



LICENSED REAL ESTATE BROKER



INDUSTRIAL WAREHOUSE

PREMIER WAREHOUSE OPPORTUNITY FOR SALE OR LEASE

 11483 ROCKET BOULEVARD | ORLANDO, FL 32824

9,000 SF WAREHOUSE / OFFICE SPACE | MULTIPLE LOADING BAYS | LAY DOWN YARD

11483 ROCKET BLVD

REGIONAL ACCESS

The property offers rapid access to I-4, SR-408, Florida's Turnpike, and the Central Florida beltway system, enabling efficient local, regional, and statewide distribution, while also providing streamlined connectivity to Florida's major seaports including Port Canaveral, Port Tampa Bay, and Port Everglades - for seamless statewide and international freight movement.



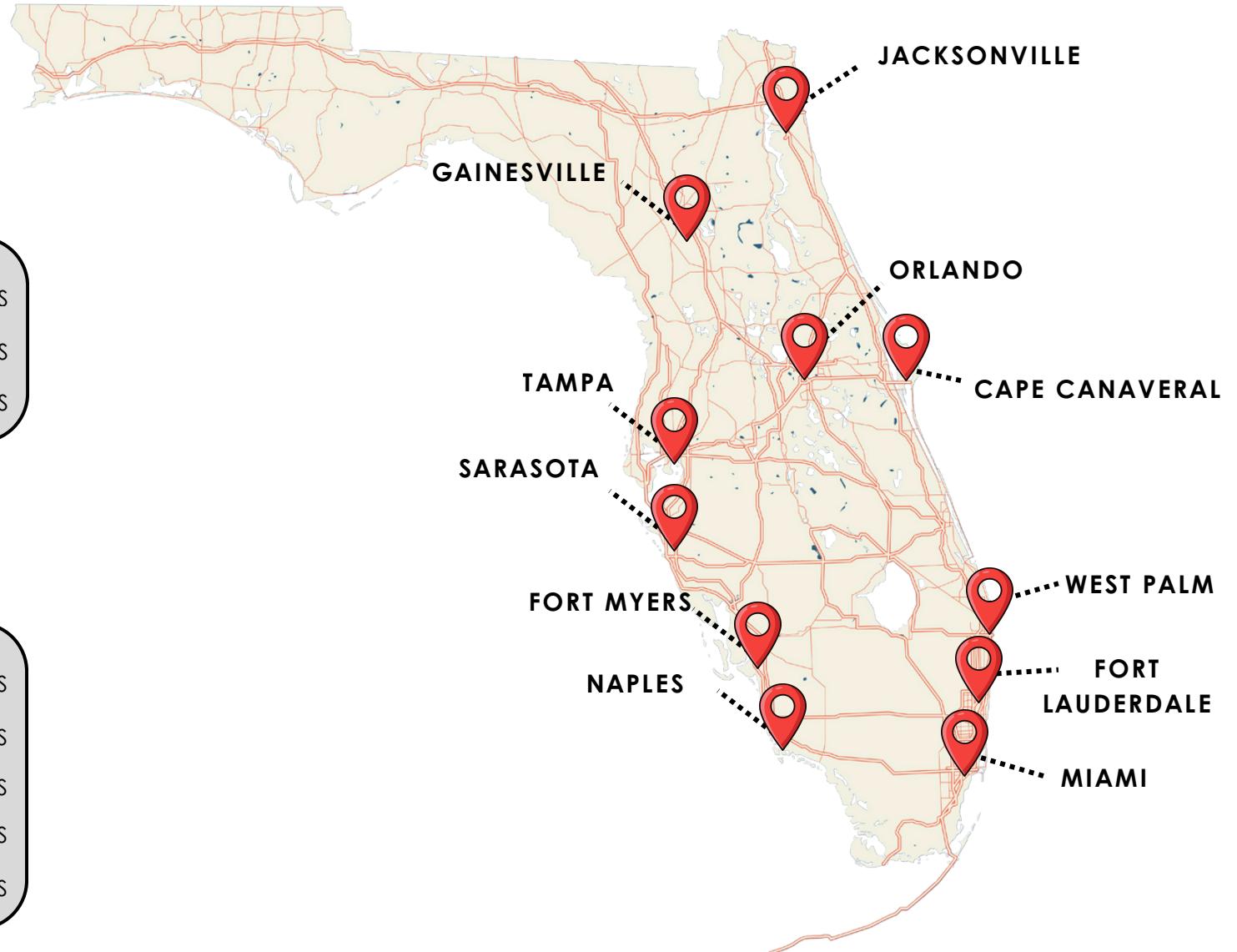
PORT ACCESS

PORT CANAVERAL	56 MINS
PORT JACKSONVILLE	2.5 HOURS
PORT EVERGLADES	3.5 HOURS



HIGHWAY ACCESS

I-4	15 MINS
FL TURNPIKE	5 MINS
SR-408	8-10 MINS
SR-417	15 MINS
SR-528	15 MINS



11483 ROCKET BLVD

LOCAL MAP

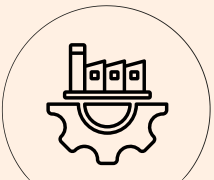


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PROPERTY HIGHLIGHTS:

- AVAILABLE: 9,000 SF - FOR LEASE OR FOR SALE
- MULTIPLE LOADING BAYS IN BOTH FRONT & BACK
- LAY DOWN YARD
- CEILING HEIGHT: 20'
- YEAR BUILT: 1984
- CALL FOR PRICING

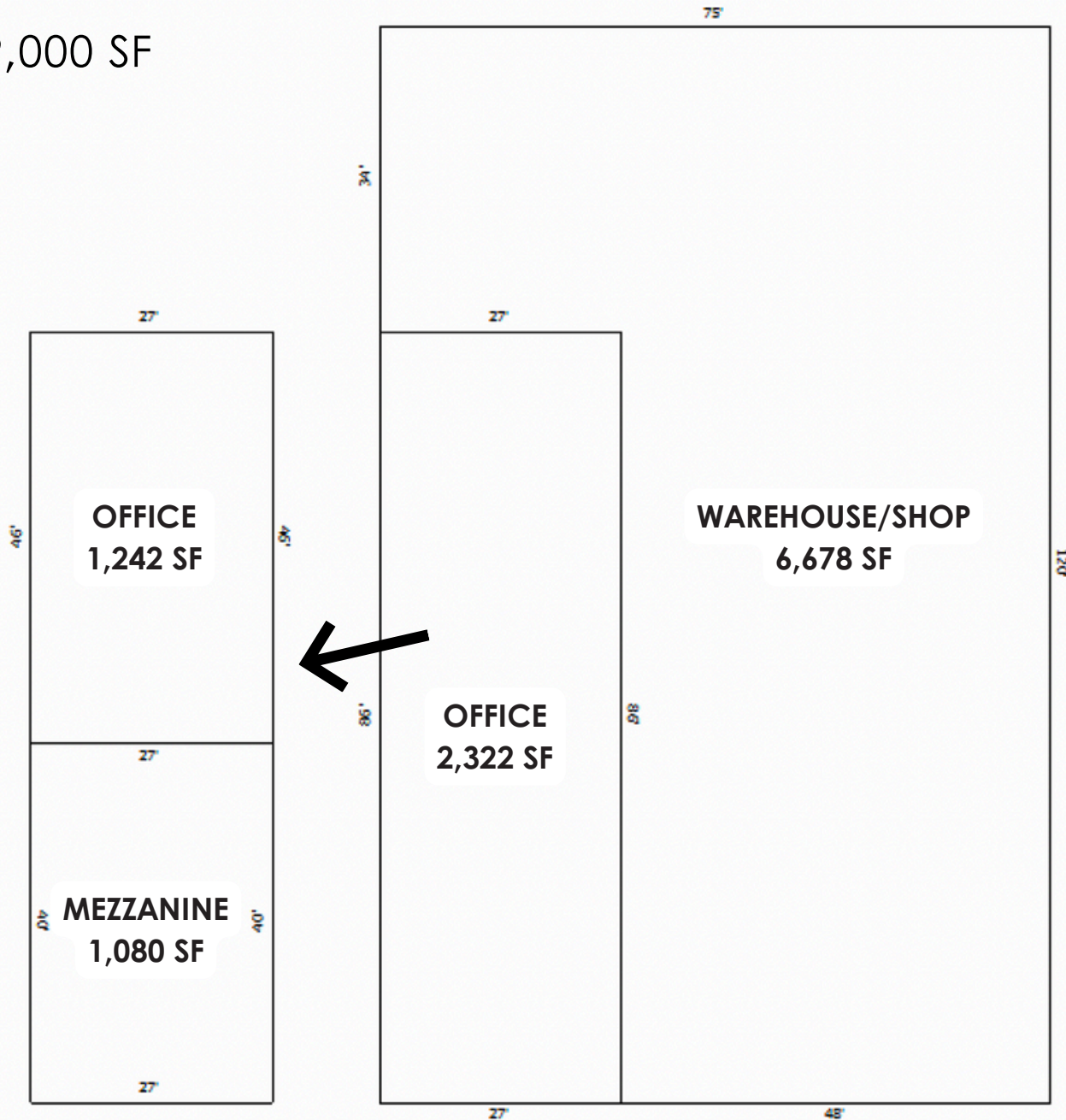


POSITIONED FOR SUCCESS
SITE PROVIDES SUPERIOR HIGHWAY ACCESS

11483 ROCKET BLVD

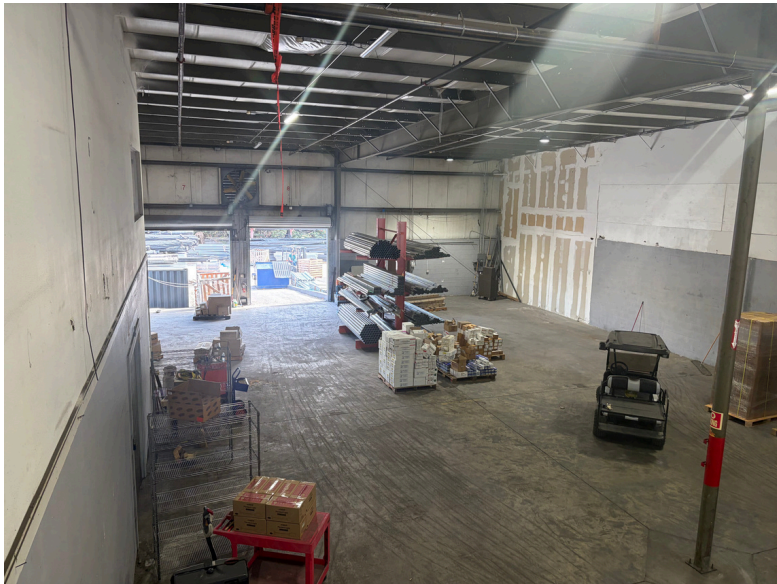
SITE PLAN

AVAILABLE: 9,000 SF

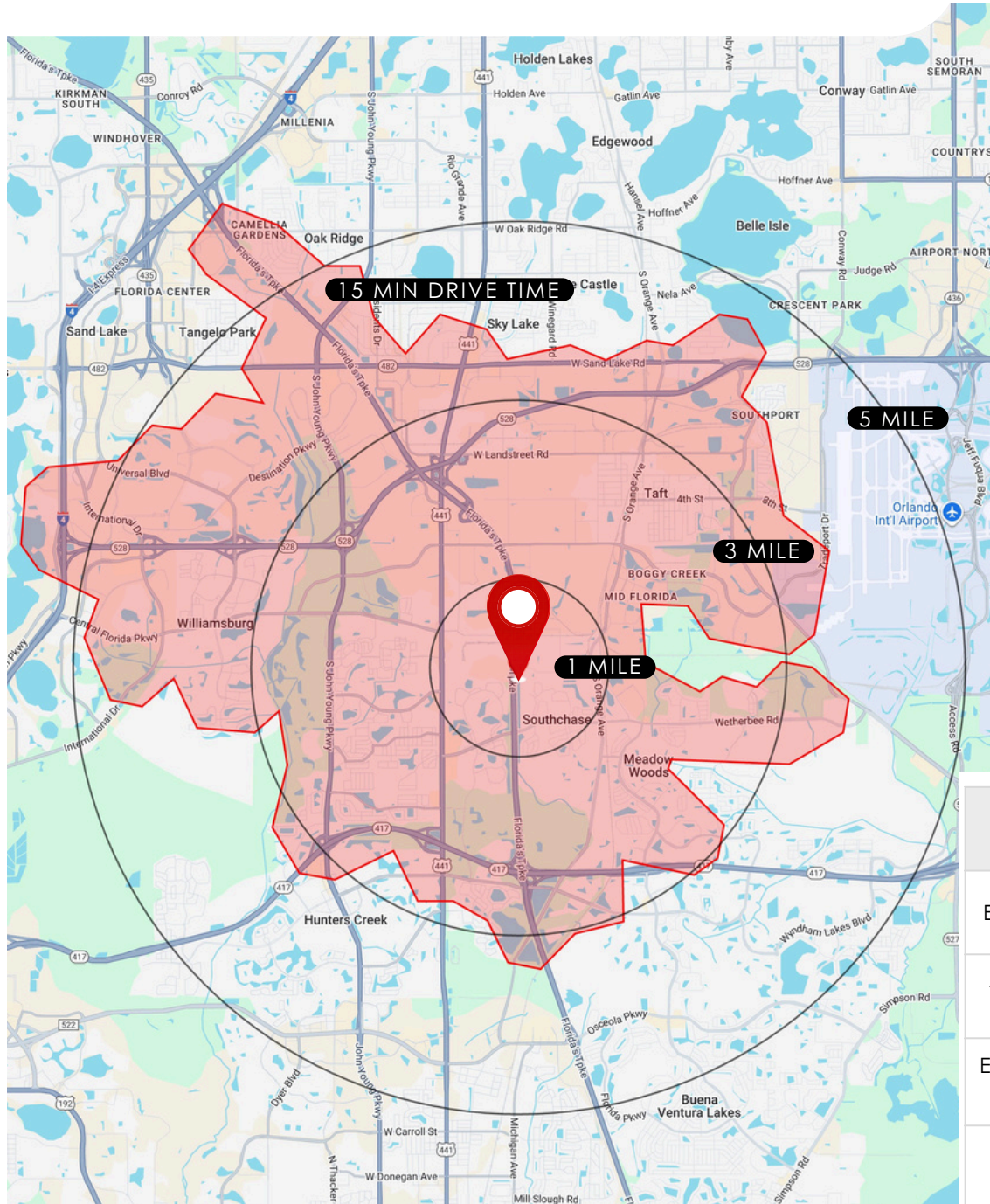


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INTERIOR PHOTOS



DEMOGRAPHICS



STRONG EMPLOYMENT & BUSINESS DENSITY

120,971 EMPLOYEES
(5 Mile Radius)

The 5-mile trade area includes 14,906 businesses and 120,971 employees, reinforcing this location as a proven employment hub well-suited for warehouse, distribution, manufacturing, and service-industrial operations.

COMMUTER-DRIVEN WORKFORCE

70% DRIVE TO WORK ALONE
(5 Mile Radius)

More than 70% of workers drive alone to work, with an average commute time of ~27 minutes, supporting efficient employee access from a broad regional draw and aligning well with industrial operations that rely on shift-based labor and flexible workforce sourcing.

POPULATION SCALE FOR LABOR SUSTAINABILITY

175,970 EMPLOYEES
(5 Mile Radius)

The 5-mile area supports 175,970 residents, ensuring long-term workforce sustainability for growing industrial users.

	1 MILE	3 MILE	5 MILE	15 MIN
Est. Population (2025)	6,575	70,819	175,970	88,744
Average Household Income (2025)	\$109,762	\$100,288	\$101,057	\$100,612
Estimated Households (2025)	2,119	23,709	61,336	31,982
Employees (2025)	5,366	40,921	120,971	85,452



FOR MORE INFORMATION ON 11483 ROCKET BLVD:

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