



*We're Offering An Attractive Incentive -
The Equivalent of One Month of Base Rent Plus a 4% commission for a New Fully Executed Lease by 12/31/25*

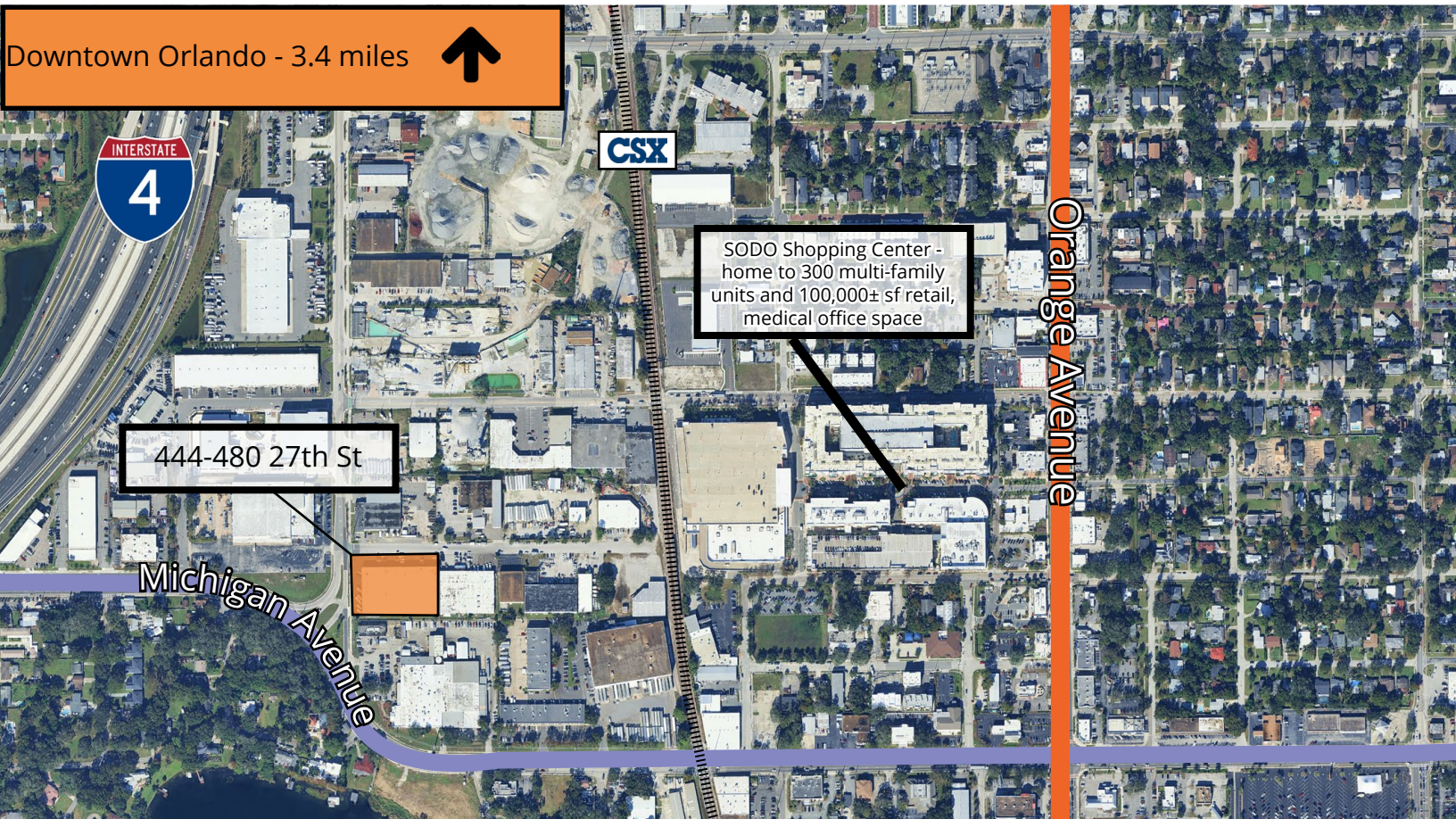
444-480 27th Street

This expansive 48,534 sf industrial facility offers a prime opportunity for businesses seeking a versatile and strategically located space. Featuring a well-maintained building with functional layout, the property is ideal for a wide range of industrial uses, including manufacturing, warehousing, distribution, and logistics operations.

- Block construction
- 18' - 20' ceiling height
- Fully sprinklered
- Front load, 10' x 10' covered dock high door
- New roof, exterior paint and parking lot
- Zoned I-G/T
- Qualifies for HUBZone SBA credits
- Easy access to Interstate 4 (I-4), State Road 408, South Orange Blossom Trail, and Orange Avenue

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135 W Central Blvd
Suite 700
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Demographics

Population	1 mile	3 miles	5 miles
2024 Estimated population	8,348	124,776	319,962
2029 Estimated population	8,418	128,296	328,940
Projected annual growth 2024 to 2029	0.17%	0.56%	0.55%
Business and employees	1 mile	3 miles	5 miles
2024 Total businesses	1,704	12,286	25,574
2024 Total employees	49,128	171,376	314,579
Employee / Residential Ratio (per 100 residents)	589	137	98

Data provided by ESRI

Households	1 mile	3 miles	5 miles
2024 Estimated households	8,348	124,776	319,962
2029 Estimated households	3,320	55,366	134,494
Projected household growth 2024 to 2029	-0.28%	0.80%	0.66%
Household income	1 mile	3 miles	5 miles
2024 Estimated average household income	\$129,982	\$113,024	\$112,643
2024 Estimated median household income	\$91,888	\$72,288	\$73,495

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**AVISON
YOUNG**

Warehouse | For Lease
444 - 480 W 27th Street
Orlando, FL 32806

460 - 465 27th Street
12,056± sf

