



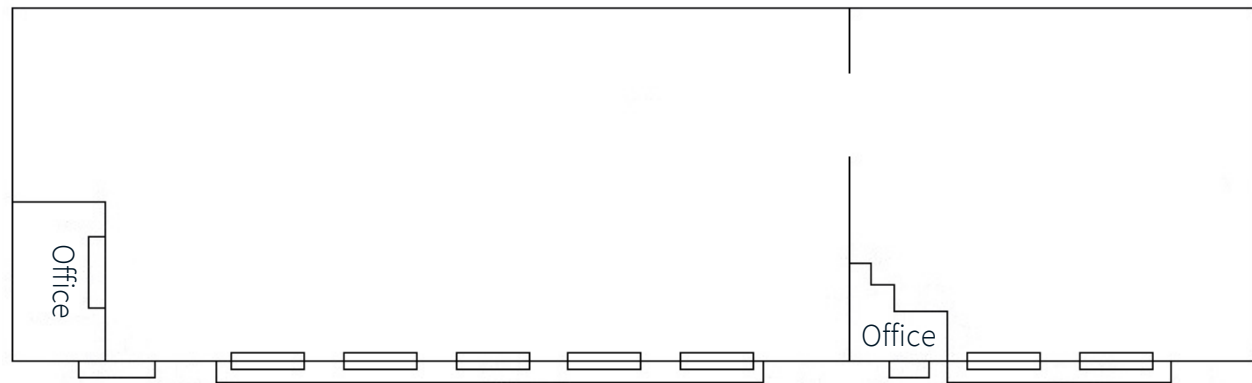
# For sale or lease

4116 N Orange Blossom Trail, Orlando, FL 32804  
23,252 SF +/- available

# 23,252 SF Industrial building for sale or lease

## Property specifications

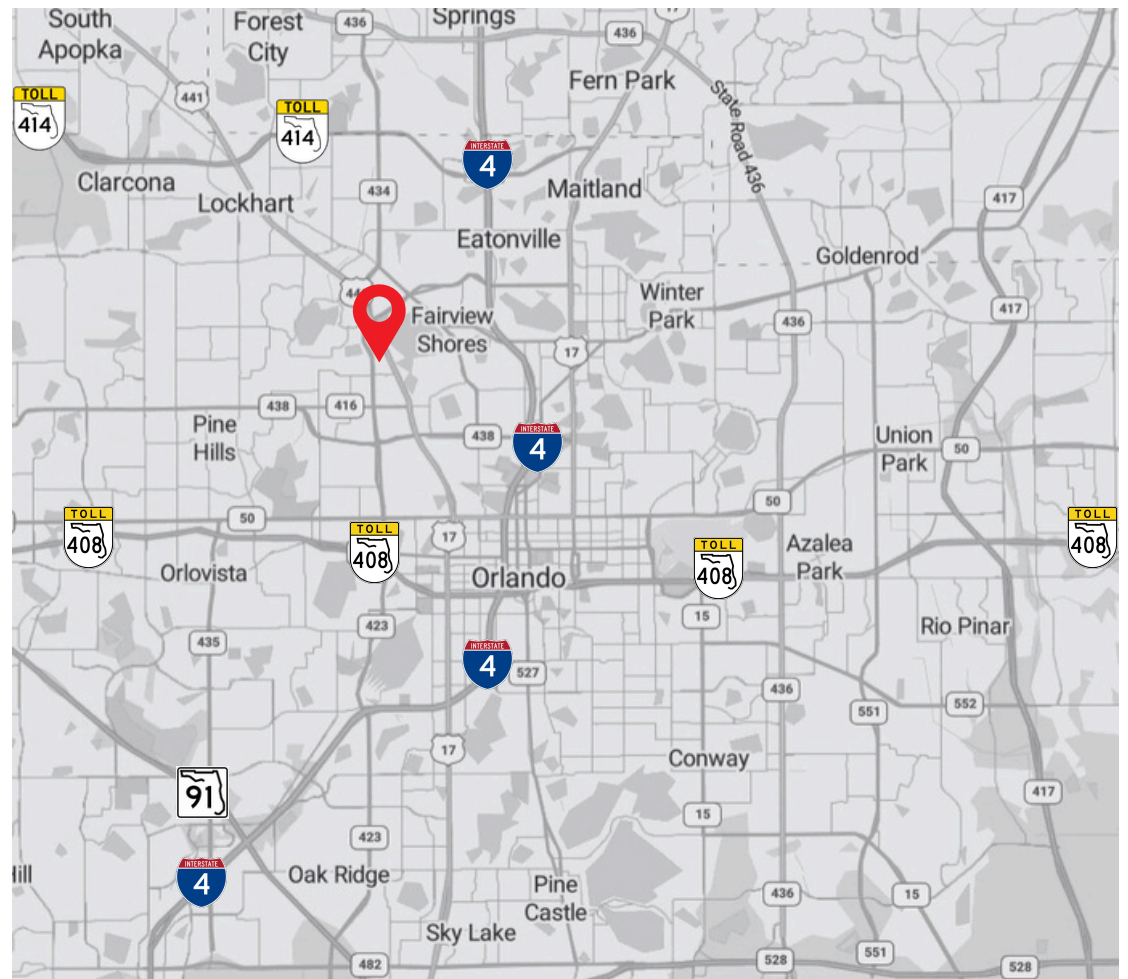
- 23,252 SF +/- warehouse building
- 1,775 SF +/- of office
- 17' - 20' clear height
- 7 dock doors
- 80' building depth
- Clear span
- Metal construction
- Built in 1977
- 1.62 acres
- Zoned I-C/W, City of Orlando
- 257' of frontage on N Orange Blossom Trail
- For lease - \$12.50/NNN
- For sale - \$4,420,000 (\$190.09/SF)



# Location

## Key Distances

- 8 miles to Interstate 4
- 5 miles to SR-408
- 5 miles to SR-414
- 13 miles to Florida's Turnpike
- 24 miles to Orlando Int'l Airport
- 89 miles to Tampa
- 137 miles to Jacksonville
- 239 miles to Miami
- 440 miles to Atlanta, GA



The property has excellent accessibility, with convenient access to major thoroughfares including SR-408, SR-414, and Interstate-4. Situated in a highly sought-after infill location within Orlando, it offers prime positioning. Additionally, the property benefits from enhanced visibility due to its exceptional frontage on N. Orange Blossom Trail (US 441).

	30 min	60 min	120 min
<b>Total population</b>	1,584,613	3,551,232	9,219,479
<b>Total households</b>	602,537	1,334,240	3,642,595
<b>Avg households</b>	\$108,352	\$104,181	\$101,347
<b>Total businesses</b>	87,074	147,762	368,318
<b>Total employees</b>	917,980	1,566,143	3,834,335



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