

FREESTANDING DOCK HIGH WAREHOUSE

AVAILABLE WITH OUTSIDE STORAGE AND TRAILER PARKING

2702 Directors Row
Orlando, FL 32809



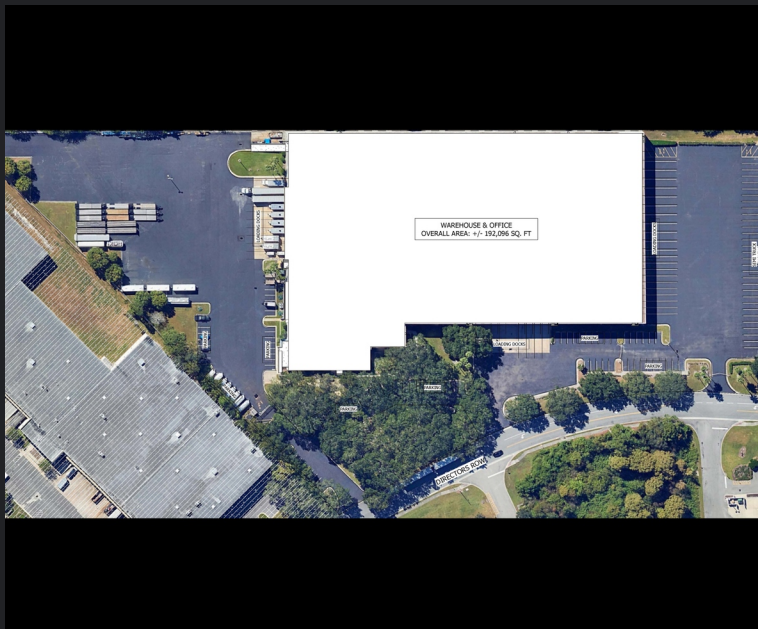
FOR LEASE

±187,245 SF



LEASED BY

CBRE



BUILDING SPECIFICATIONS

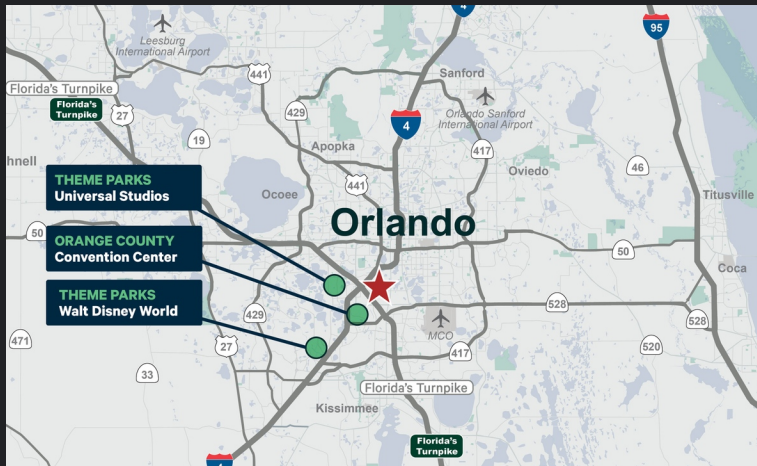
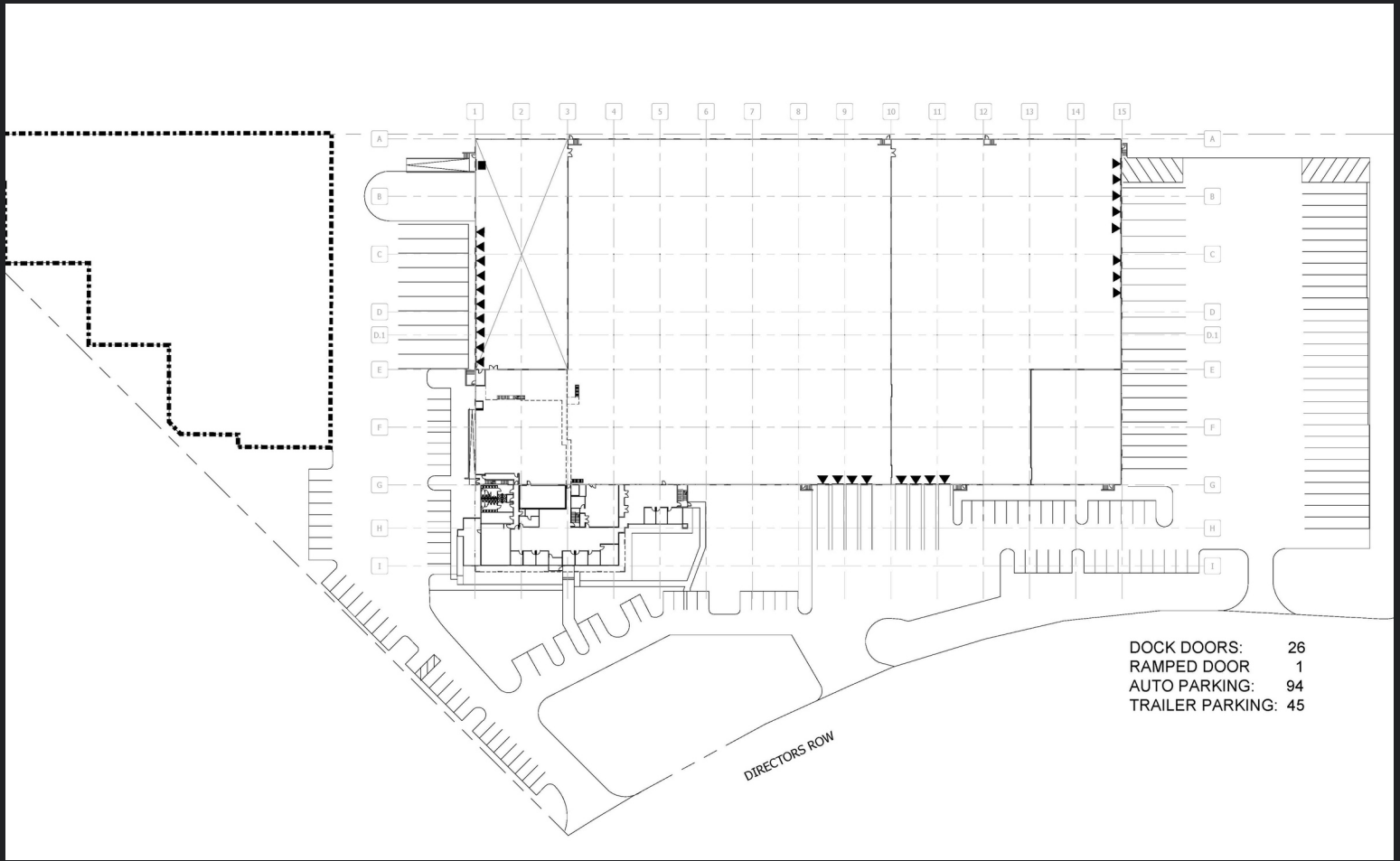
Acres:	±11.77 AC
Total SF:	±187,245 SF
Total Warehouse:	±167,558 SF
Office Space:	±10,690 SF - 1st Floor
Office Space:	±8,997 SF - 2nd Floor
Clear Height:	±28 Ft
Grade Level Doors:	1 - 10' x 12'
Dock High Doors:	26 - 9' x 10' (7 pit levelers)
Column Spacing:	40'w x 50'd
Building Depth:	300'
Fire Suppression:	Wet 0.32 gpm/2,000 SF
Auto Parking:	94 spaces / 1.27/1,000 SF
Trailer Parking:	45 spaces
Outdoor Storage:	±1.4 AC, fenced
Power:	2,500a/277 - 480v 3p Heavy
Year Built:	1986
County:	Unincorporated Orange County
Fiber Internet:	Spectrum
Utilities:	OUC, City Water & Sewer
Zoning:	ORG-IND-2/IND-3

HIGHLIGHTS

- **Strategic Location: Orlando Central Park**
- **John Young Parkway Direct Access**
- **Efficient Operations with 26 Total Dock Doors**
- **±1.4 AC Excess Land for Outdoor Storage, Fenced**
- **Large Office Buildout on 2 Floors**

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WHY ORLANDO?

Orlando's 2024 economy led the U.S. in employment growth, adding 37,500 jobs (2.5% year-over-year). A diverse workforce attracts businesses in healthcare, tech, and finance. Tourism generated a record \$94.5 billion impact and supported over 468,000 jobs. Healthcare and leisure/hospitality sectors saw significant job gains. High population growth (over 1,000 new residents weekly) drives demand. Orlando offers diverse, high-wage job opportunities. Florida's economy, with 3.6% GDP growth, outperformed the national average.



CONTACT INFORMATION

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