

# Southeast Orlando Industrial Center

4802 Distribution Ct, Orlando, FL 32822

Lease Rate: \$ 4,500.00/Month Modified Gross



# Industrial | For Lease

## Property Overview

### + Zoning:

- IND-1 (Inquire for Allowed Business Uses)

### + Features:

- Private Office in Select Units
- Private Bathroom in Each Unit
- Roll Up Doors: 12' w x 14' h
- 15'-17' Clear Height
- Signage on Front of Building

### + Available Units:

- Unit 5: 2,500 SF w/ Office
- Unit 7: 2,500 SF w/ Office
- Unit 8: 2,500 SF
- Unit 10: 2,500 SF



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## Unit 5

+ 2,500 SF

+ Office Space

+ Private Bathroom

+ 2 Roll Up Doors: 12' w x 14' h

+ 15'-17' Clear Height



# Industrial | For Lease

## Unit 7

+ 2,500 SF

+ 19'x14' Office Space

+ Private Bathroom

+ 2 Roll Up Doors: 12' w x 14' h

+ 15'-17' Clear Height



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## Unit 8

+ 2,500 SF

+ Private Bathroom

+ 2 Roll Up Doors: 12' w x 14' h

+ 15'-17' Clear Height



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## Unit 10

+ 2,500 SF

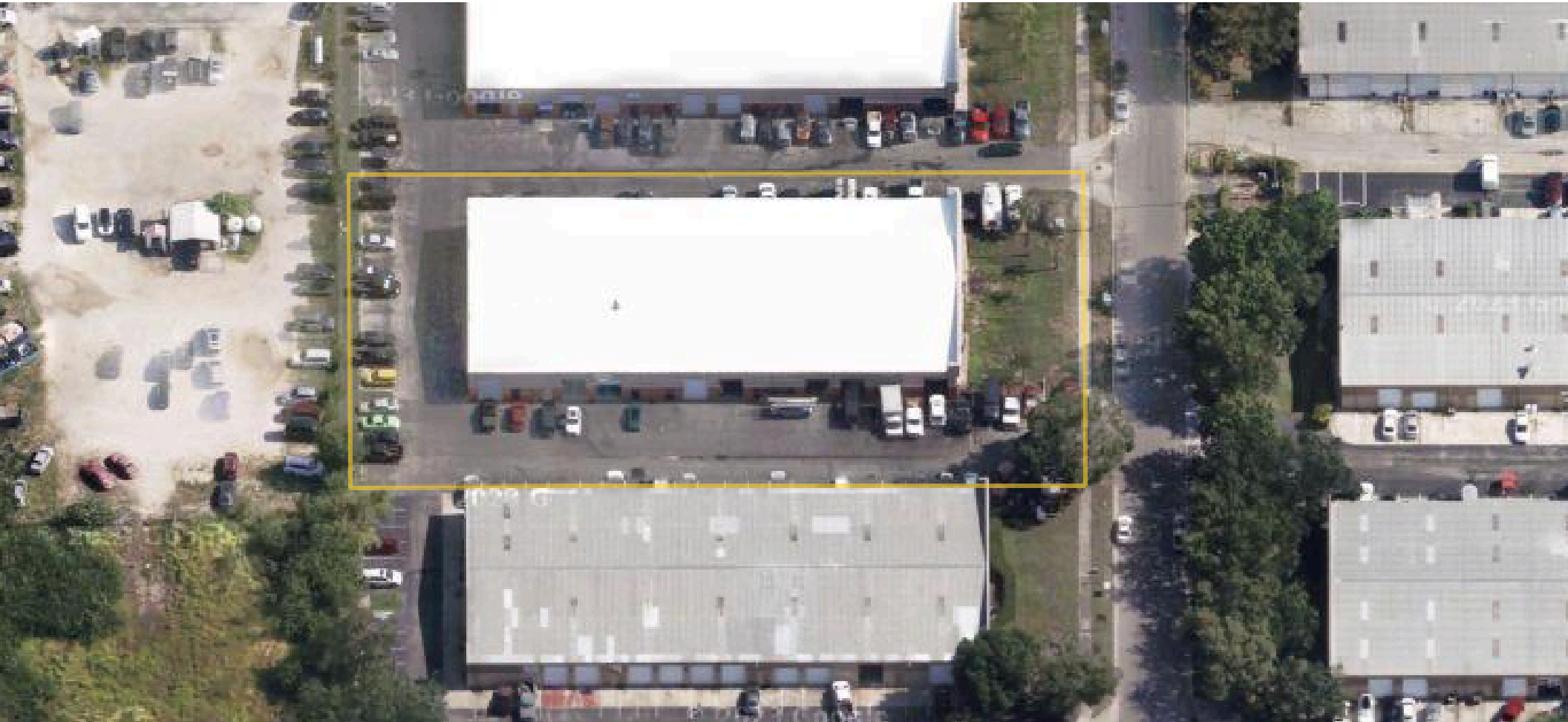
+ Private Bathroom

+ 2 Roll Up Doors: 12' w x 14' h

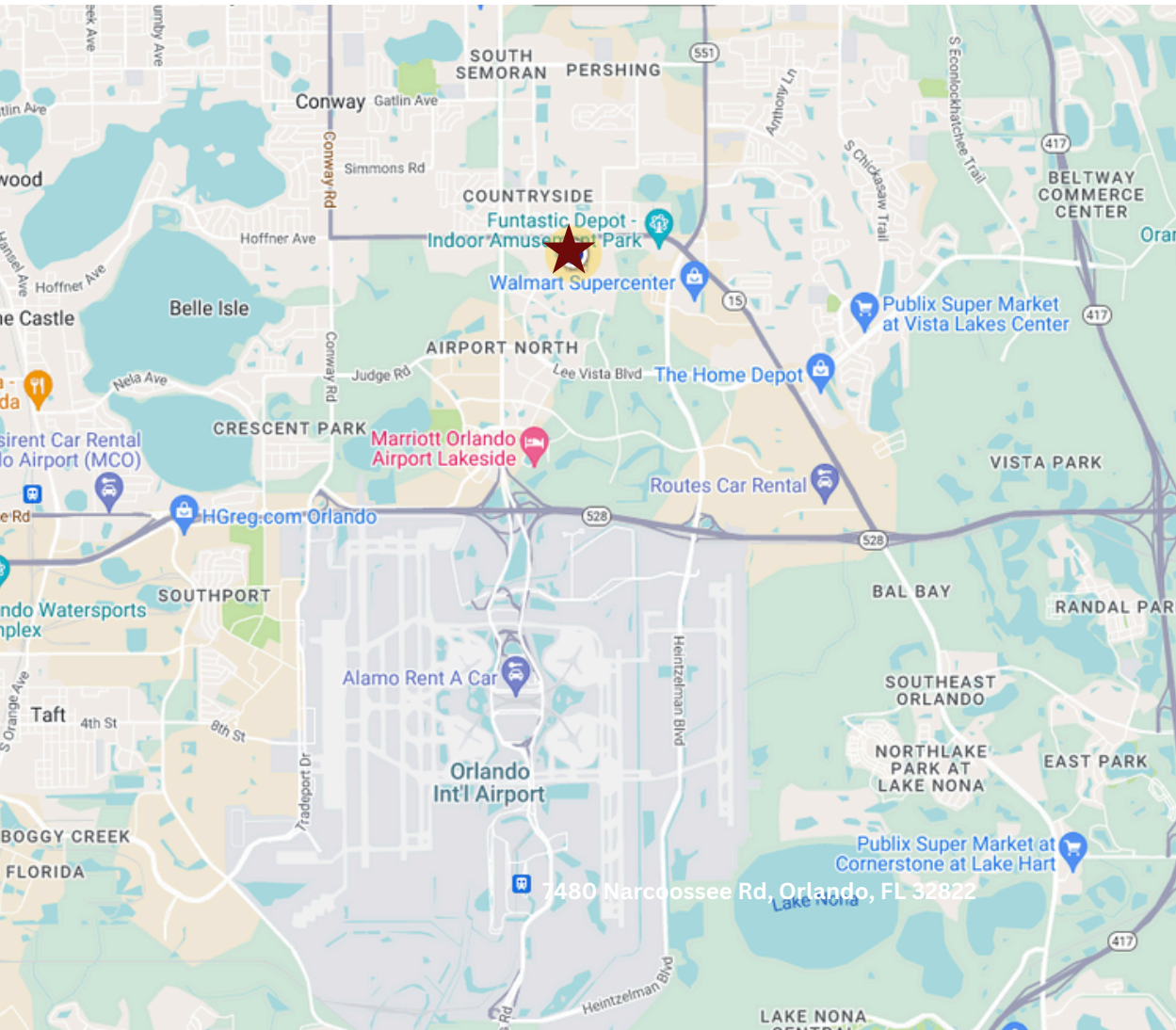
+ 15'-17' Clear Height



Aerial



## Location Information



- **Prime Location:**
  - Situated in the heart of Orlando's industrial district, minutes from Orlando International Airport and major roadways like SR 528 and SR 417, providing easy access for logistics and transportations
- **Dining Options Nearby:**
  - Outback Steakhouse on S. Semoran Blvd, offering a casual dining experience with steaks and seafood
  - Sonny's BBQ for authentic barbecue lovers, also on Semoran Blvd
  - A variety of options at Lee Vista Promenade nearby, including family-friendly restaurants
- **Retail and Entertainment:**
  - The property is located near Epic Theatres at Lee Vista and other shopping and dining venues within a short drive
- **Convenient for Business Travel:**
  - Numerous hotels nearby, including Hilton Garden Inn and Sheraton Suites, providing convenience for out-of-town visitors