

4605 L B McLeod Rd Orlando, FL 32811

HIGHLIGHTS

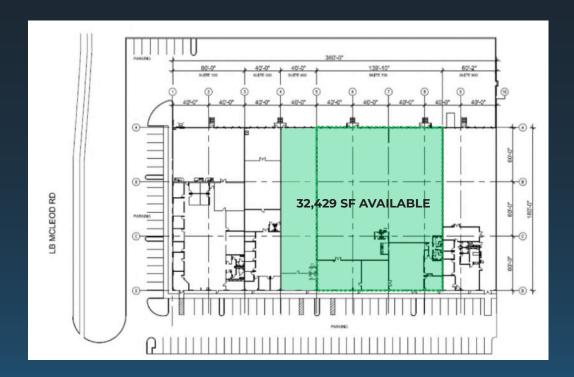
- SUBLEASE EXP: 3/31/2028
- · 32,429 SF Available
- · 6,500 SF Office
- · 20' Clear Height
- · 6 Dock High Doors
- · Industrial Zoning





BUILDING SPECIFICATIONS:

TOTAL WAREHOUSE - 32,429 SF

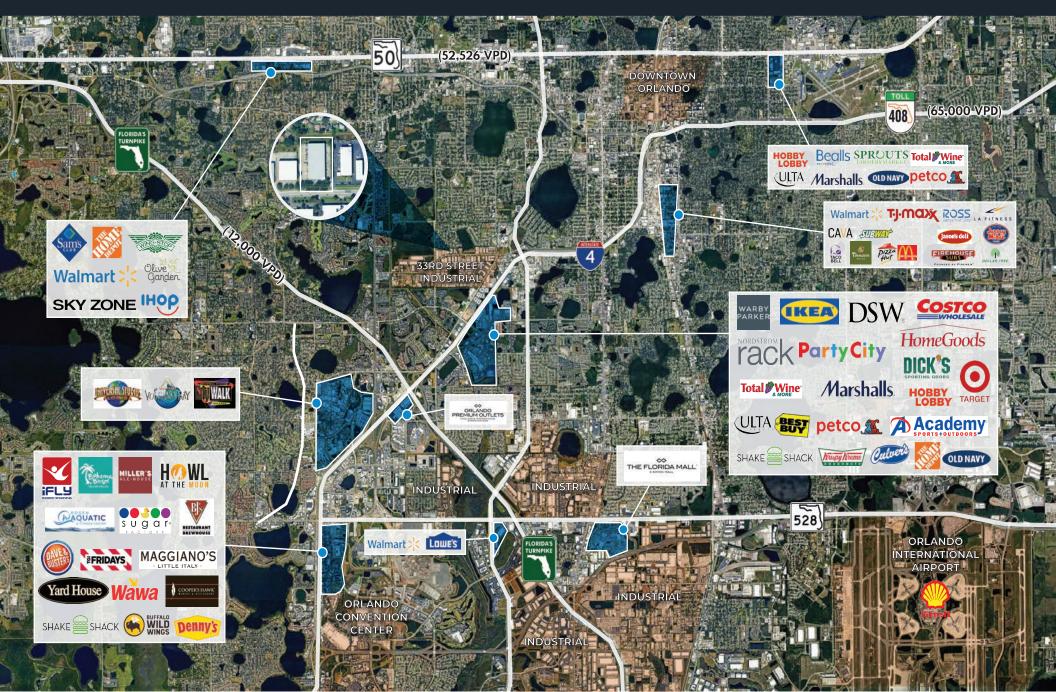




Master Lease Expiration:	March 31, 2028
Available Size:	32,429 SF
Building Size:	64,800 SF
Loading:	Rear Load
Building Dimensions:	360' x 180'
Ceiling Height:	20'
Office Space:	6,500 SF
Loading Doors:	6 Dock High Doors
Column Spacing:	40' x 60'
Truck Court:	95'
Employee Parking:	1.46 / 1,000 SF
Sprinkler System:	ESFR
Warehouse Lighting:	LED
Power:	800 Amps, 3 Phase
Zoning:	I-P

CENTRALIZED LOCATION CLOSE TO ALL MAJOR ROADWAYS





REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	147,733	300,686	895,931
Households	55,655	115,510	343,116
Employees	69,730	279,475	618,586
Ave. HH Income	\$59,459	\$75,972	\$87,034

LOCATION **OVERVIEW**

Located at 4605 L B McLeod Rd in Orlando, Florida, this warehouse space offers significant advantages for businesses looking to streamline logistics and grow their operations. Its prime location provides direct access to major highways, including Interstate 4, Florida Turnpike, and John Young Parkway, ensuring seamless connections to key markets across Central Florida and beyond.











LOCATED IN FLORIDA'S **EPICENTER**

MAJOR CITIES

Orlando	3.9 Miles
Tampa	73 Miles
Miami	205 Miles
Jacksonville	126 Miles
Savannah	246 Miles
Atlanta	

MAJOR TRANSPORTATION HUBS

Orlando Int'l Airport	.9.5 Miles
Port Canaveral	51 Miles
Port of Tampa	73 Miles
Tampa Int'l Airport	76 Miles

MAJOR HIGHWAYS

2.75 Miles
1.15 Miles
11.6 Miles
7.5 Miles
1.11 Miles
1.85 Miles
35 Miles
4 Miles
51 Miles





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