

1010  
GRAND STREET  
1028  
WOODS STREET

DOWNTOWN ORLANDO

±64,392 SF - 1010 GRAND ST

±3.69 AC IOS - 1028 WOODS ST



±64,392 Total SF  
±4.57AC



Zoning: Ind  
Warehouse I  
& C-3



Immediate  
Access to SR  
408 & I-4

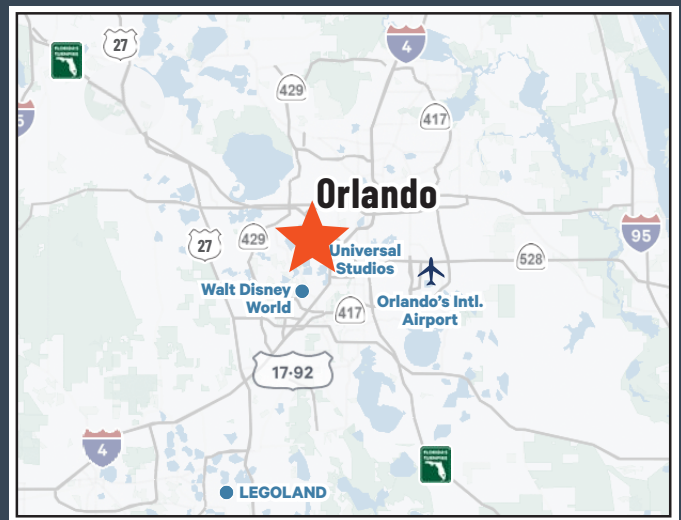


±160,836 SF  
±3.69 AC IOS



Utilities: Orlando  
Utilities Commission

- Strategic in-fill location in the heart of Orlando providing excellent connectivity to:
  - SR-408: 0.7 miles
  - I-4: 1.6 miles
  - Downtown Orlando: 2.0 miles
  - Florida Turnpike: 6.3 miles
  - SR-528: 11.0 miles
  - Orlando International Airport: 19 miles
- Two (2) well-designed, standalone industrial buildings featuring 25-foot clear height for peak efficiency.
- Ample secured parking for employees and fleet vehicles
- Outdoor storage capability for additional operational flexibility
- Deep truck court allow for efficient loading and maneuverability
- Great for last-mile distribution facility, neighboring a top e-commerce hub



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**1010**  
GRAND STREET

1010 GRAND STREET ORLANDO, FL 32805

FOR SALE OR LEASE

**±4.57**  
ACRES

**±64,392**  
TOTAL RSF

**ORG C-3**  
ZONING

**1970**  
YEAR BUILT

**VACANT**  
TENANCY



**DOWNTOWN ORLANDO - INDUSTRIAL WAREHOUSE**

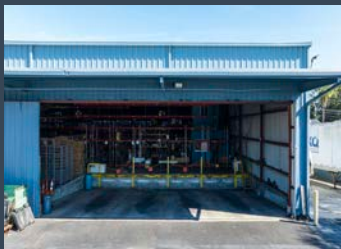
**BUILDING ONE**

Total RSF	29,100 SF
Office SF	286
Clear Height	20' - 25'
Building Depth	100'
Dock High Doors	10 - 9'x10'
Drive-In Doors	2 - 10'x20' & 9'x10'
Truck Court	130'
Parking	Paved lot (not striped)

Electric	Orlando Utilities
Water & Sewer	Orange County

**BUILDING TWO**

Total RSF	35,292 SF
1st Floor Office SF	±4,500 SF (2nd Story Office)
Clear Height	20' - 25'
Building Depth	120'
Covered Truck Wells	4
Dock High Doors	3 - 10'x11'
Drive-In Doors	1 - 9'x10'
Truck Court	130'
Parking	45 Surface
Secured Lot	Fully Fenced & Gated



**1028**  
WOODS STREET

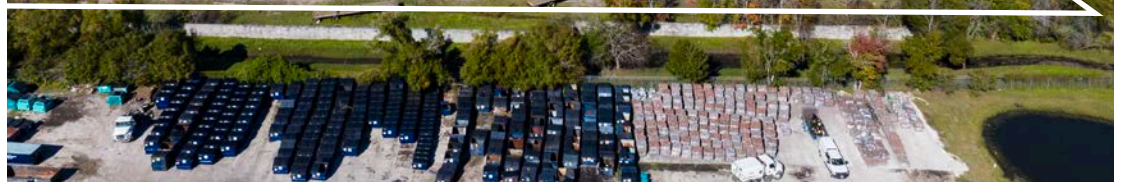
**±3.69**  
ACRES

**±160k**  
TOTAL SF

**C-3**  
ZONING

PERMITTED USES

- + Commercial & Wholesale
- + Parking Of Semi-Tractor
- + Trailers & Cargo
- + Trailer Boxes
- + Lumber Yards
- + Machinery Storage
- + Contractors' Equipment
- + Storage Yards
- + Fleet Parking



**FULLY FENCED INDUSTRIAL OUTSIDE STORAGE**

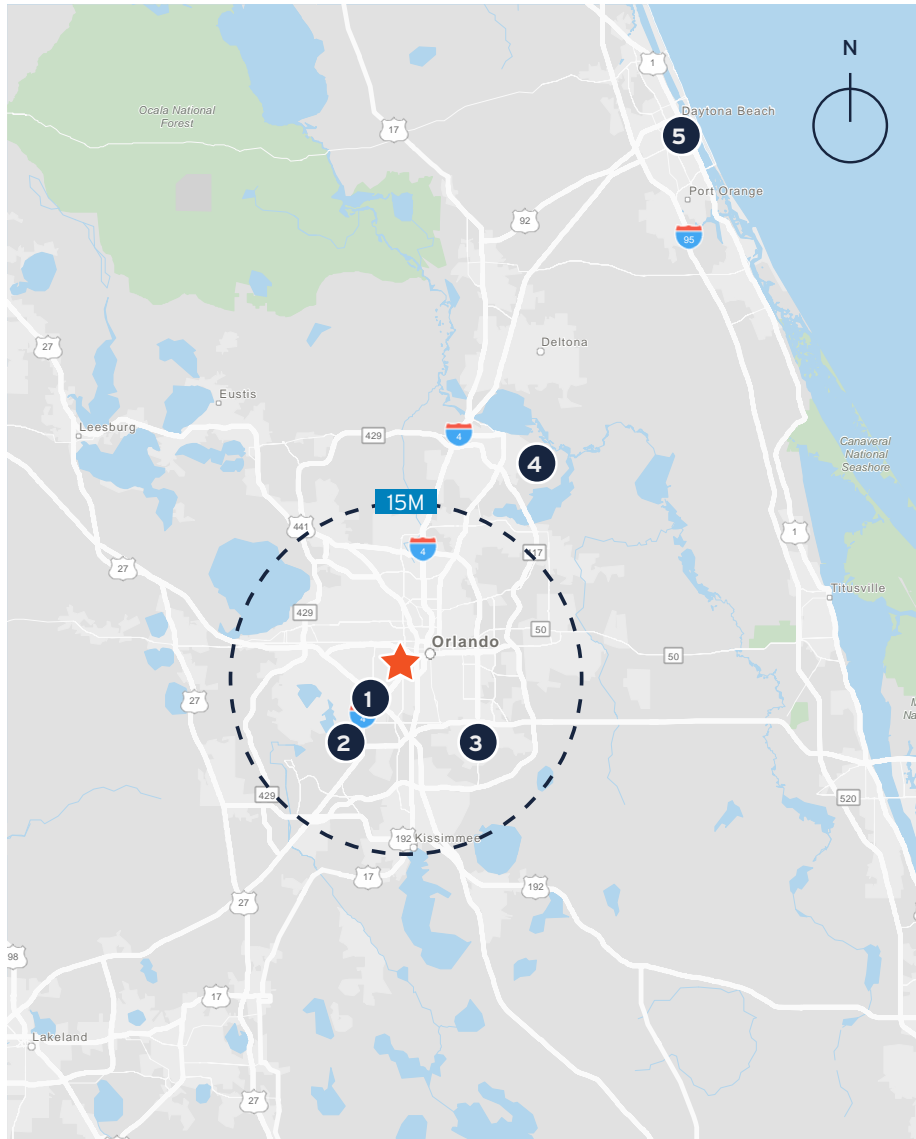
OVERVIEW

The property at 1028 Woods Street, Orlando, FL 32837, is an industrial outdoor storage space available for lease. This 3.69-acre lot is zoned C-3 and fully fenced and gated. It offers substantial outdoor storage and parking opportunities. The location is highly strategic, providing immediate access to major highways such as SR-408 and Interstate-4, and is in close proximity to a major e-commerce fulfillment center. The property is also within a short distance from Downtown Orlando and the Orlando International Airport.



## WHY ORLANDO?

Orlando presents significant business growth opportunities, fueled by its business-friendly policies, a skilled and expanding workforce, and affordable operating costs within a thriving, diverse economy. The region's appeal is further enhanced by a robust infrastructure, a readily available talent pool drawn from a rapidly growing population, and a strong entrepreneurial ecosystem. Its strategic location, including a major international airport, provides global connectivity. Key advantages include a supportive business environment with incentives, a diverse and educated workforce, lower operating costs, a vibrant economy with key sectors like biotechnology, and a high concentration of investors supporting a thriving entrepreneurial culture, all complemented by a wide range of commercial real estate options.



### KEY DISTANCES

- 1 Florida's Turnpike**  
6.3 Miles | 10 Minutes
- 2 Theme Parks, Orange County Convention Center**  
10 Miles | 19 Minutes  
1.5M Visitors/Weekly to Orlando
- 3 Orlando Int'l Airport (MCO)**  
19 Miles | 25 Minutes
- 4 Orlando/Sanford Int'l Airport**  
27.5 Miles | 32 Minutes
- 5 Daytona Beach**  
57 Miles | 63 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

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