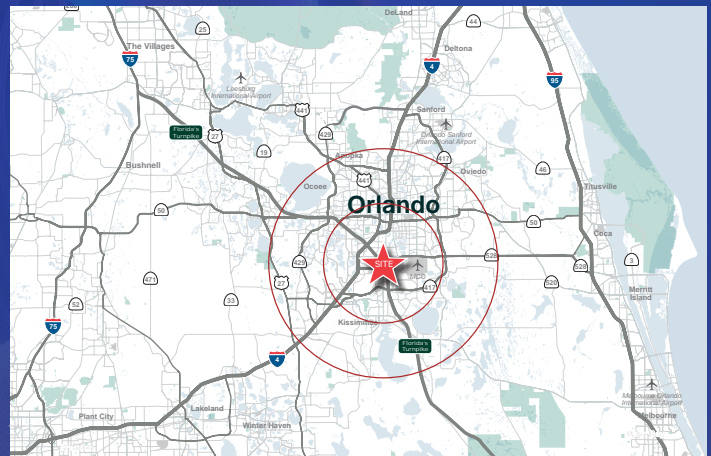
±1.24 AC Stabilized IOS Available Immediately

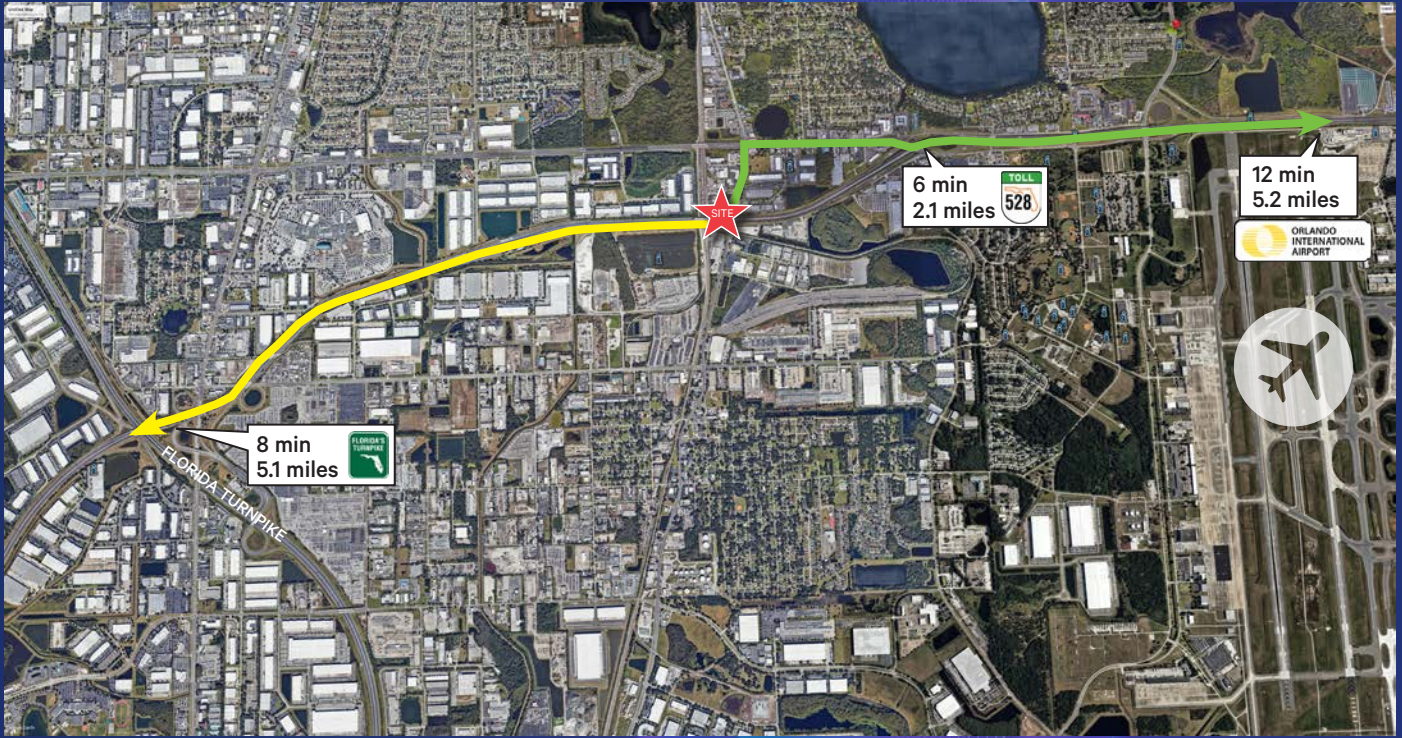
Parkline Blvd
Orlando, FL 32809

Strategically Positioned on Orange Ave, Near the SR-528 On-Ramp



- South Orlando industrial location ideal for outdoor storage, trailer parking, fleet operations, and contractor yards
- Immediate access to SR-528 providing fast connections to Orlando Intl Airport, Downtown Orlando, and Port Canaveral
- Convenient proximity to Florida's Turnpike and I-4, supporting regional and statewide distribution
- Strategically positioned near Orlando Intl Airport (MCO) for air cargo logistics, rental fleets, and transportation operations
- Excellent last-mile location serving hospitality, tourism, construction, and regional delivery users
- Fast access to John Young Parkway, a major commercial and industrial corridor with high traffic volumes
- Located within an established industrial submarket, surrounded by logistics, flex, and service-oriented users
- Ideal for trailer storage, container storage, equipment yards, fleet parking, and outdoor staging uses





- + Minutes from major employment centers and distribution hubs, ensuring efficient workforce access
- + Nearly four million people reachable within a one-hour drive, strengthening labor availability and service coverage

DRIVE TIMES & DISTANCES

Beachline Expwy - SR 528	6 minutes	2.1 miles
Florida's Turnpike	8 minutes	5.1 miles
Orlando Intl. Airport	12 minutes	5.2 miles
SR 417	12 minutes	8.1 miles
Interstate 4	15 minutes	8.1 miles
Sea World	15 minutes	9.5 miles
Universal Orlando	20 minutes	8.4 miles

Disney	20 minutes	14.1 miles
Downtown Orlando	24 minutes	7.1 miles
EPCOT	31 minutes	21.9 miles
Sanford Intl Airport	40 minutes	33.6 miles
Port Canaveral	46 minutes	47.3 miles
The Villages	1 hour 17 min	64 miles
Leesburg Intl Airport	1 hour 10 min	56 miles

Daytona Beach	1 hour 26 min	76 miles
Port of Tampa	1 hour 59 min	82 miles
Tampa Intl. Airport	2 hour 8 min	88 miles
Tampa	1 hour 58 min	82 miles
Jacksonville	2 hours 36 min	148 miles
Miami	3 hours 46 min	233 miles
Atlanta, GA	6 hours 19 min	444 miles

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