

Last-Mile Distribution Air-Conditioned Warehouse

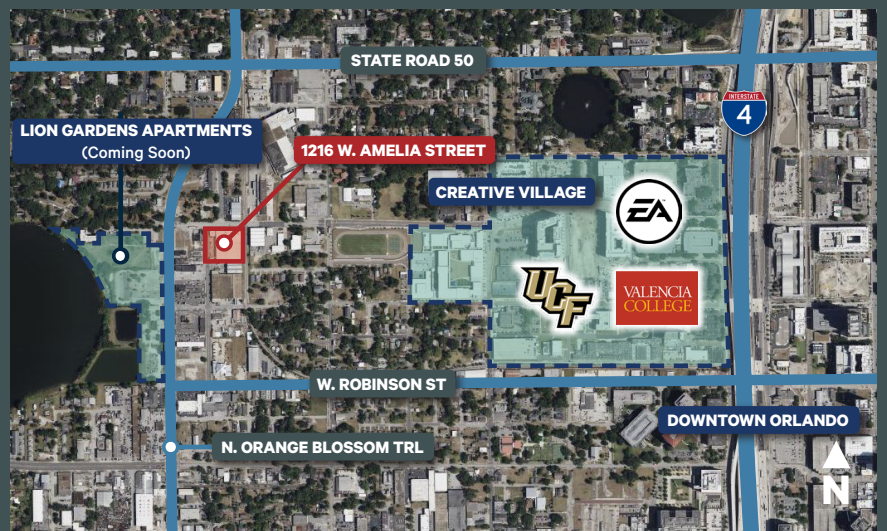


1216 W. Amelia St
Orlando, FL 32805

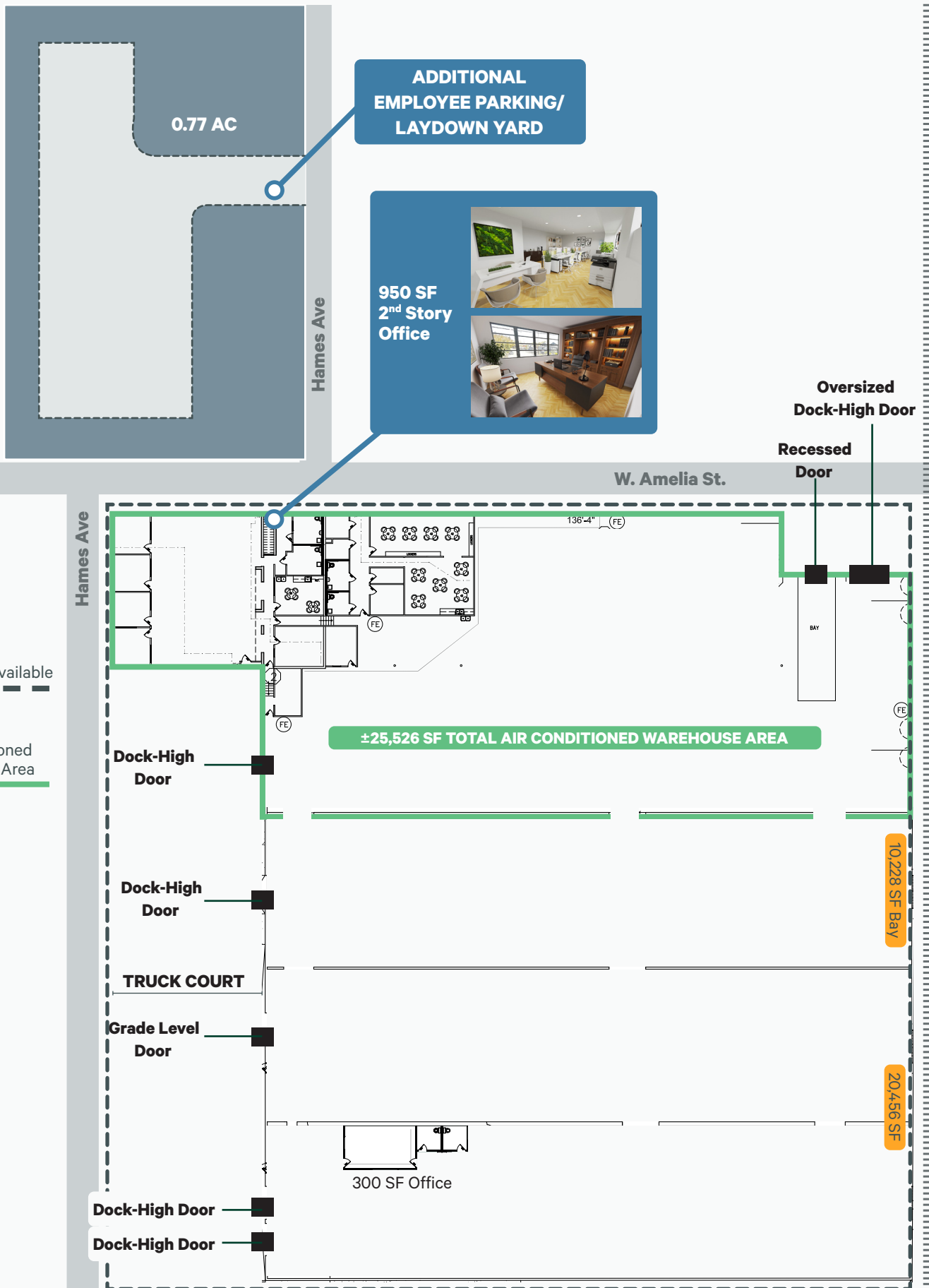


PROPERTY HIGHLIGHTS

Total Available	10,228 - 57,160 SF (Divisible)
Total Building Size	57,160 SF
Office	±4,800 SF
AC Warehouse	±17,000 SF
Clear Height	±18
Dock-High Doors	5
Grade Level Doors	2
Auto Parking	0.77 AC on Adjacent Lot
Municipality	City of Orlando
Zoning	I-G/T/PH
Utilities	OUC



Floor Plan

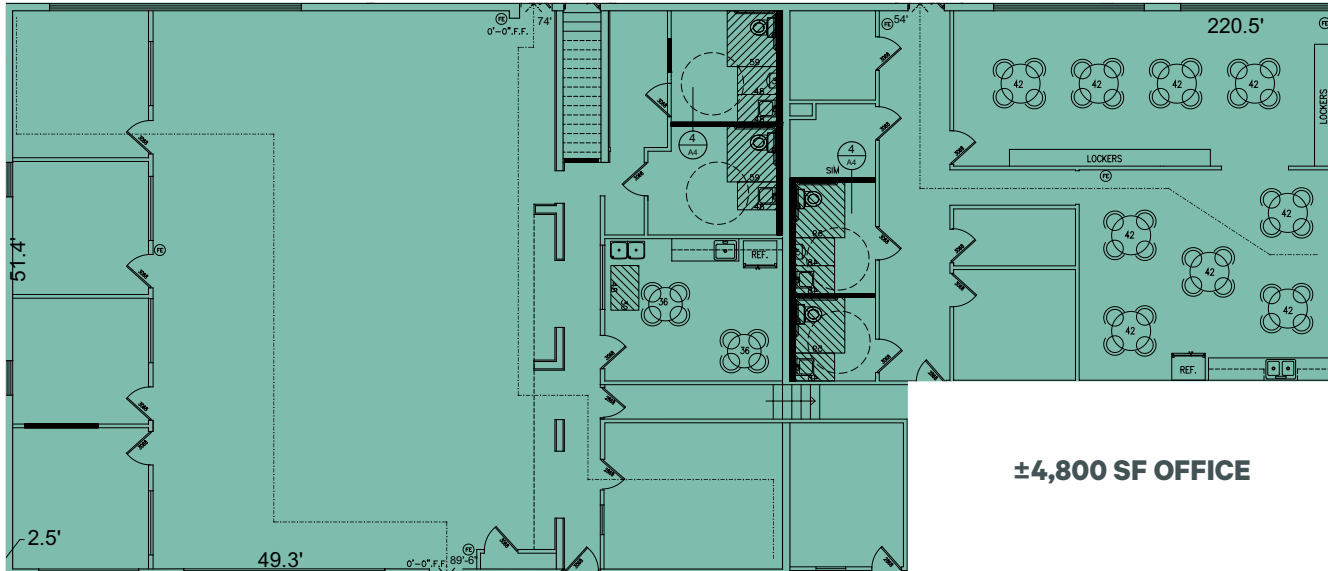


57,160 SF Available

25,526 SF
Air-Conditioned
Warehouse Area

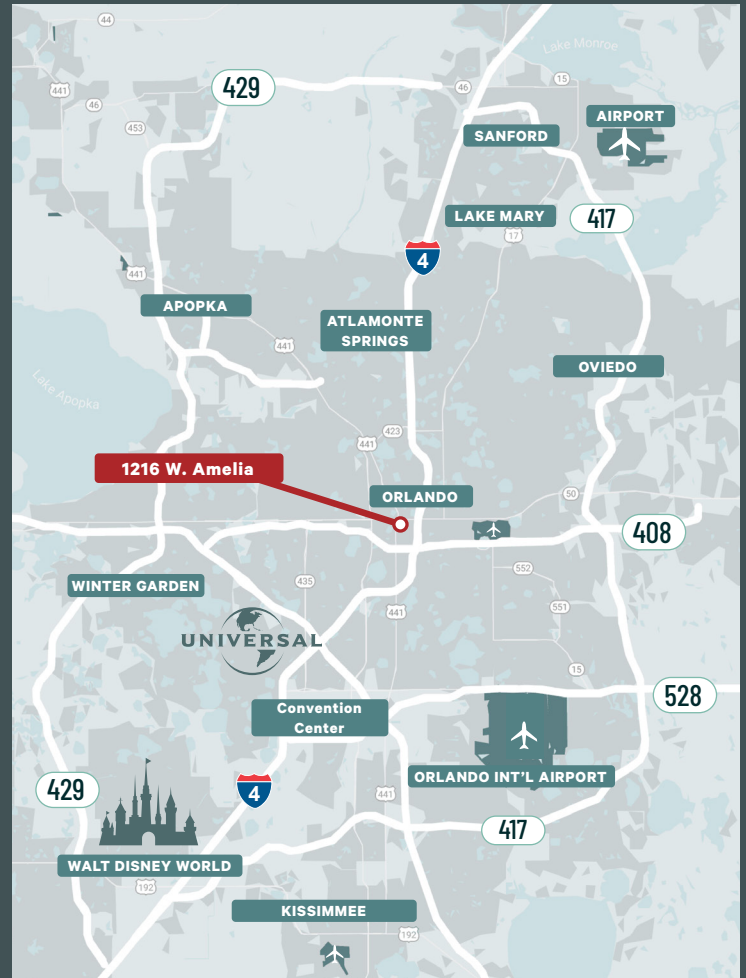
Office Plan

1216 W. Amelia St & 514 Hames Ave | Orlando, FL



±4,800 SF OFFICE





PRIME LOCATION

The site sits one block from N. Orange Blossom Trail and two blocks from SR 50, with an ease of access to major highways and toll-roads, and proximity to the exciting and dynamic Creative Village.

Creative Village is a new 68-acre “live-work-LEARN-play” district featuring over \$700 million in investments in Phase 1.

The development builds upon the success of Orlando’s digital media industry. Leading higher education providers; high-tech, digital media and creative companies; and a diverse mix of students, employees and residents will call Creative Village home. The UCF/Valencia Downtown Campus, including the UnionWest student housing project, opened at Creative Village in August 2019 with more than 8,000 students/faculty/staff.



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