



Available For Lease
438 W Kaley St
Orlando, FL 32806



PROPERTY SUMMARY & PARCEL OUTLINE

438 W Kaley St in Orlando offers 15,000–44,000 SF of warehouse space on 1.7 acres in a core industrial location. The Class B facility features 14' clear heights, five dock doors, and existing cooler/freezer space—making it well-suited for cold storage, food distribution, or temperature-controlled industrial users. The property is zoned IND 2-3 (Heavy Industrial), allowing for a wide range of industrial uses. Located just south of downtown with immediate access to I-4, SR 408, and Orange Blossom Trail, and within approximately 10 miles of Orlando International Airport, the site offers strong connectivity for regional logistics and operations.



Property Details & Specifications

Address: 438 W Kaley St, Orlando, FL 32806

Type: Industrial Warehouse

Total SF: 15,000-44,000

Acreage: 1.70

Dock Doors: 5

Clear Height: 14'

Building Class: B

Year Built/Renovated: 1954





PRIME INDUSTRIAL LOCATION - (ORLANDO, FL)

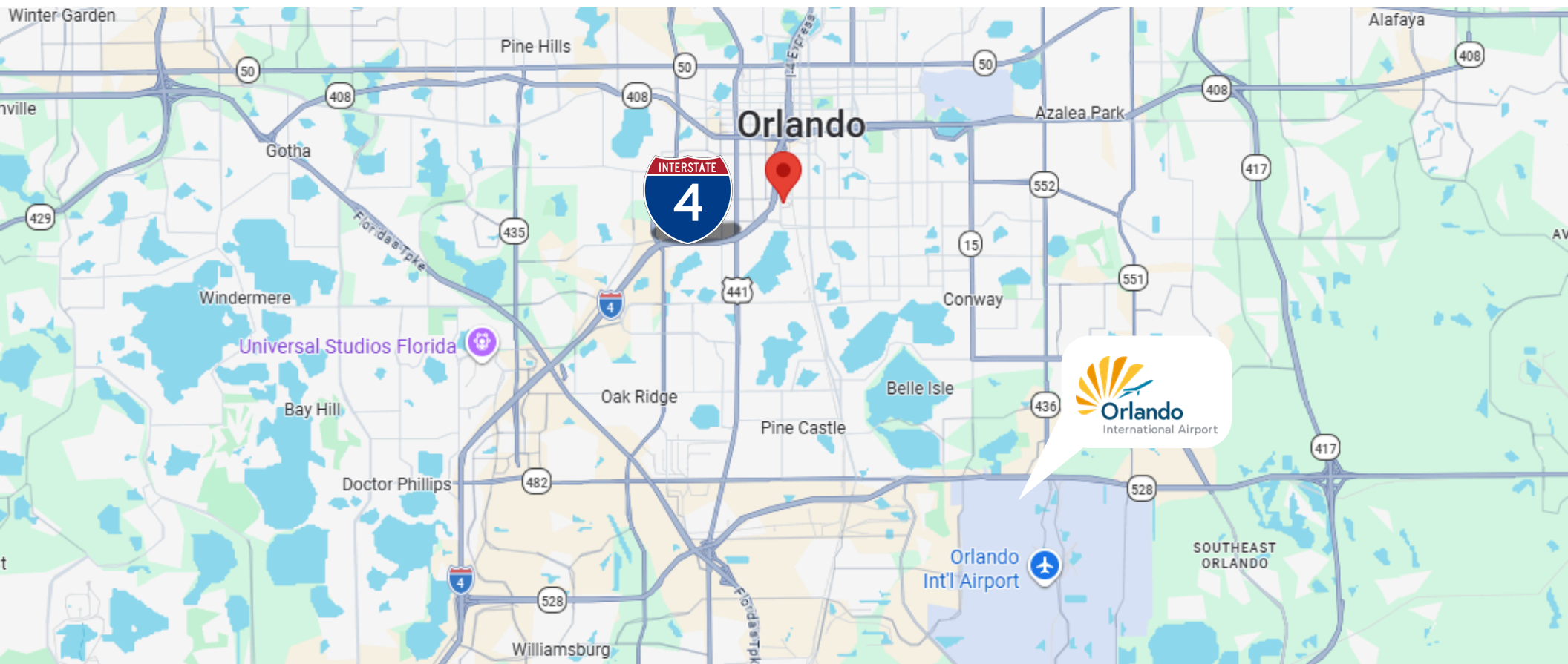
Orlando is one of the Southeast's fastest-growing logistics and industrial markets, driven by strong population growth, tourism demand, and business-friendly policies. Its central Florida location provides direct access to major corridors like I-4, Florida's Turnpike, and SR 528, allowing efficient distribution across the entire state and into the broader Southeast. The market benefits from proximity to Orlando International Airport, a major cargo and passenger hub, along with access to key ports such as Port Canaveral and Port Tampa. A growing labor pool, expanding infrastructure, and consistent in-migration continue to drive demand for warehouse, distribution, and industrial outdoor storage space—making Orlando a highly attractive and durable market for both tenants and investors.

LOCATION KEY DISTANCES

Located in Downtown Orlando

Orlando International Airport - 9.5 Miles

I-4 - 0.3 Miles





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