

7104 OVERLAND RD

Orlando, Florida 32810



INDUSTRIAL OUTDOOR STORAGE

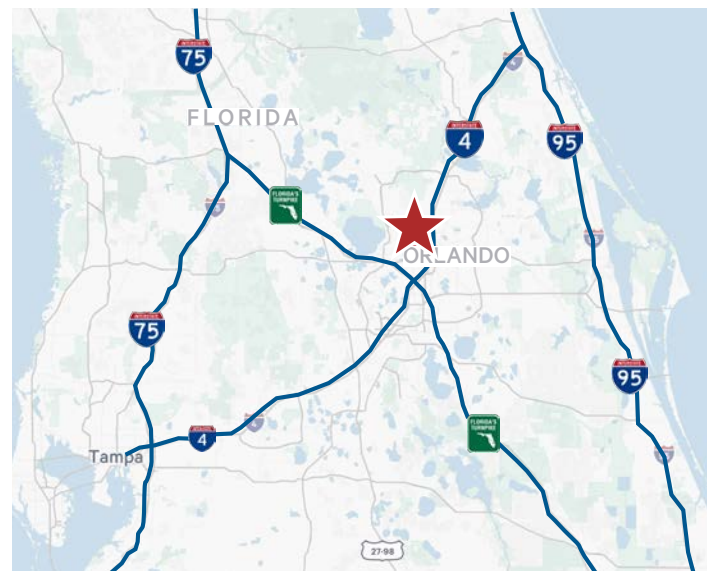
Industrial Outdoor Storage (IOS) assets remain among the most sought-after industrial property types in Central Florida, driven by limited supply and increasing demand from transportation, logistics, and service-related industries.

Featuring a fully fenced and secured yard, rare I-4 Heavy Industrial zoning, and excellent access to major transportation corridors, 7104 Overland Road is ideally suited for contractors, fleet operators, equipment rental companies, truck parking, and outdoor storage users seeking a scarce infill IOS opportunity within the Orlando MSA.

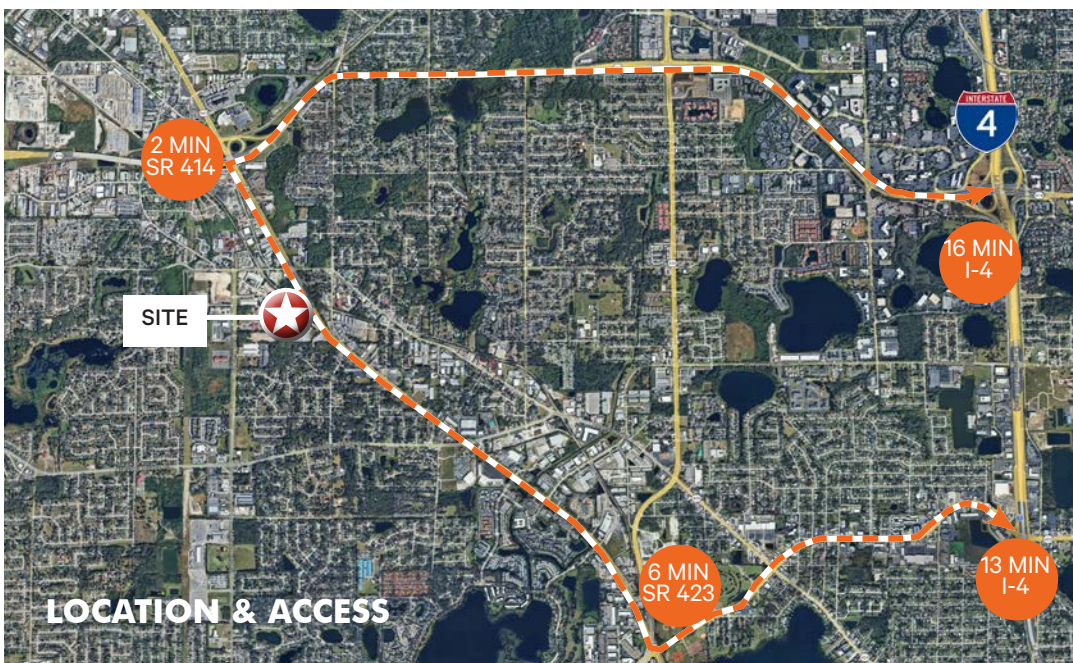
INVESTMENT HIGHLIGHTS

- + Rare I-4 Heavy Industrial zoning provides broad-use flexibility within a highly supply-constrained Northwest Orange County submarket, where comparable industrial outdoor storage opportunities are exceptionally limited.
- + ±144-acre fully fenced and secured site offering substantial Industrial Outdoor Storage (IOS) capacity suitable for fleet operations, contractor storage, heavy equipment staging, truck parking, and outdoor industrial use.
- + Functional 4,502 SF warehouse improvement featuring three oversized drive-in doors (10'W x 14'H) designed to accommodate equipment, service vehicles, and industrial operations.
- + Strategic infill location with direct access to N. Orange Blossom Trail, SR 414, Beggs Road, and the greater Orlando transportation network, benefiting from exposure along corridors serving 27,000+ vehicles daily

1.44 AC TOTAL SITE	62,770 SF TOTAL LAND
5,626 SF TOTAL BUILDINGS	I-4 ZONING



SALE TYPE	Owner / User or Investment
PROPERTY TYPE	INDUSTRIAL / WAREHOUSE
ZONING	I-4 Heavy Industrial
BUILDING SIZE	4,502 sq. ft.
LAND AREA	1.44 AC (62,770 sq. ft.)
YEAR BUILT	1955
STORIES	1
CLEAR CEILING HEIGHT	11'
DRIVE-IN DOORS	3 (10'W x 14'H)
POWER	220A / 3-Phase
TENANCY	Single
AMENITIES	Fenced Lot, Outdoor Storage
OCCUPANCY	To Be Sold Vacant
BUILDING FAR	0.07
PARCEL NUMBER	31-2129-0000-00-046



MAJOR MARKETS - DRIVE TIMES	
ORLANDO	19 MIN 13 MILES
TAMPA	1 HR 32 MIN 97 MILES
DAYTONA BEACH	1 HR 2 MIN 54 MILES
JACKSONVILLE	2 HR 17 MIN 139 MILES
MIAMI	4 HRS 45 MIN 251 MILES
ATLANTA	6 HRS 21 MIN 441 MILES
HIGHWAY ACCESS	
N. Orange Blossom Trail & Beggs Rd 27,000+ VPD corridors	
AIRPORT	
Orlando Int'l (MCO): 32 min	
Orlando Sanford: 36 min	
RAIL / PORT	
Freight Rail: 6 min	
Port Canaveral: 78 min	

Why Orlando?

Orlando ranks among the nation's fastest-growing major markets, supported by a diverse \$233+ billion economy, sustained population growth, and expanding investment across the technology, defense, logistics, and manufacturing sectors. Strong economic fundamentals and continued infrastructure investment have fueled robust demand

for industrial real estate throughout the region. Against a backdrop of limited industrial land availability and increasing barriers to entry, well-located assets with flexible zoning and outdoor storage capabilities remain highly sought after by both owner-users and investors.

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