



CUSHMAN &  
WAKEFIELD



1.31 ACRE INDUSTRIAL SELF STORAGE  
**FOR SALE**

6803 N ORANGE BLOSSOM TRAIL (HWY 441)  
ORLANDO FL 32810

# PROPERTY SUMMARY

This unique income-producing asset consists of 56 storage units complemented by a front-facing commercial building, offering multiple streams of revenue within a highly desirable urban infill location in Orlando. The property presents a compelling opportunity for investors seeking consistent cash flow with upside potential.

The storage component provides strong, stable income characteristics typical of self-storage assets, while the commercial structure offers flexibility for owner-occupancy or additional lease income. Currently, all tenants are month-to-month, creating an immediate opportunity for new ownership to implement strategic rent increases and operational improvements.

With the right management approach, this property can be quickly repositioned with significant upside for an enhanced long-term value.

## PROPERTY FEATURES

<b>Property Size:</b>	1.31 AC	<b>Building #1 SF:</b>	1,692 SF
<b>Property Zoning:</b>	C-2	<b>Building #1 Construction:</b>	Concrete Block
<b>Property Use:</b>	Industrial Self Storage	<b>Building #1 Built:</b>	1950
<b>Utilities:</b>	Orange County	<b>Building #2 SF:</b>	12,480 SF
<b>Electric:</b>	Duke Energy	<b>Building #2 Construction:</b>	Metal
<b>Buildings:</b>	2 (1-office; 1-storage units)	<b>Building #2 Built:</b>	1984
<b>Price:</b>	Call for Price	<b>Building #2 Unit Breakdown:</b>	56 - 10'x12' units (can be combined)



LOCATION  
CBD - 15 MINUTES  
FL TURNPIKE - 17 MINUTES

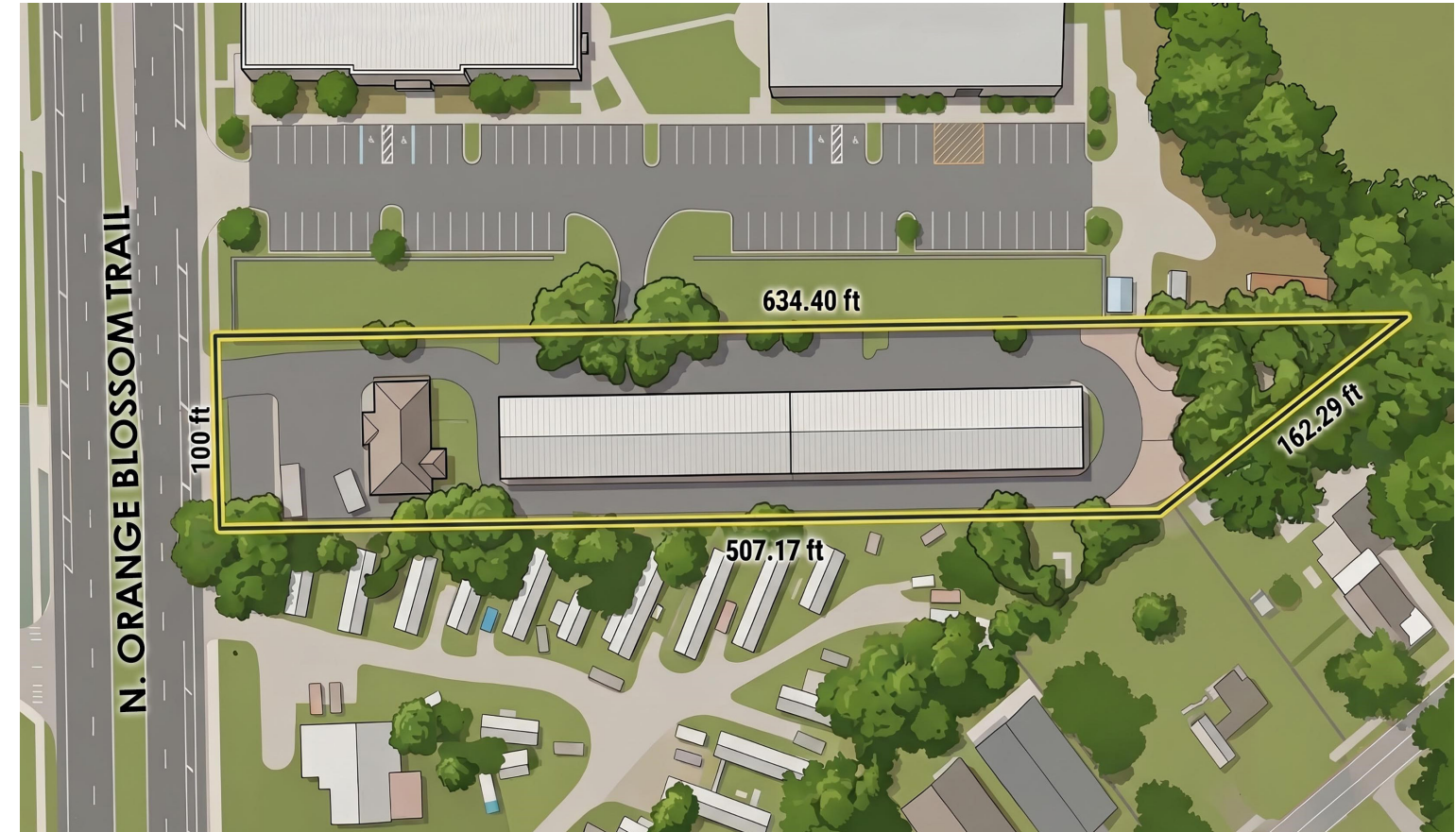


INTERSTATE 4  
9 MINUTES  
429 BELTWAY  
9 MINUTES



ORLANDO  
INTERNATIONAL AIRPORT  
35 MINUTES

# SITE PLAN



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