

FOR SALE

CBRE

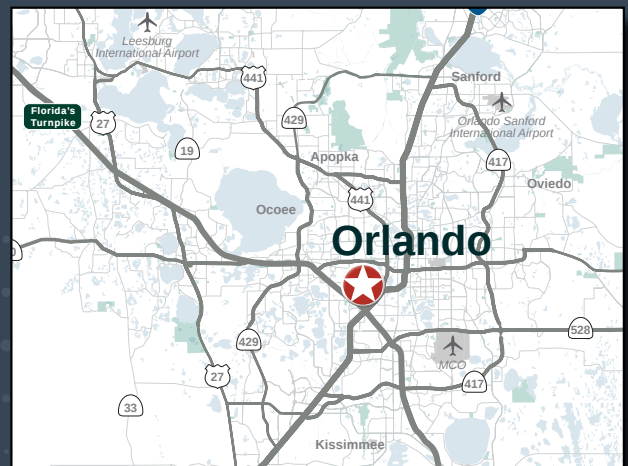
INDUSTRIAL WAREHOUSE DOWNTOWN ORLANDO, FL

1106 WEST CENTRAL BLVD, ORLANDO, FL 32805



Property Highlights

- + Available for immediate owner-user occupancy
- + 22,803 SF RBA on 0.98 acres
- + Single-tenant configuration with fenced yard
- + Dual street frontage on West Central Blvd and W Pine Street
- + Zoning IC/T supports industrial, warehouse, and light-manufacturing
- + One mile west of downtown Orlando infill location
- + Minutes from I-4 and the Florida Turnpike
- + More than 30,500 vehicles per day on nearby South OBT



David Murphy
Vice Chairman
+1 407 404 5020
david.murphy@cbre.com

Monica Wonus
Executive Vice President
+1 407 489 8753
monica.wonus@cbre.com

Jeff Gray
Vice President
+1 407 506 6016
jeff.gray1@cbre.com

Sharif Baker
Associate
+1 407 404 5018
sharif.baker@cbre.com

Industrial Warehouse | For Sale | Orlando, FL

1106 West Central Blvd, Orlando, FL 32805

Property Details

Parcel ID	27-22-29-8092-01-130
Submarket	NW Orange County
Land Area	0.98 acres (42,689 SF)
Total RBA	22,803 SF
Year Built / Renovated	1942 / 2018
Tenancy	Single tenant
Occupancy	Vacant - immediately available
Zoning	IG/T: Industrial General
Flood Zone	Zone X - minimal flood hazard
Clear Height	16 ft. (max) / 12 ft. (min)
Drive-In Doors	3 grade-level doors, 16'w × 12'h
Construction	Concrete / masonry block
Roof	Metal - good/fair condition
Power	277/480V, 3-phase 600A main + 3 × 125A
Lighting	LED throughout
Sprinklers	Wet system
HVAC	Office conditioned Warehouse - none
Site Features	Fenced yard, reception area, yard storage
Utilities	Electric: OUC Water: OUC Sewer: City of Orlando Waste: City of Orlando

Loading & Power

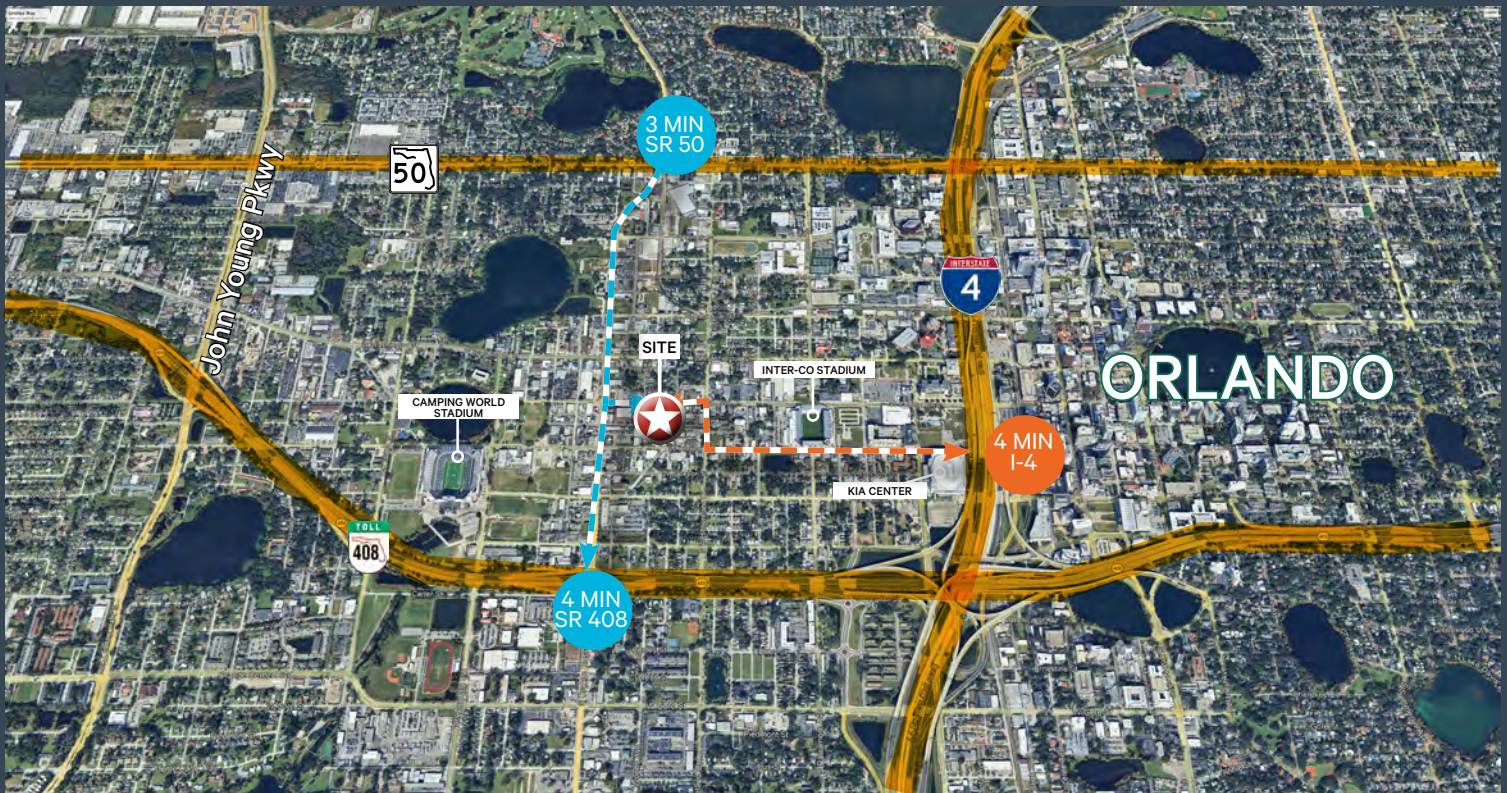
The front load warehouse is served by three grade-level drive-in doors measuring 16 feet wide by 12 feet high — suitable for straight-truck and van delivery operations. The electrical service is 277/480V, 3-phase with a 600-amp main panel and three additional 125-amp panels, supporting a variety of light industrial and warehouse users.

Site Information

The property sits on West Central Blvd in Orlando's urban infill core, one mile west of downtown and minutes from I-4 and the Florida Turnpike. The surrounding trade area generates strong traffic volumes, with more than 43,000 vehicles per day on nearby South Orange Blossom Trail. SunRail's Church Street station is a 19-minute walk; Lynx Central station is a 4-minute drive — offering multimodal commuter access rarely found at infill industrial sites. Orlando's industrial market continues to see constrained infill supply, making owner-user sites of this size and location increasingly difficult to replace.



FLOOR PLAN



KEY DISTANCES

- * SR-408 / 0.8 Mile
- * SR-528 / 6 Miles
- * I-4 / 1.0 Miles
- * FL Turnpike / 12 Miles
- * Downtown 0.8 Miles
- * Orlando Intl Airport / 13 Miles

2025 DEMOGRAPHICS	5 MILE RADIUS	15 MILE RADIUS
TOTAL POPULATION	331,611	1,832,863
TOTAL BUSINESSES	24,457	83,136
DAYTIME WORKERS	324,796 (67.3%)	1,129,260 (56.1%)
TOTAL HOUSEHOLDS	137,673	686,203
AVERAGE HOUSEHOLD INCOME	\$108,237	\$118,354
2025-2030 ANNUAL POPULATION GROWTH RATE	0.65%	1.02%

INDUSTRIAL MARKET ORLANDO, FL

Orlando boasts a dynamic economy driven by steady population growth, a burgeoning tech and fintech sector, and a strong defense industry, complemented by its famous theme parks. With an unemployment rate of 4.4% as of mid-2026 — up modestly from recent lows but still reflecting a healthy labor market — and real GDP growth of 3.5% in 2024, Orlando marked its fourth consecutive year outpacing the national economy. The region ranked No. 1 nationally among major metros in nominal GDP growth that year, with its economy surpassing \$233 billion. The construction sector continues to lead, fueled by sustained infrastructure investment and record-breaking tourism of 76.7 million visitors in 2025.

David Murphy
Vice Chairman
+1 407 404 5020
david.murphy@cbre.com

Monica Wonus
Executive Vice President
+1 407 489 8753
monica.wonus@cbre.com

Jeff Gray
Vice President
+1 407 506 6016
jeff.gray1@cbre.com

Sharif Baker
Associate
+1 407 404 5018
sharif.baker@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.