

COMMERCIAL | For Sale or Lease



**1900 33RD STREET**  
**ORLANDO, FL 32839**

**CBRE**

**1.59-AC MAXIMUM EXPOSURE ON I-4 CORRIDOR**





## Property Highlights

Serve the greater Orlando market while also benefiting from 200' of direct exposure and prominent building signage along Central Florida's most heavily travelled interstate, I-4 (average daily traffic counts of 193,000 vehicles). The property featuring two (2) one-story buildings on 1.59 acres. Ideal for various business operations, the main office consists of 6,467 SF of well-designed space, including private offices, conference rooms, and restrooms with ample parking for your business operations. Complementing the office is a spacious 2,954-SF warehouse equipped with six grade-level roll-up doors and 16-foot clear height ceilings, ideal for efficient racking and storage solutions. Additionally, the rear of the property offers a fully secured, 0.7-acre paved lot, perfect for truck parking or outdoor storage.

## OFFICE/WAREHOUSE WITH PARKING AND OUTDOOR STORAGE

- |   |                                   |   |
|---|-----------------------------------|---|
| + Office: 6,467 SF                              | + Building Spacing: Clear Span    | + Utilities: Public Water & Sewer (OUC)     |
| + Warehouse: 2,954 SF                           | + Drive-In Doors: Six (6)         | + Lighting: Fluorescent                     |
| + Total Area: 1.59 Acres                        | + Surface Parking: 39 Spaces      | + Fire Suppression: Class IV, Wet Sprinkler |
| + Year Built: 1972 (Office)<br>1998 (Warehouse) | + Outside Storage: 0.70 Acres     | + Site Access: 200' of Direct I-4 Exposure  |
| + Ceiling/Clear Height: 16'                     | + Zoning: City of Orlando ORL-PD  | + Taxes (2024): \$58,765.20                 |
|   | + Amenities: Fenced Lot & Storage | + Traffic Count: 193,000 AADT (I-4)         |

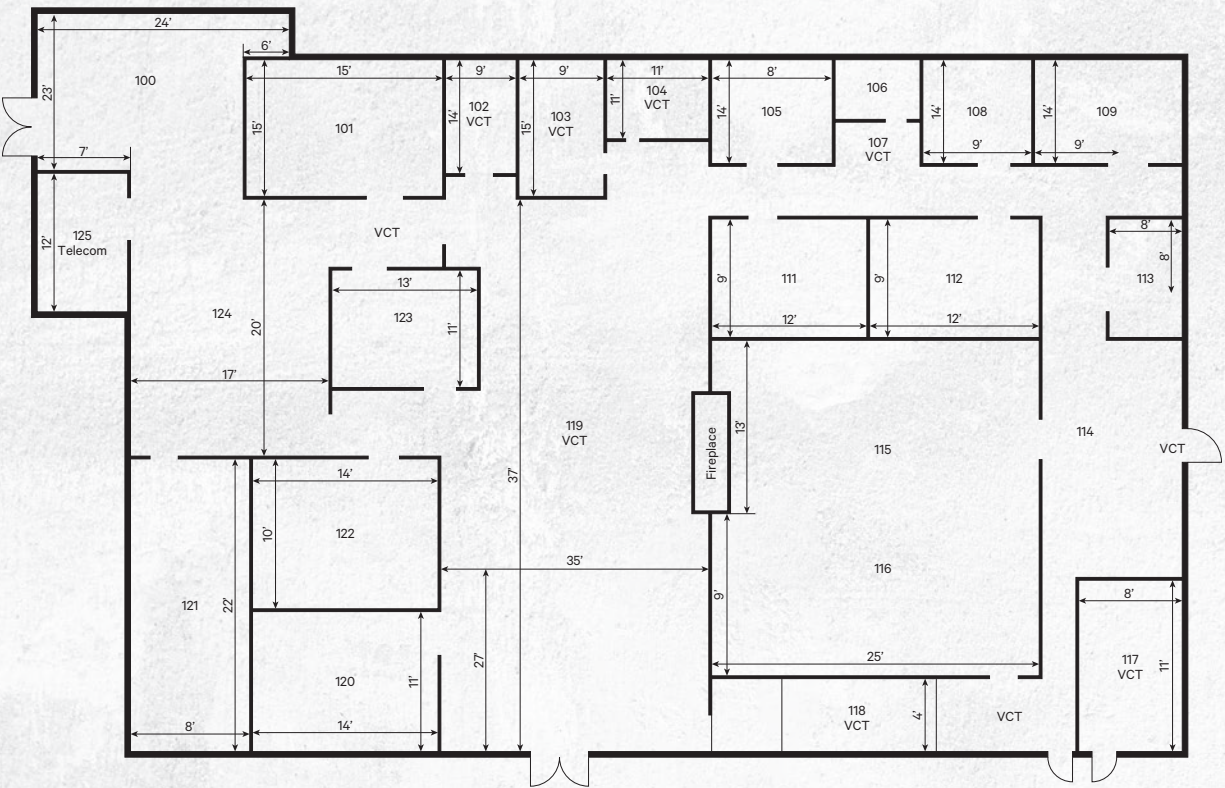
[▶ CLICK TO VIEW PROPERTY TOUR](#)



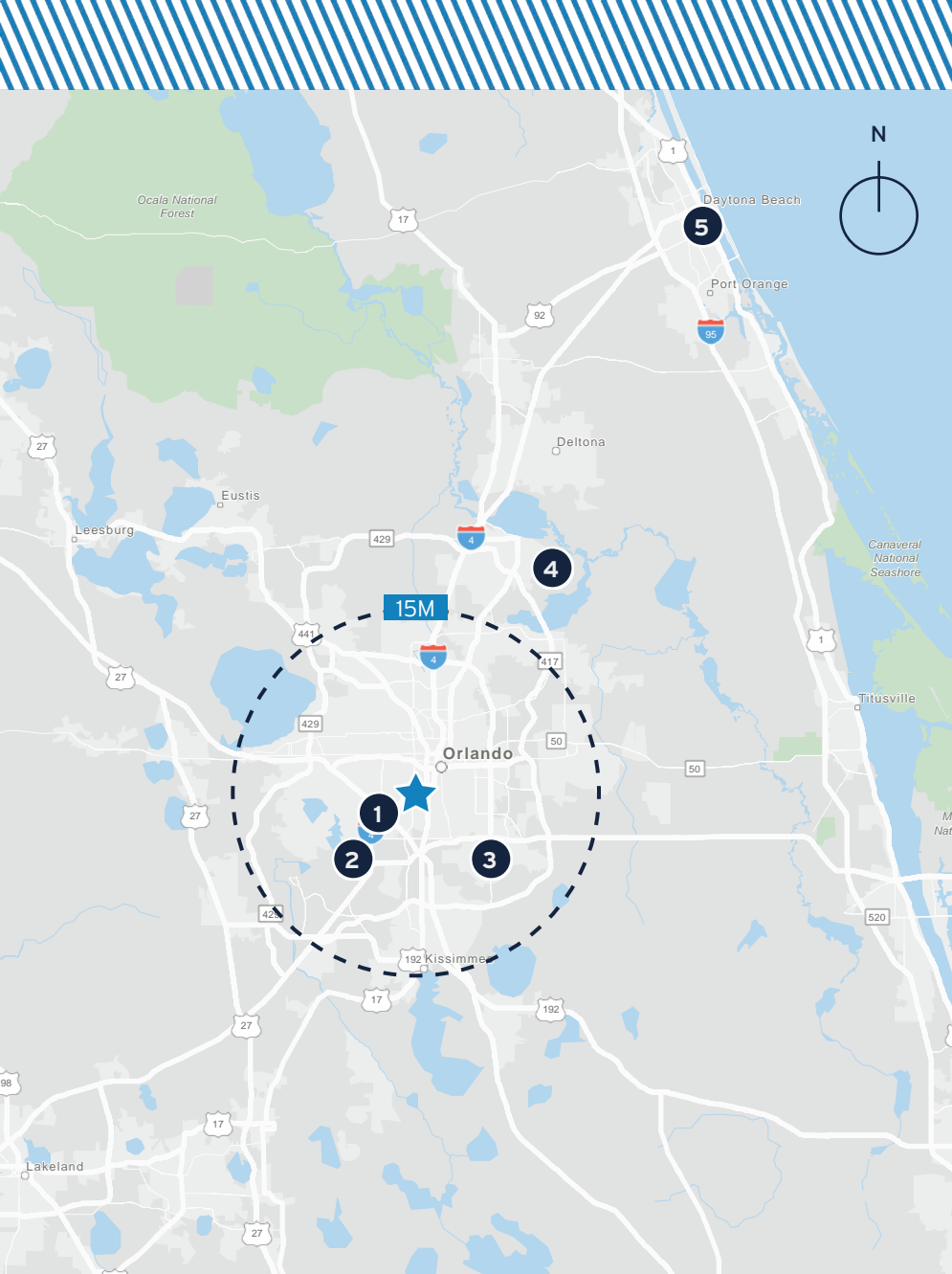


# FLOOR PLAN

6,467 SF







## Key Distances

- 1 Florida's Turnpike**  
6.7 Miles | 10 Minutes
- 2 Theme Parks, Orange County Convention Center**  
10 Miles | 15 Minutes  
1.5M Visitors/Weekly to Orlando
- 3 Orlando Int'l Airport (MCO)**  
17 Miles | 22 Minutes
- 4 Orlando/Sanford Int'l Airport**  
30 Miles | 35 Minutes
- 5 Daytona Beach**  
60 Miles | 75 Minutes

## Area Demographics

15 MILES	
Businesses	86,816
Employees	945,500
Population	1,827,431
Households	674,580
Avg. Household Income	\$111,371
16+ in Labor Force	96.7%
Daytime Population	2,017,951
Consumer Annual Budget	\$65.0B

## FOR MORE INFORMATION, PLEASE CONTACT:

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