



# For sale

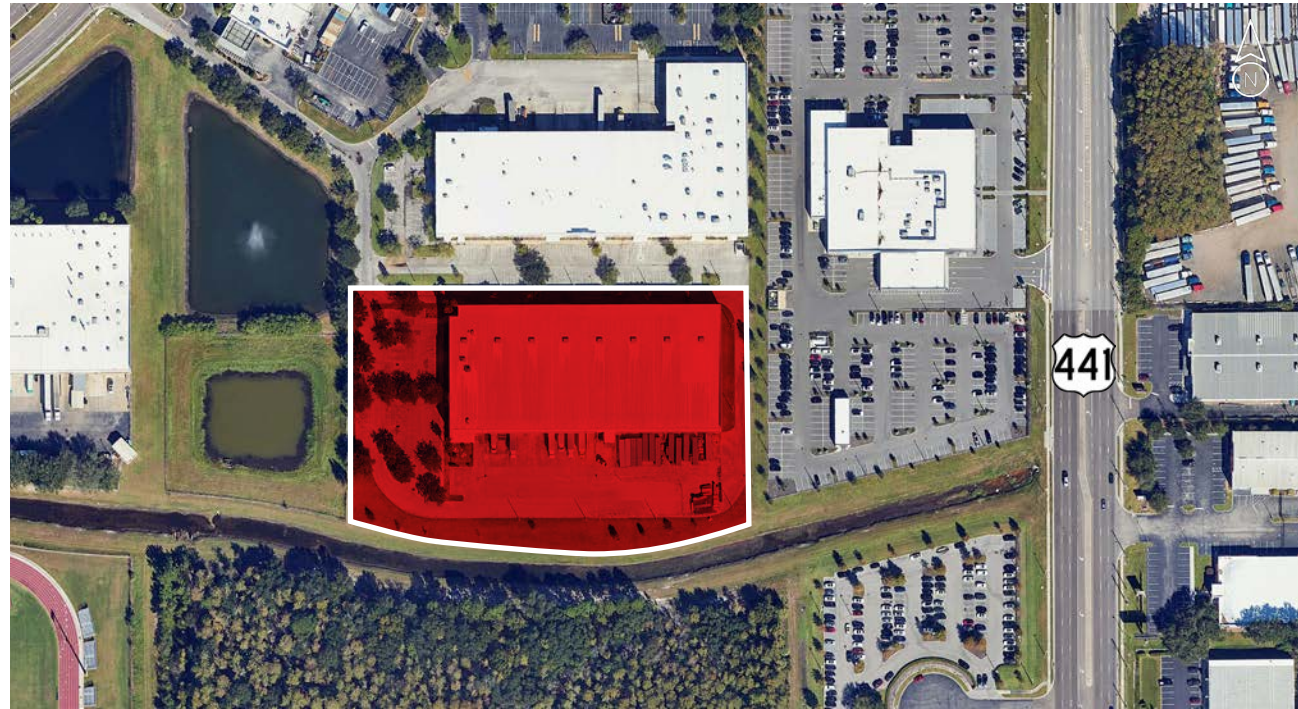
2242 West Taft Vineland Road, Orlando, FL 32837

78,940± SF building on 5.06 acres

# Property details

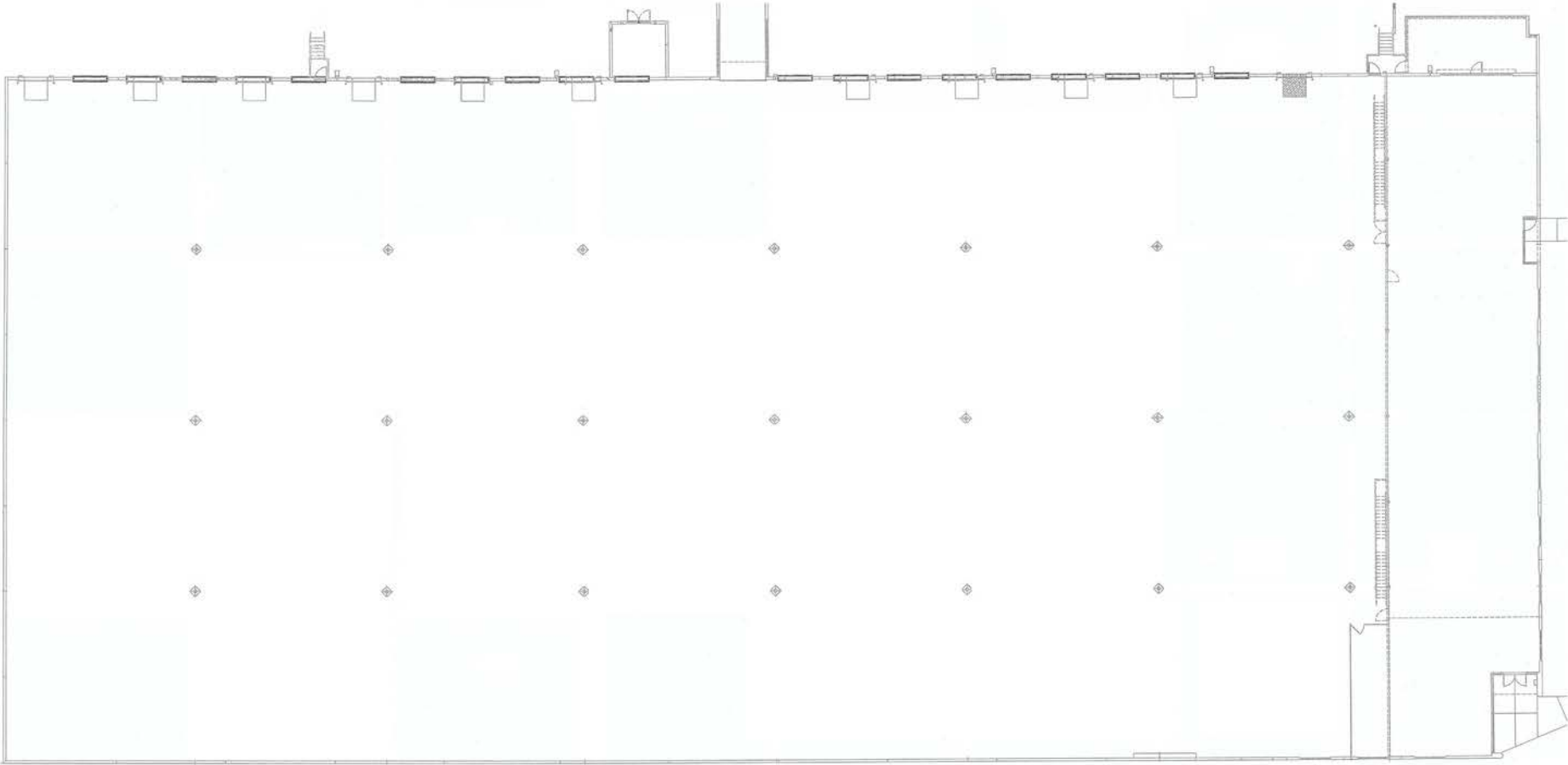
## Property specifications

- 78,940± SF free-standing warehouse
- 7,016 SF of office
- 28' - 33' clear height
- 11 dock doors with 25,000 lb levelers
- 1 drive-in door
- 9 additional dock door knockout panels in place
- 50' x 45' column spacing
- ESFR fire suppression
- Tilt wall construction
- Built in 2005
- 5.06 acres
- Zoned P-D Orange County
- **Please call for pricing information**

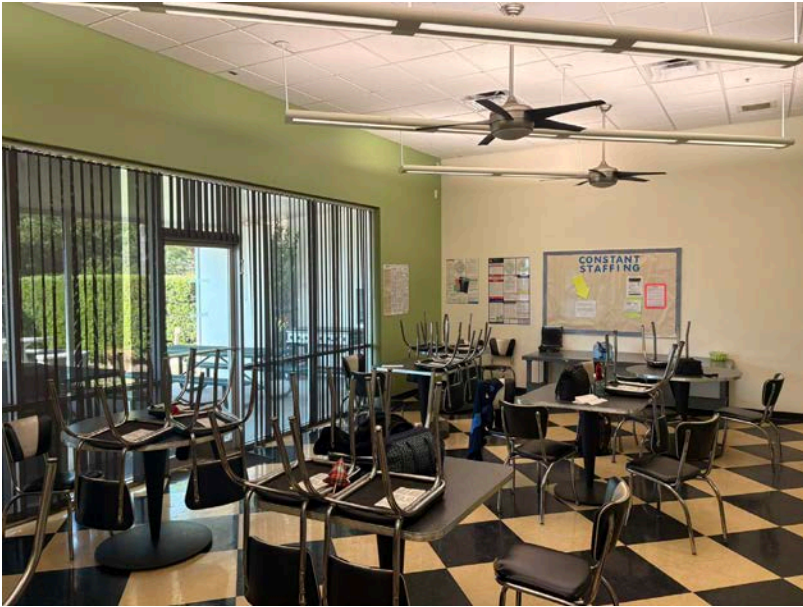


|                          | 30 minutes | 60 minutes | 120 minutes |
|--------------------------|------------|------------|-------------|
| <b>Total population</b>  | 1,233,048  | 3,742,870  | 10,156,707  |
| <b>Total households</b>  | 449,898    | 1,405,966  | 4,083,485   |
| <b>Average HH income</b> | \$108,541  | \$108,215  | \$105,084   |
| <b>Total businesses</b>  | 62,114     | 143,352    | 380,481     |
| <b>Total employees</b>   | 672,623    | 1,486,690  | 3,780,430   |

# Floor plan



# Property photos



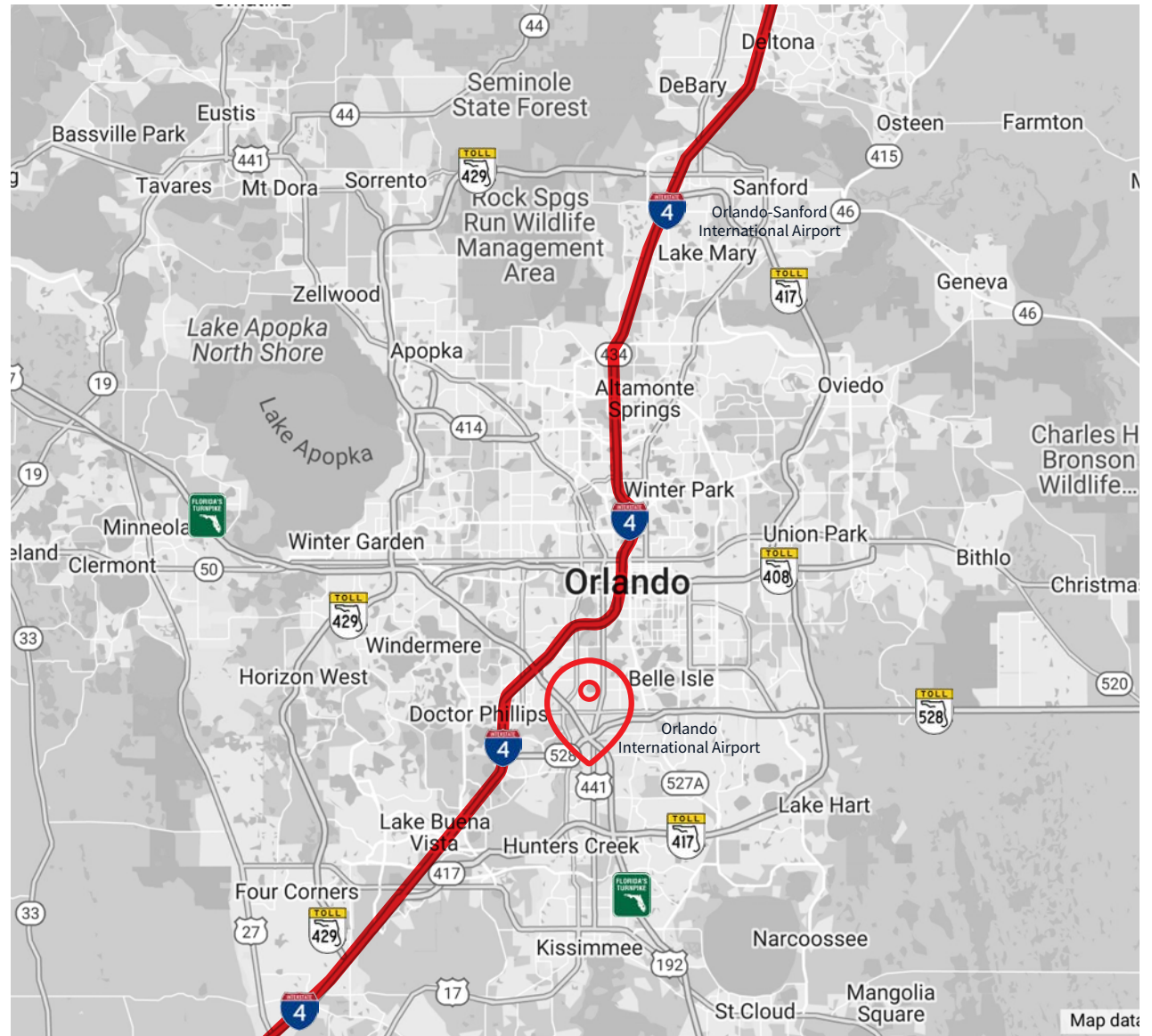
# Drone photos



## Location

### Advantages

- Excellent access to US Highway 441 and the Beachline Expressway-Florida Turnpike interchange
- Minutes from Interstate 4, State Road 417 and Orlando International Airport
- Nearby points of interest include Florida Mall, Sea World Orlando theme parks, Universal Studios Florida theme parks including the new Universal EPIC Universe, ICON park, and the International Drive tourist corridor, which includes numerous restaurants, retailers, and night time entertainment venues



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