

LAND FOR LEASE

6551 MAGNOLIA HOMES RD, ORLANDO, FL 32810

CBRE

IOS LAND

±3.73 ACRES | ORLANDO, FL

DOWNTOWN ORLANDO



ACREAGE

±3.73 Acres Industrial
Outdoor Storage



FEATURES

Laydown yard fenced and
graveled with secured gate



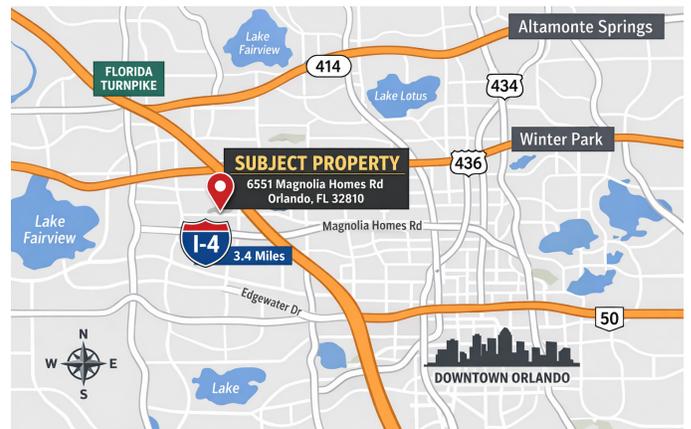
ZONING

ORG-IND-2/IND-3 / 4000
Industrial Vacant Land

PROPERTY OVERVIEW

Located in one of Orlando's established industrial corridors, this ±3.73 -acre Industrial Outdoor Storage (IOS) site offers a rare opportunity for users seeking functional, secured outdoor space in Central Florida. The property is fully fenced and graveled with a secured gate, providing an immediately usable yard suitable for a wide range of industrial, contractor, and fleet-oriented operations.

The site's flexible zoning and efficient layout make it ideal for businesses requiring outdoor storage, vehicle parking, equipment staging, or laydown yard capabilities within close proximity to major transportation routes and the Orlando metro area.





WHY ORLANDO?

Prime Central Florida Industrial Corridor

Located within an established Central Florida industrial market, this site represents a rare opportunity in a highly built-out corridor with limited remaining industrial land.

Strategic Transportation Access

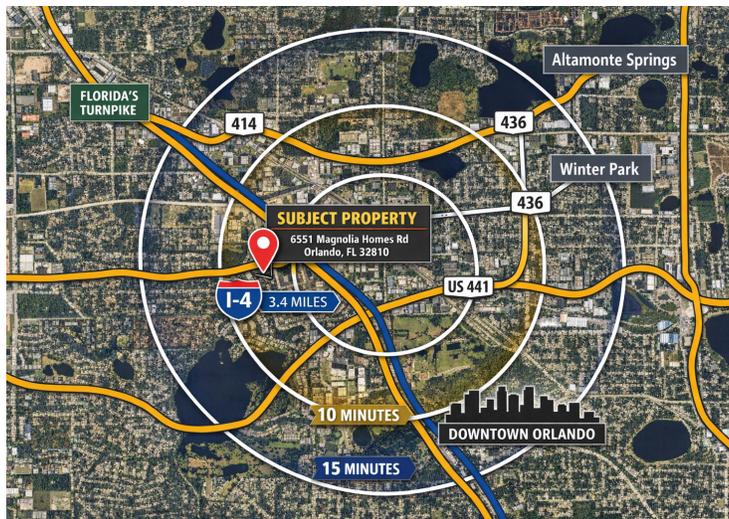
The property offers excellent connectivity to Central Florida's major transportation network, with convenient access major interstates, seaports, and international airports—ideal for regional and statewide distribution.

Established Industrial Base

A mix of industrial, manufacturing, construction, logistics, service users, providing a proven operating environment and reinforcing the corridor's long-term viability as a core industrial market.

Quality-of-Life Advantage

Central Florida combines a favorable cost of living, strong workforce availability, and exceptional lifestyle amenities, including recreation, entertainment, and year-round outdoor activities.



DRIVE TIMES

SR-414 (Maitland Blvd)
3–4 miles | 5–8 minutes

SR-434 / SR-436
6–8 miles | 10–15 minutes

SR-429 (Western Beltway)
10–12 miles | 12–18 minutes

US-441 (Orange Blossom Trail)
3–4 miles | 6–8 minutes

SR-408 (East–West Expressway)
6–7 miles | 10–12 minutes

SR-417 (Wekiva Exp / Greenway)
17–20 miles | 20–25 minutes

I-4 (East–West Spine)
4–6 miles | 8–12 minutes
Central Florida distribution corridor

Florida's Turnpike
7–9 miles | 10–15 minutes
Direct north–south access

I-75
48–52 miles | 45–55 minutes
Freight route to Tampa, Fort Myers,

I-95
52–58 miles | 50–60 minutes
East Coast corridor

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