

For sale or lease

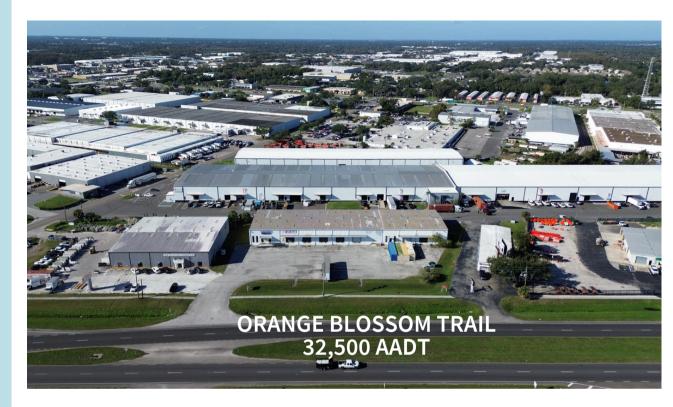
4116 N Orange Blossom Trail, Orlando, FL 32804 23,252 SF +/- available

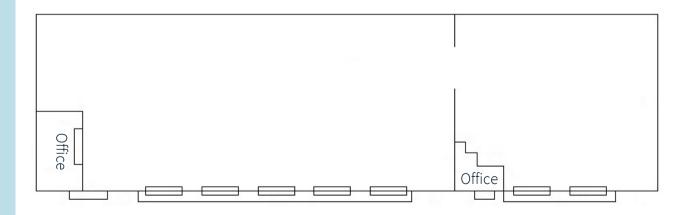


23,252 SF Industrial building for sale or lease

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 89 miles to Interstate 4 to Tampa

5 miles 137 miles to SR-408 to Jacksonville

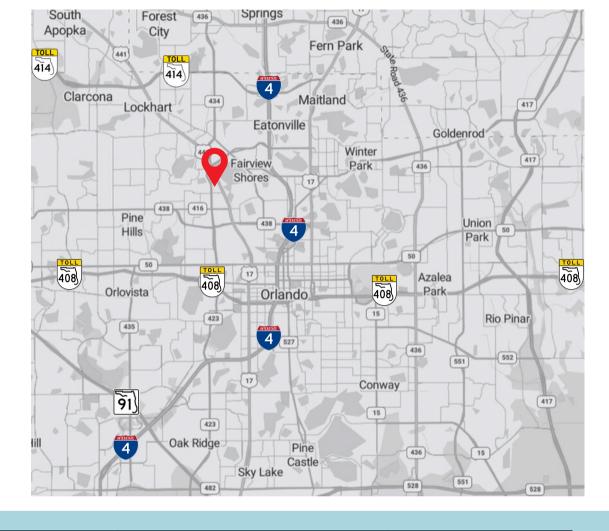
5 miles 239 miles to SR-414 to Miami

13 miles 440 miles to Florida's Turnpike to Atlanta, GA

24 miles to Orlando Int'l Airport

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

JLL SEE A BRIGHTER WAY



JLL

Cameron MontgomerySenior Associate

<u>Cameron.Montgomery@jll.com</u>

+1 407 982 8650

Matt Sullivan, SIOR,CCIM Executive Managing Director Matt.Sullivan@jll.com +1 407 930 1802 **Bobby Isola, SIOR,CCIM**Executive Managing Director
Bobby.Isola@jll.com
+1 407 930 1804

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle Brokerage, Inc. All rights reserved.