

**LIFESTYLE**  
INTERNATIONAL REALTY

**2441 VISCOUNT ROW**  
ORLANDO, FL 32809

**COMMERCIAL LEASE**



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### FLORIDA BROKER

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George Canciobello  
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## EAST ORLANDO OFFICE

7444 Narcoossee Rd, Suite 414  
Orlando, FL 32822

# 2441 VISCOUNT ROW

 ORLANDO, FL 32809

**PRICE:**  
\$12sf/net



**ZONING**  
IND-2 / IND-3



**GOVERNED**  
Orange County



## INVESTMENT HIGHLIGHTS

- The space may be leased in full (30,000 SF) or split to be leased individually (10,000 SF minimum).
- High ceilings, strong utility infrastructure, and multiple dock-high loading options.
- Ample private parking, and a strategic location near key industrial corridors.
- Delivered AS-IS

## THE OFFERING

<b>PRICE</b>	\$12sf/net
<b>LEASE TYPE</b>	Net Lease
<b>SQUARE FOOTAGE AVAILABLE</b>	30,000 sf
<b>CURRENT STATUS</b>	Active
<b>EXPECTED DELIVERY</b>	Available
<b>NOTES</b>	

# PROPERTY DESCRIPTION



## LOCATION

2441 Viscount Row  
Orlando, FL 32809



## SITE

Built



## BUILDING AREA

30,000 sf



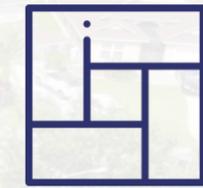
## ZONING

Ind-2 / Ind-3



## 5-MILE DEMOGRAPHICS

Businesses: 5,200  
Daytime Employment: 65,000  
Population: 273,000  
Average Household Income: \$79,000



## LAND AREA

1.21 Acres



## TRAFFIC COUNT

7,734 (2024) daily



## YEAR BUILT

1985



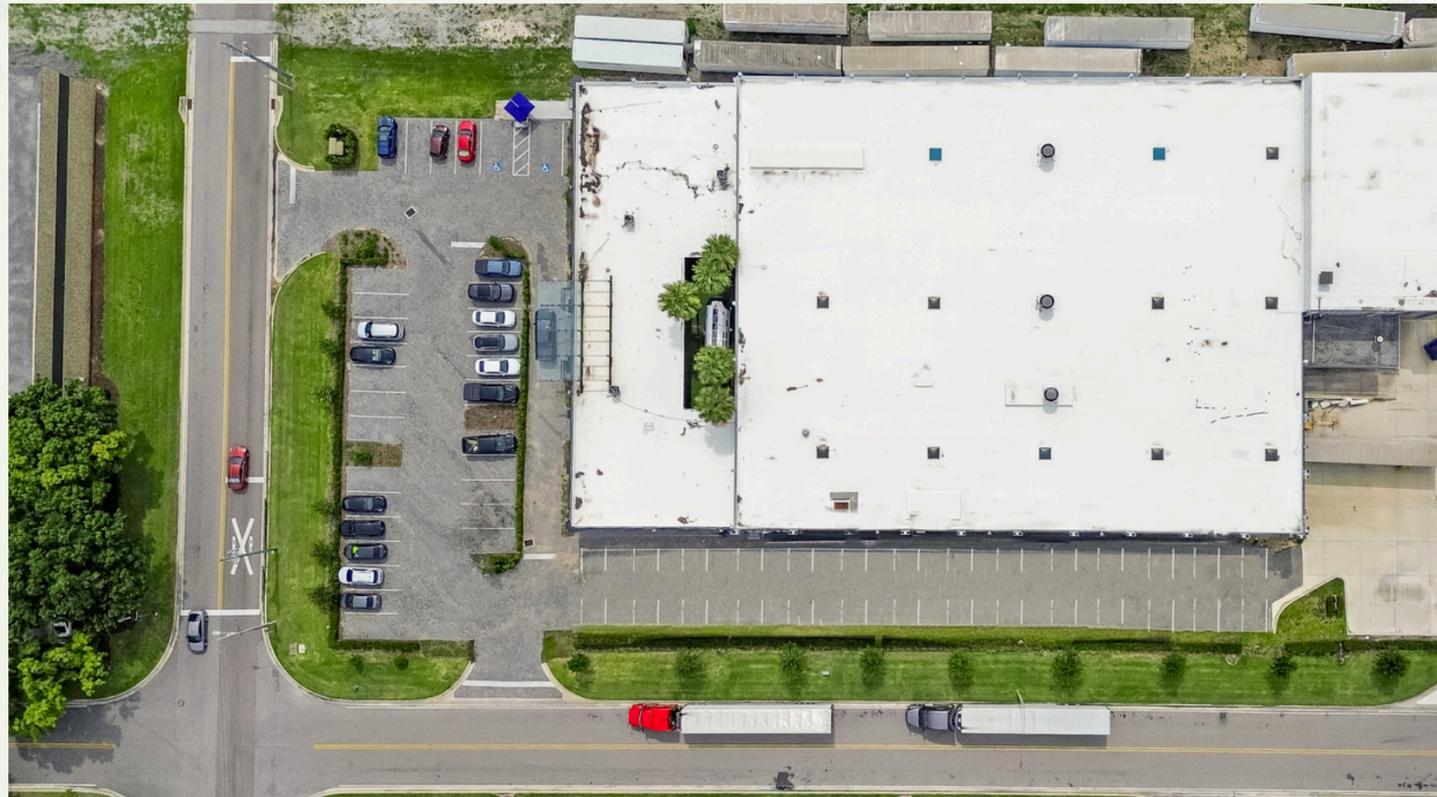
## ACCESS

Exchange Dr & Sandlake Rd

# INTERIOR PHOTOS



# EXTERIOR PHOTOS

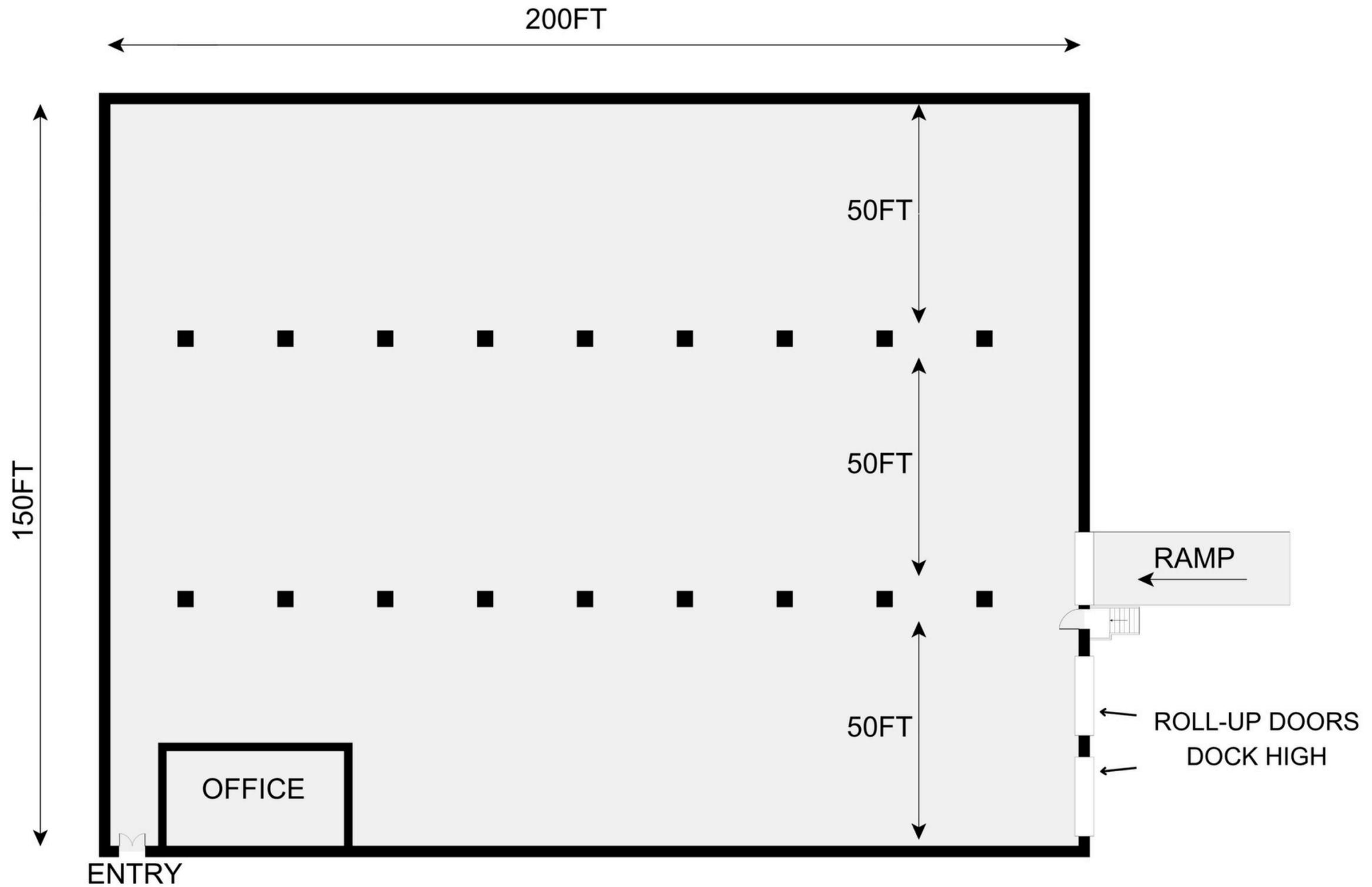


**30,000 SF**

**DIVISIBLE**

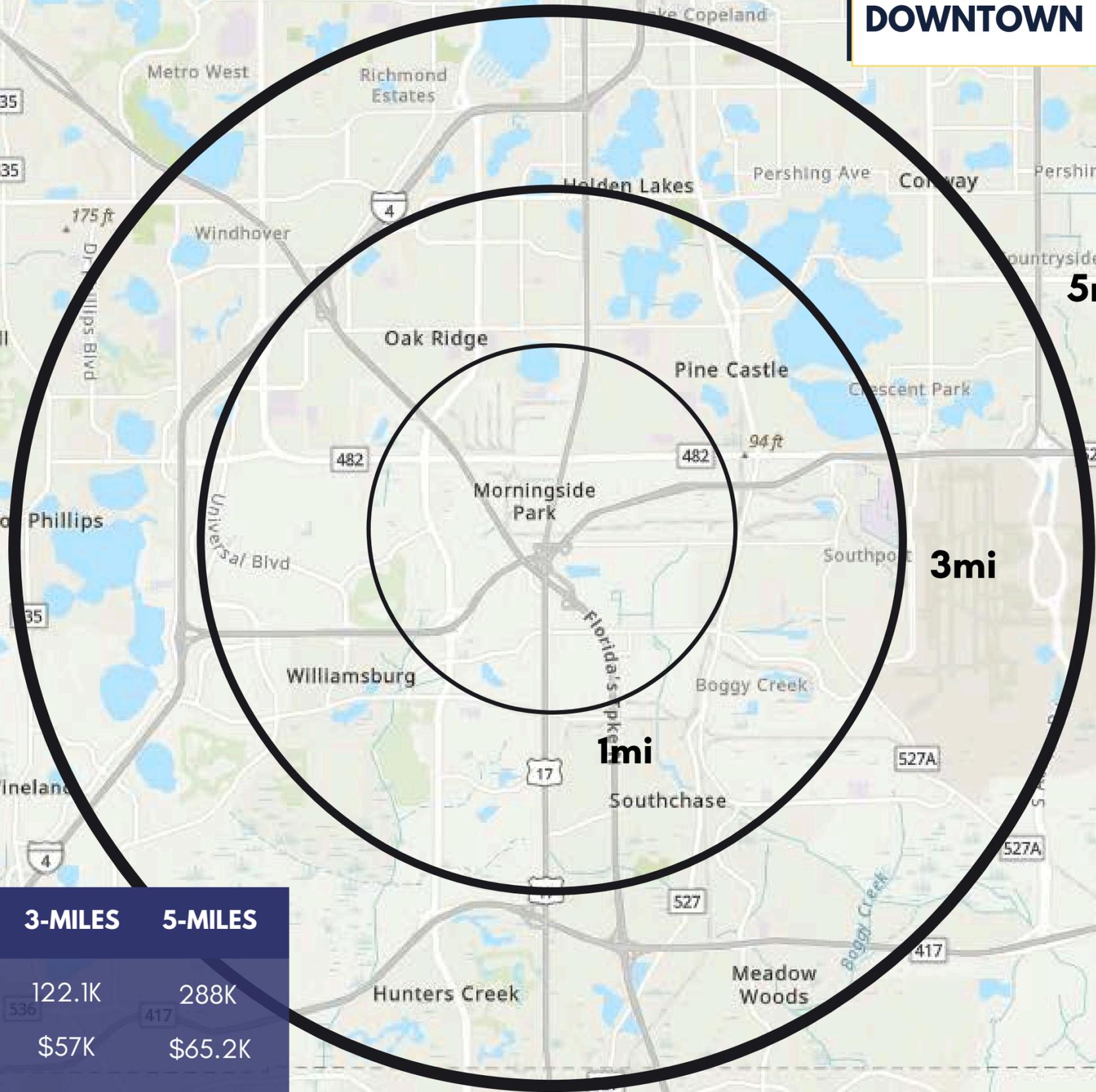
← **ASSOCIATED EXTERIOR AREA** →

# FLOOR PLAN



**📍 ORLANDO, FL**

**10mi TO  
DOWNTOWN**



**5mi**

**3mi**

**1mi**

**MCO  
AIRPORT**

DEMOGRAPHIC SUMMARY	1-MILE	3-MILES	5-MILES
POPULATION	13.3K	122.1K	288K
MEDIAN HH INCOME	\$63.6K	\$57K	\$65.2K

# THE TAFT SUBMARKET

The Taft submarket is a key industrial and logistics hub within Orlando's Central Park District, strategically located near SR-528, the Florida Turnpike, and I-4. This area offers excellent connectivity for warehousing, distribution, and light manufacturing operations.

Proximity to the Orlando International Airport, the Brightline train terminal, and the Florida Mall fuels steady commercial traffic and access to a robust labor pool. With ongoing industrial development, increasing interest from institutional players like Prologis, and competitive rental rates, Taft continues to attract users seeking scalability, access, and long-term growth within Central Florida.

The Taft submarket remains a smart and scalable location for businesses looking to streamline distribution or expand operational capacity within Central Florida.



## ORLANDO, FLORIDA

Orlando is the 21st-largest metro in the U.S., with a population of over 2.94 million in the greater metropolitan area. The city continues to grow at a rapid pace—2.7% annually—making it one of the fastest-growing large metros in the country. This sustained growth is fueled by a diverse and resilient economy, with healthcare, tourism, aerospace, advanced manufacturing, logistics, and education among the region’s largest employment sectors.

Over the past decade, Orlando has consistently ranked among the top U.S. cities for both population and job growth. In the five years leading up to the pandemic, job growth outpaced the national average by more than double. That momentum has returned stronger than ever, with new residents drawn to the area’s affordability, space, and expanding infrastructure.

Orlando remains the most visited travel destination in the U.S. Orlando International Airport (MCO) has become the busiest airport in Florida, processing over 57 million passengers in 2024. It is undergoing a multi-billion-dollar expansion, including the recently opened Terminal C and ongoing enhancements to improve both passenger and cargo capacity. Additionally, the Central Florida Expressway Authority is executing a historic \$1.6 billion improvement plan, projected to create over 11,000 jobs by the end of 2025, with upgrades including resurfacing, widening, lighting enhancements, and continued progress on the I-4 Ultimate corridor.

Retail activity in Orlando has outperformed national benchmarks in recent quarters, driven by strong population inflows and consumer demand. While the sector faces broader macroeconomic headwinds, Orlando’s retail fundamentals remain stable, and occupancy rates in core trade areas continue to outperform expectations.

The southeastern Orlando submarket is home to Orlando International Airport, the second-busiest cargo hub in the state, and a major CSX Intermodal Terminal in the Taft area. It is also served by critical arteries including SR-417 and SR-528, which link to I-4 and I-95, enhancing logistics reach across the state and beyond. The region’s central location and multimodal infrastructure have made it Orlando’s most dynamic and in-demand industrial submarket. Southeast Orange County contains more than 30% of the metro’s industrial square footage, making it the largest and most strategically positioned industrial zone in Central Florida.



# VISCOUNT ROW WAREHOUSE LEASE

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