

**77**  
W ILLIANA ST

WAREHOUSE/FLEX SPACE  
**FOR LEASE**

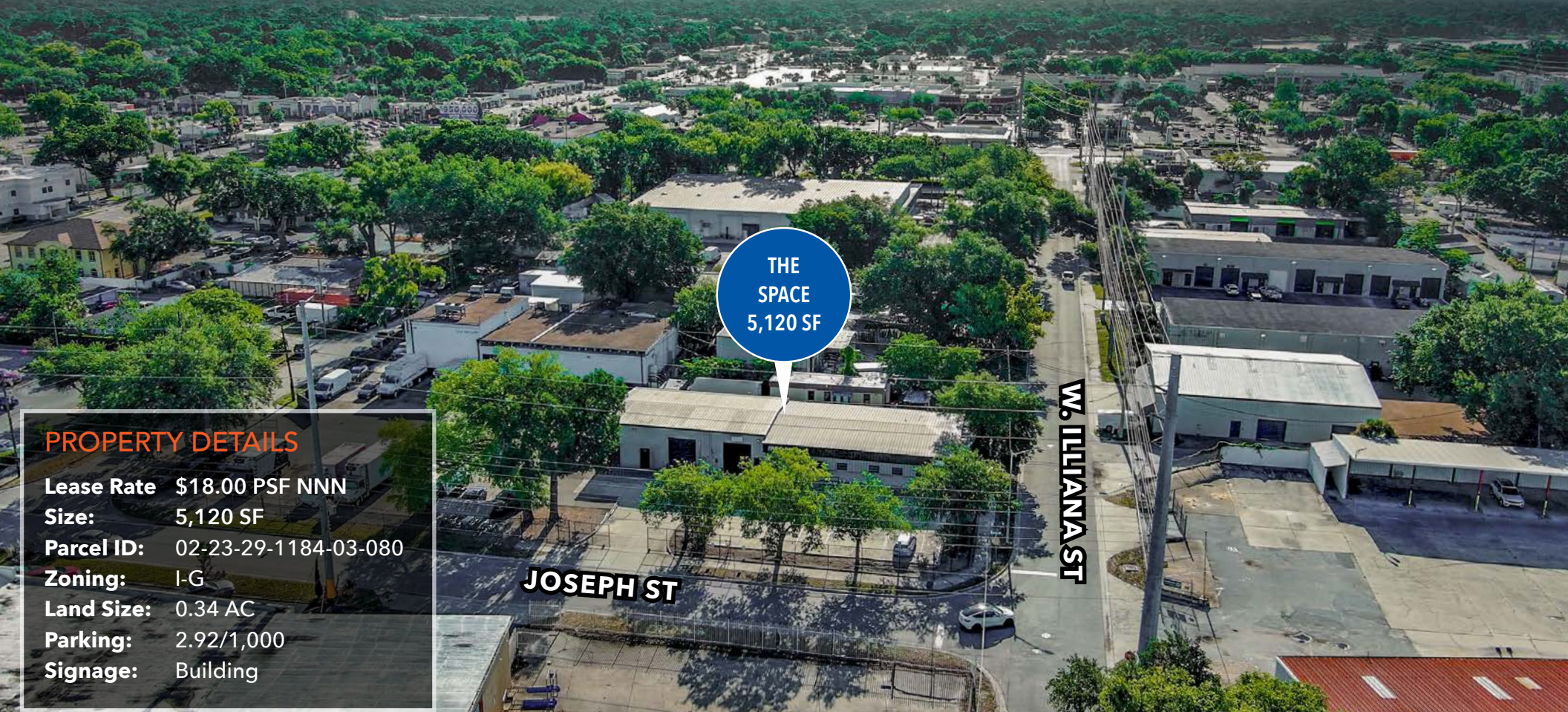


conceptual photocomposite

**\$18/PSF**  
**NNN**

**5120 sf Sodo Orlando Warehouse/Flex Space**

77 W ILLIANA ST, ORLANDO, FL 32806



### PROPERTY DETAILS

**Lease Rate** \$18.00 PSF NNN  
**Size:** 5,120 SF  
**Parcel ID:** 02-23-29-1184-03-080  
**Zoning:** I-G  
**Land Size:** 0.34 AC  
**Parking:** 2.92/1,000  
**Signage:** Building

### OVERVIEW

Positioned in the heart of Orlando's urban industrial corridor, 77 W Illiana St offers a rare opportunity to secure a flex/warehouse asset undergoing a comprehensive renovation. The warehouse component is being transformed to deliver a clean, modern industrial space, paired with a functional and well-integrated office buildout—ideal for users seeking both operational efficiency and a professional front-of-house presence.

The planned upgrades will significantly enhance the usability and aesthetic of the space, creating a refreshed environment that supports a wide range of uses including light manufacturing, distribution, showroom, and service-oriented businesses. This is a unique chance to lease a near "like-new" industrial space in a centrally located submarket with strong access to major transportation routes and Orlando's core labor pool.

### HIGHLIGHTS

- Renovated warehouse space delivering a modern, clean industrial environment
- Strong office component for administrative, showroom, or client-facing use
- Flex layout ideal for a wide range of industrial and service users
- Central Orlando location with convenient access to major roadways
- Positioned in a tight infill submarket with limited quality inventory

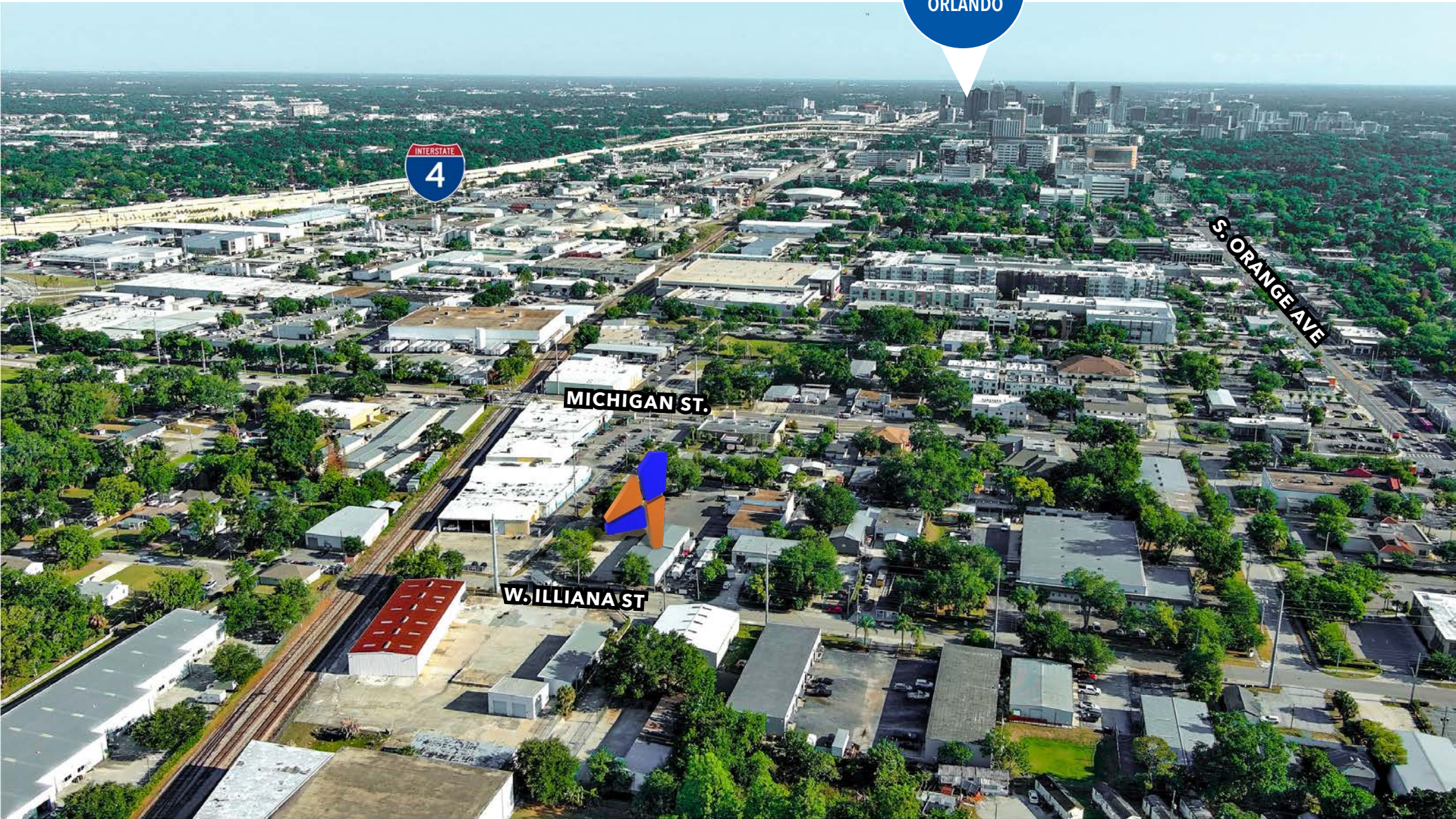


**Trey Dyer**

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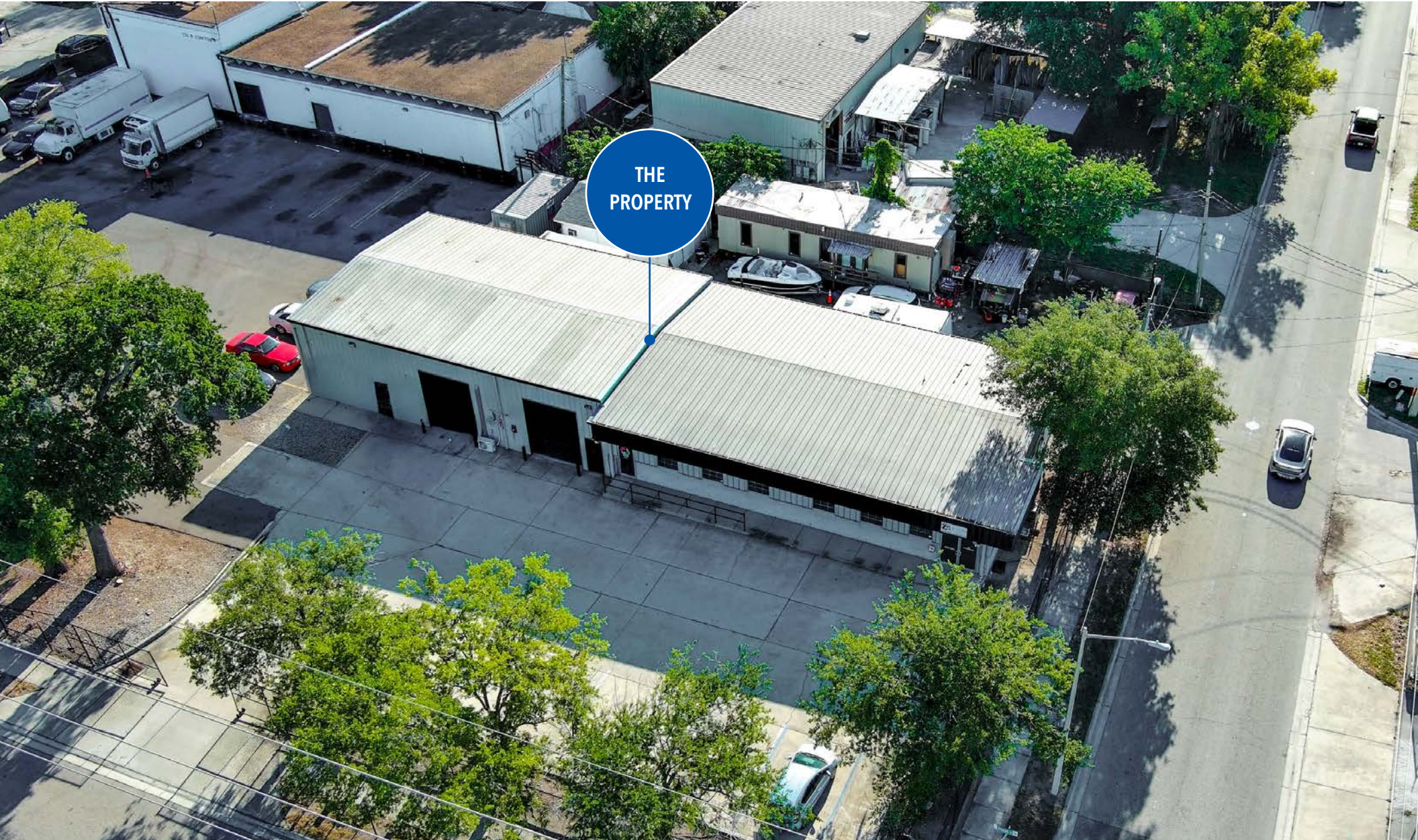
# LOCATION AERIAL



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# PROPERTY AERIAL

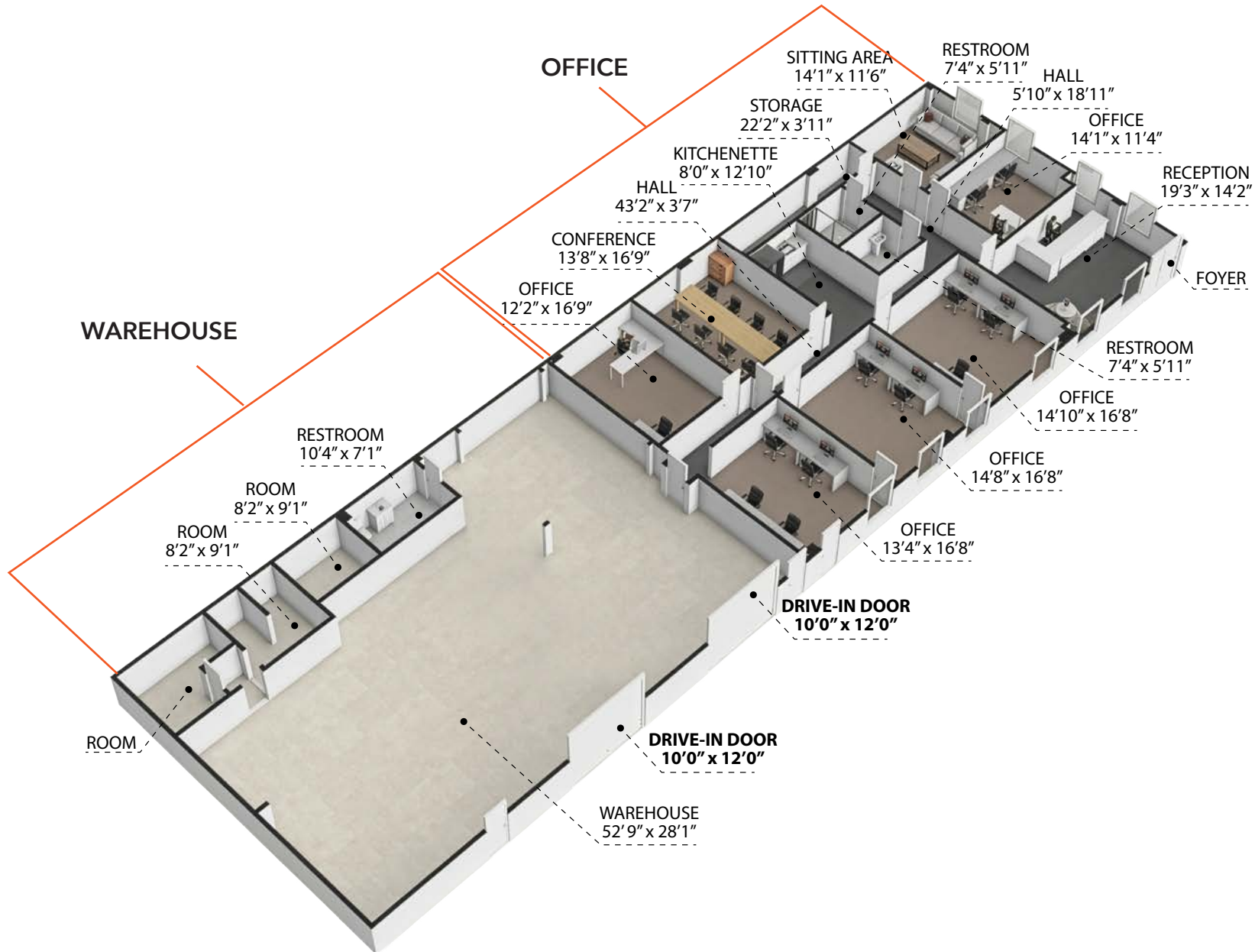


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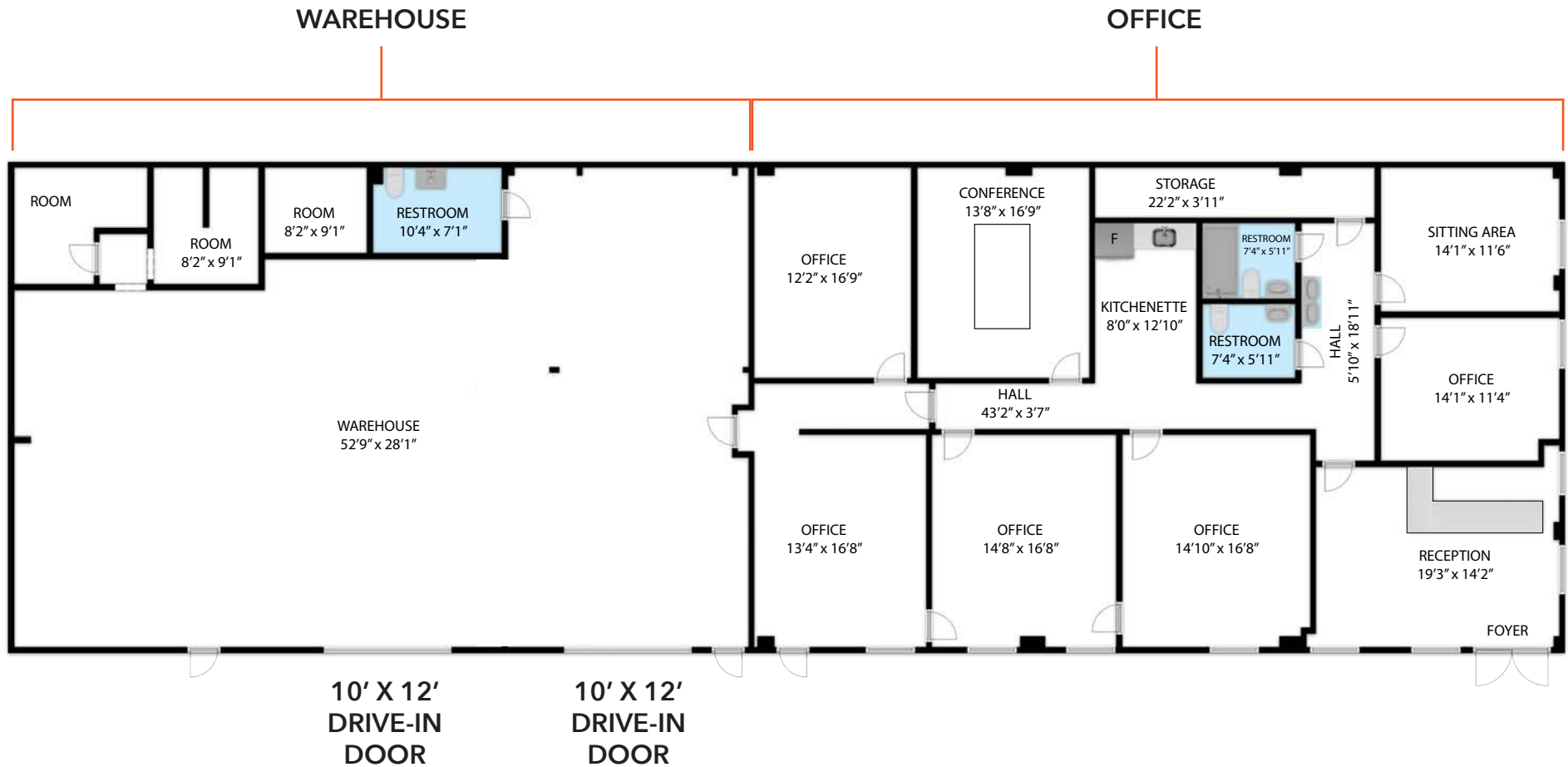
# SPACE LAYOUT 5,120 SF TOTAL

THE 3D LAYOUT BELOW IS CONCEPTUAL AND BASED ON PRELIMINARY RENOVATION PLANS THAT ARE SUBJECT TO CHANGE.

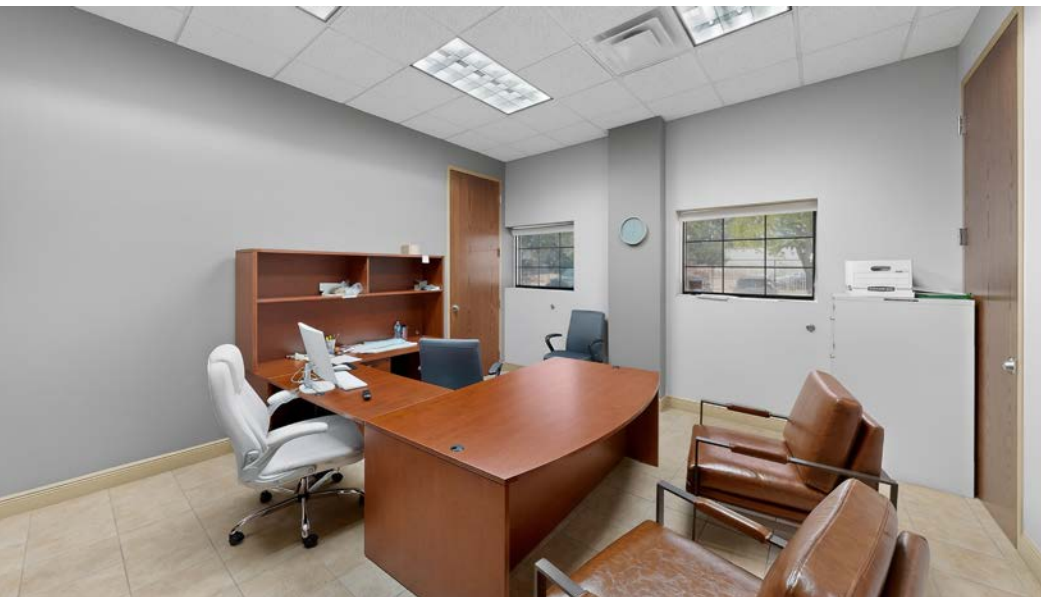
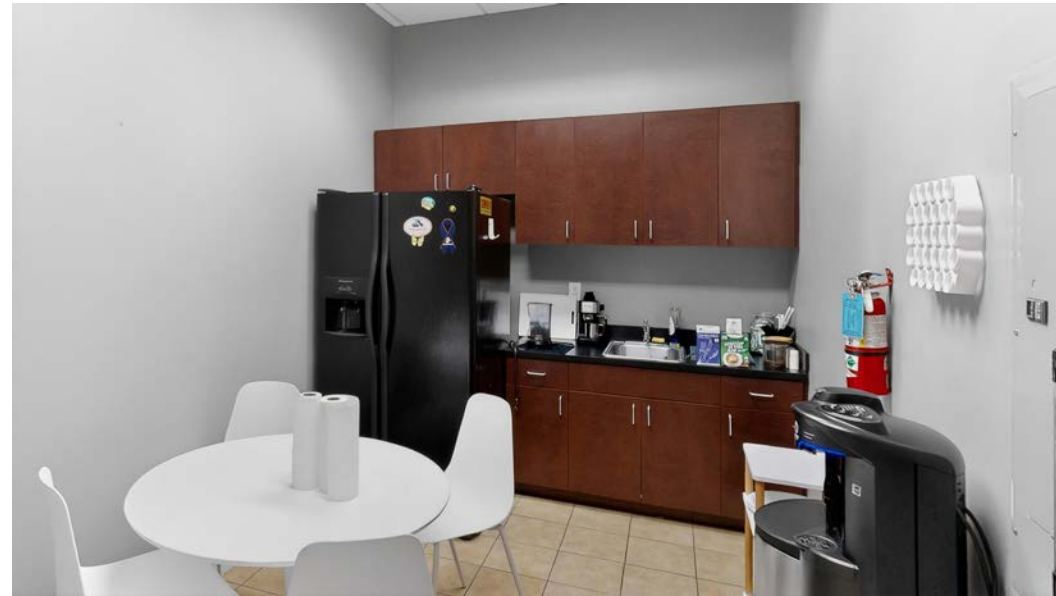


# FLOOR PLAN 5,120 SF TOTAL

THE FLOOR PLAN BELOW IS CONCEPTUAL AND BASED ON PRELIMINARY RENOVATION PLANS THAT ARE SUBJECT TO CHANGE.



# INTERIORS | OFFICE



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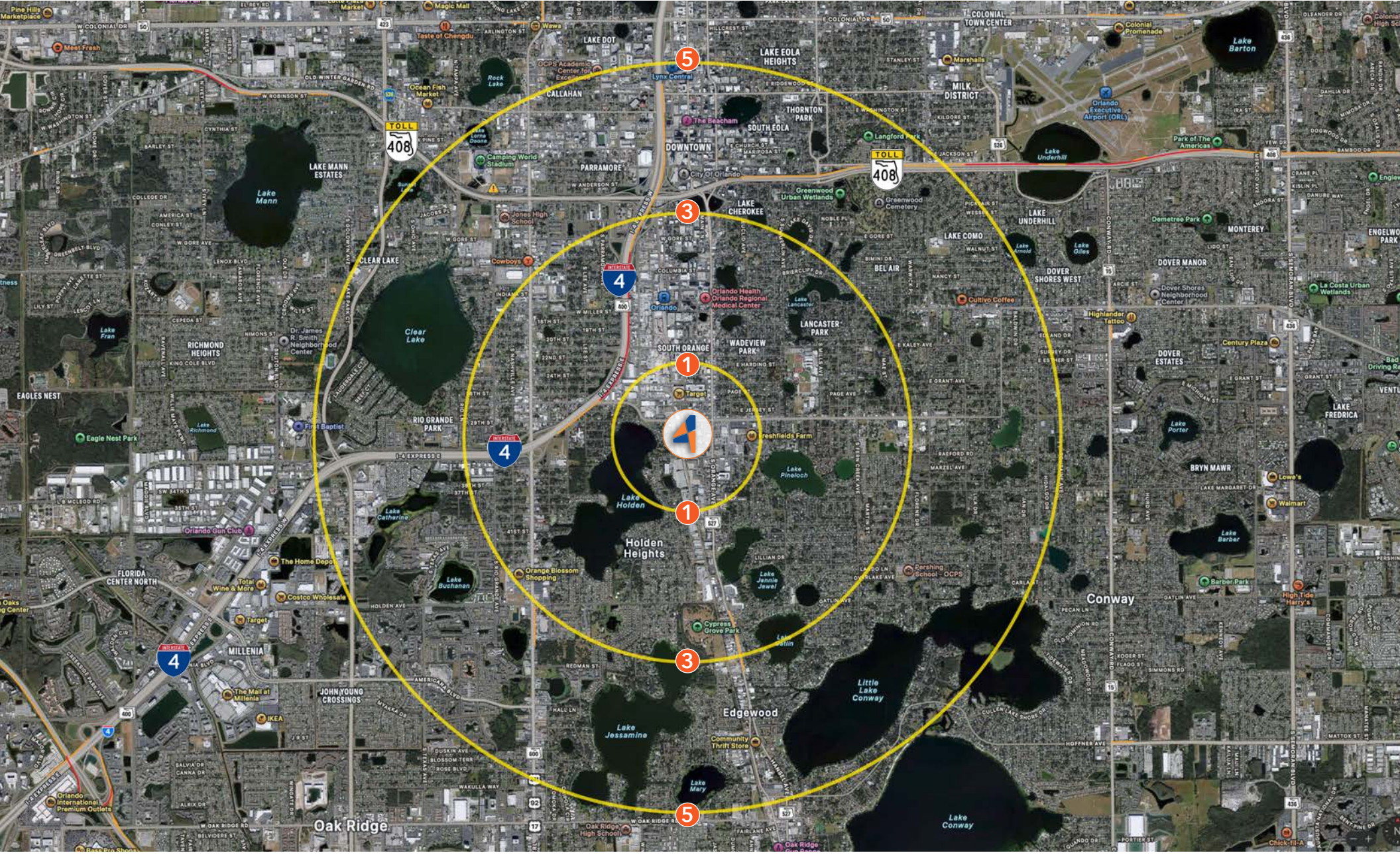
# GRADE-LEVEL DOCK DOORS



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# LOCATION MAP



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