

AVAILABLE FREEZER/COOLER ±149K SF WITH RAIL SPUR & TRAILER PARKING

2292 W. SAND LAKE RD., ORLANDO, FL

(Expandable, with 26 Trailer Parking Spaces)



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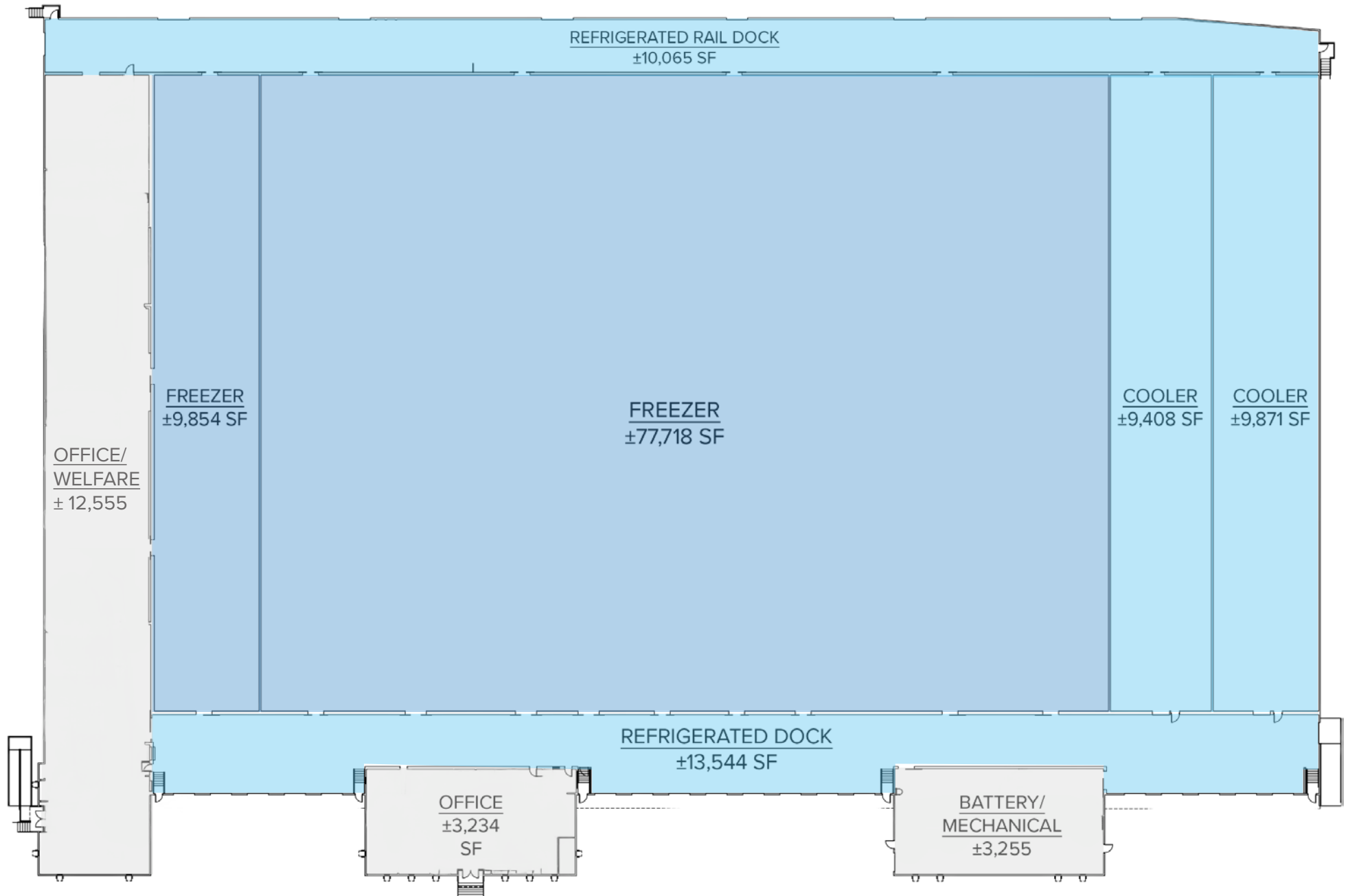
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Property Overview



PROPERTY OVERVIEW



Address: 2292 W. Sand Lake Road, Orlando, FL 32809

RBA: ±149,570 SF

Land: ±8.89 Acres

SF Breakdown:
Freezer: ± 87,572 SF
Cooler: ± 19,279 SF
Refrigerated Docks: ± 23,609 SF
Mechanical: ± 3,255
Office: ± 15,789 SF

Rail: CSX Rail - Spur in Place

Backup Generation: 1.000 kW Kohler Generator onsite, 100% redundant

Refrigeration: Ammonia (under 10,000 lbs.)

Temperatures:
Freezer: 0°F
Cooler: 28°F to 34°F
Cold Dock/Cold Rail Dock: 45°F

Clear Height: 23' 10"

Column Spacing: 40' x 40'

Loading:
19 Dock Doors with Pit Levelers, Swing Arm Dock
Lights, and Seals
1 Ramp
6 Rail Doors

PROPERTY OVERVIEW



Truck Court Depth:	101' - 121'
Fire Protection:	100% Sprinklered
Power:	(8) 1,200 Amp Panels @ 480 Volts
Underfloor Heat:	Air Induction Under Whole Warehouse
Roof:	Complete Roof 2022
Parking Spaces:	92 Spaces

Trailer Parking:	26 Spaces (Fully Secured and Fenced)
Truck Fueling:	15,000 Gallon above Ground Diesel & DFF Fueling
Access:	5 Curb Cuts
Battery Charging:	±11 Stations
Zoning:	IND-2/IND-3

Downtown
Orlando

Walgreens

C&B
INTERNATIONAL

SPEC
BUILDING SERVICES CORPORATION
MEL STEVENSON & ASSOCIATES, INC.

DIVINITAS
DESIGNS & DISPLAYS

Advent Health

SHERWIN
WILLIAMS

Publix

MEDCURE

W Sand Lake Rd.

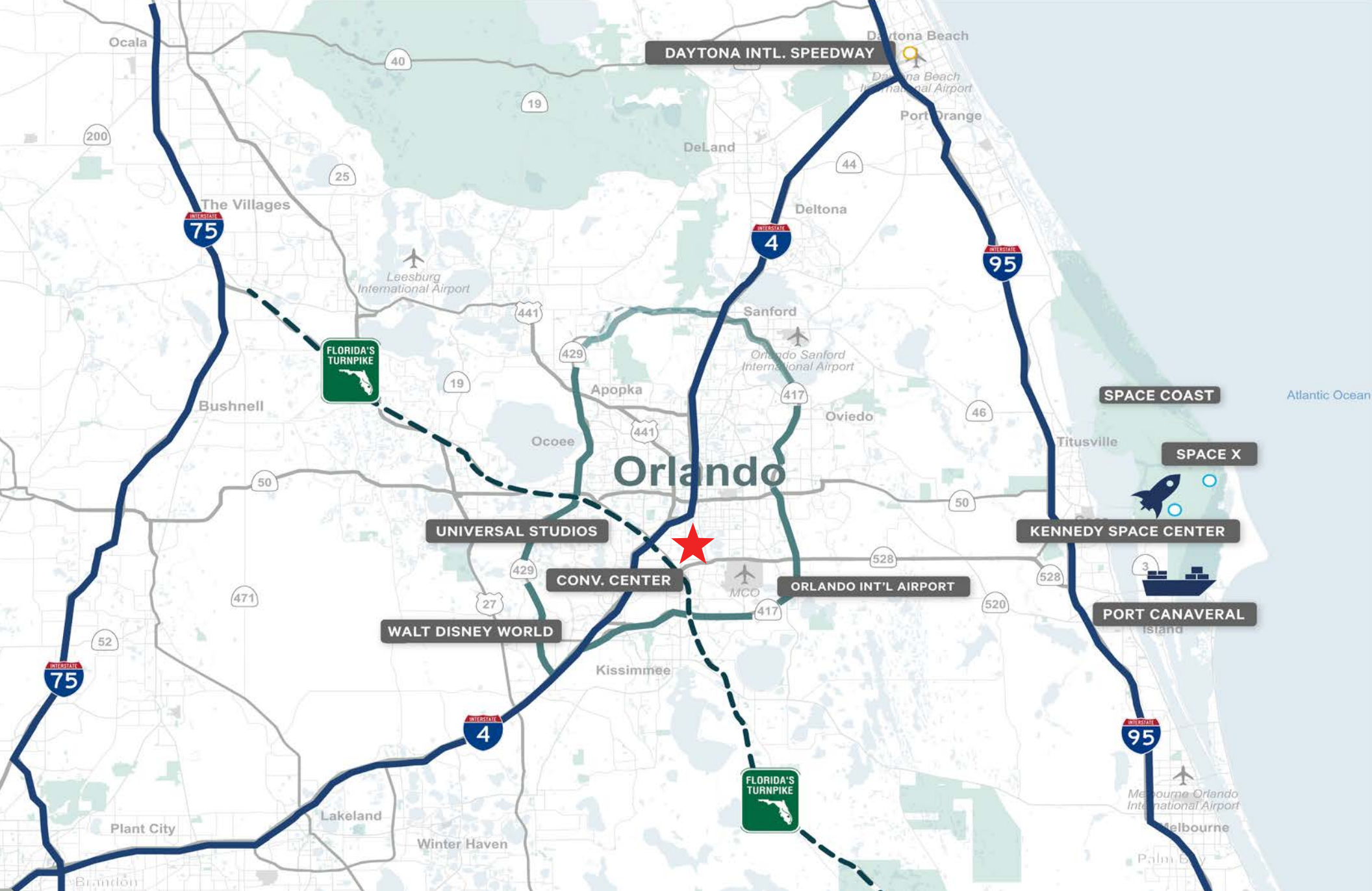
CVS Health.

HBI
Building Careers.
Changing Lives.

Chancellor Dr.

CSX Rail Line





MCO INTERNATIONAL AIRPORT: 6.5 MI
CONVENTION CENTER: 14.9 MI



UNIVERSAL STUDIOS: 4.9 MI
WALT DISNEY WORLD: 12.2 MI



DAYTONA INTL. SPEEDWAY: 65.8 MI
KENNEDY SPACE CENTER: 48.4 MI



SPACE X: 51.8 MI
PORT CANAVERAL: 50.2 MI



US 441: 0.8 MI
FLORIDA
TURNPIKE: 2.8 MI



SR 528: 2.1 MI
I-4: 4.3 MI



I-95: 37.3 MI
I-75: 54.7 MI



Central Florida - Orlando Central Park Industrial

Orlando Central Park Industrial is a major industrial district in South Orlando, just south of Downtown and near key routes like US-441, Sand Lake Road, and the Florida Turnpike, offering strong regional connectivity. The area features a high concentration of warehouse, logistics, and manufacturing facilities, supported by proximity to Orlando International Airport, I-4, and SR-528, making it ideal for distribution operations. It serves a diverse tenant base—including e-commerce, food and beverage, and light manufacturing—and remains one of the region's most established and active industrial hubs due to its accessibility, workforce, and central location.



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