

# 5.45-Acre Industrial Site

Great Investment/Redevelopment Opportunity  
NE Corner of Young Pine Rd and Lee Vista Blvd



- Currently a Class-A Boat/RV storage facility
- Fully developed with paved entrance and drive aisles, gravel parking, security, gated entry, drainage/retention, landscaping, lighting, and perimeter fencing
- Zoned PD, Beltway Commerce Center, City of Orlando
- Underlying zoning is IP, Industrial Park
- Great potential to be redeveloped to flex, fleet location, etc.
- Allowable uses include warehousing, showroom, cell towers, manufacturing, professional/medical office, all parking uses (excluding tractor trailers), shooting range, more...
- Up to 0.7 FAR allowable
- 134,921 SF of Flex/Light Warehouse still available in the PD.
- 16,300 AADT Young Pine Road
- Great access being 3/4 mile from full SR 417 (beltway) interchange
- Will consider Build-to-suit

## ***Beltway Commerce Center***

Beltway Commerce Center is a master planned industrial park comprising over 73 acres in SE Orlando. The park benefits from immediate access to SR 417.

Come join current tenants including Walgreens, Home Depot, Walt Disney, Amazon, Carriers, and many more!

**For Sale \$3,750,000**

**Tommy Pinel, MAI**

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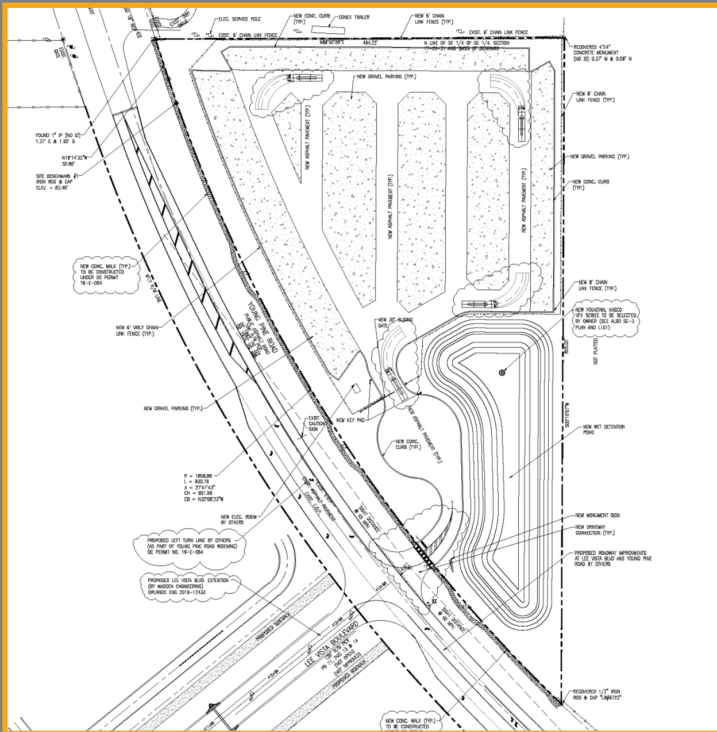
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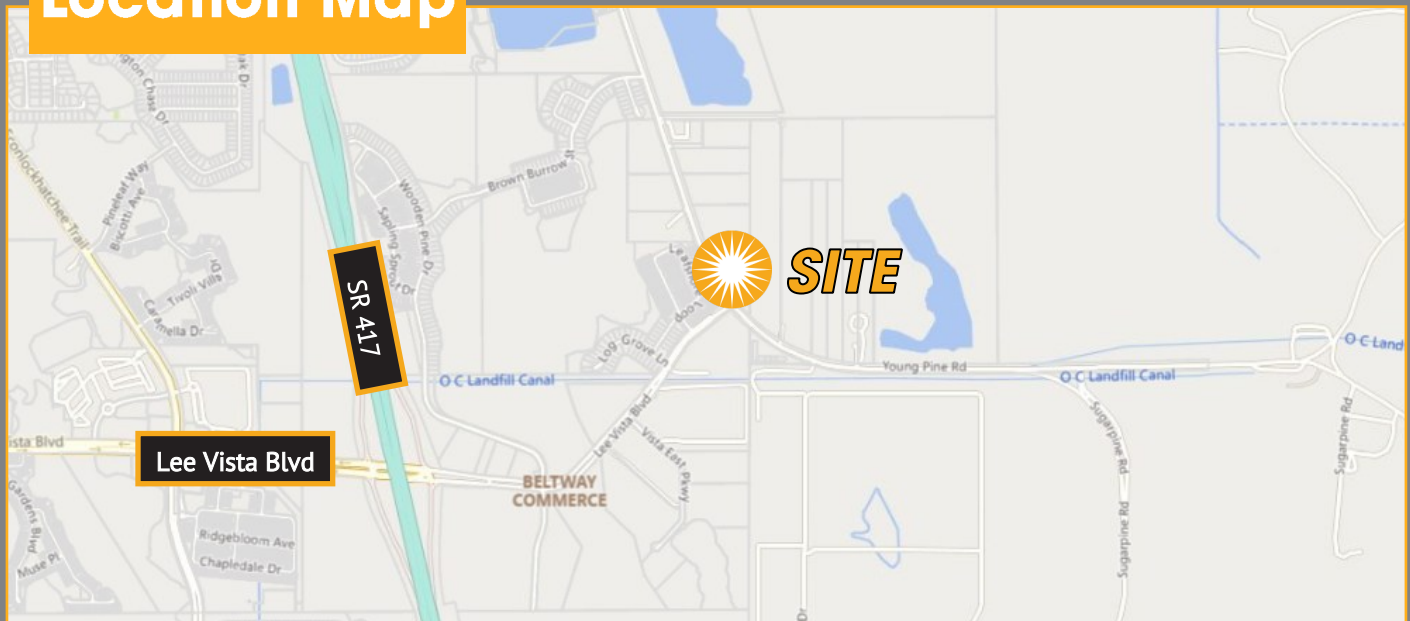
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## PROPERTY SUMMARY

Address	5371 Young Pine Rd, Orlando, FL 32829
County	Orange
Municipality	City of Orlando
Parcel ID	31-23-17-1768-01-000
Location	NE Corner of Lee Vista Blvd & Young Pine Rd
Site Size	5.45 Acres
Frontage	950 ft on Young Pine Road
Zoning	PD, Industrial Park, Orlando
Flood Zone	NA
Topography	Level, stabilized or paved

## Location Map



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