

4496 35th Street

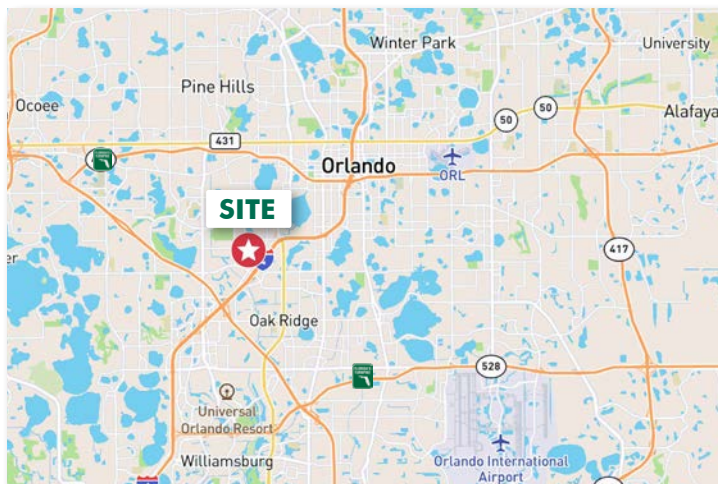
7,302 RSF ±0.72 AC STAND ALONE WAREHOUSE

Located:
33rd Street
Industrial
Park



PROPERTY HIGHLIGHTS

- ▶ **Strategic Location:** Situated within the highly desirable 33rd Street Industrial Park, offering excellent access to Interstate 4 via Vineland Road and LB McLeod Road, enhancing distribution efficiency across the Orlando MSA and beyond.
- ▶ **Secured Yard & Clear Span Warehouse:** Features an above-standard secured yard and a clear span warehouse, providing flexibility and security for various business operations.
- ▶ **Turn-Key Office Space:** The building includes 3,000 SF of office space with eight offices, offering a ready-to-use solution for businesses needing integrated office and warehouse facilities.



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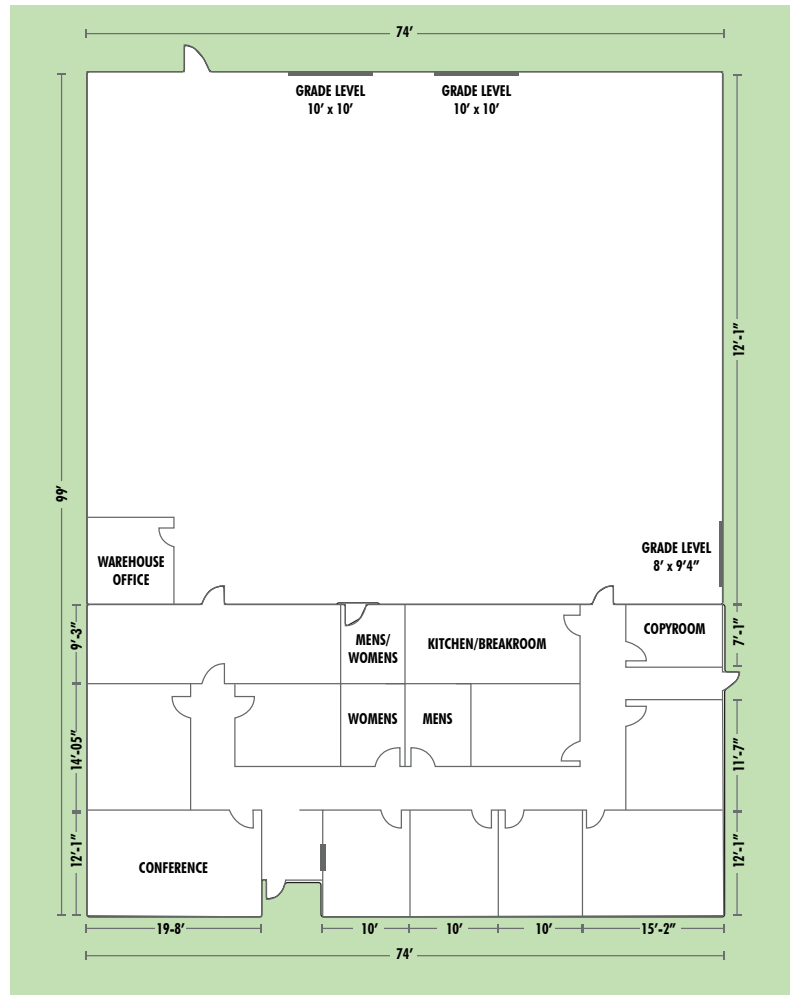
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7,302 SF FLEX SPACE

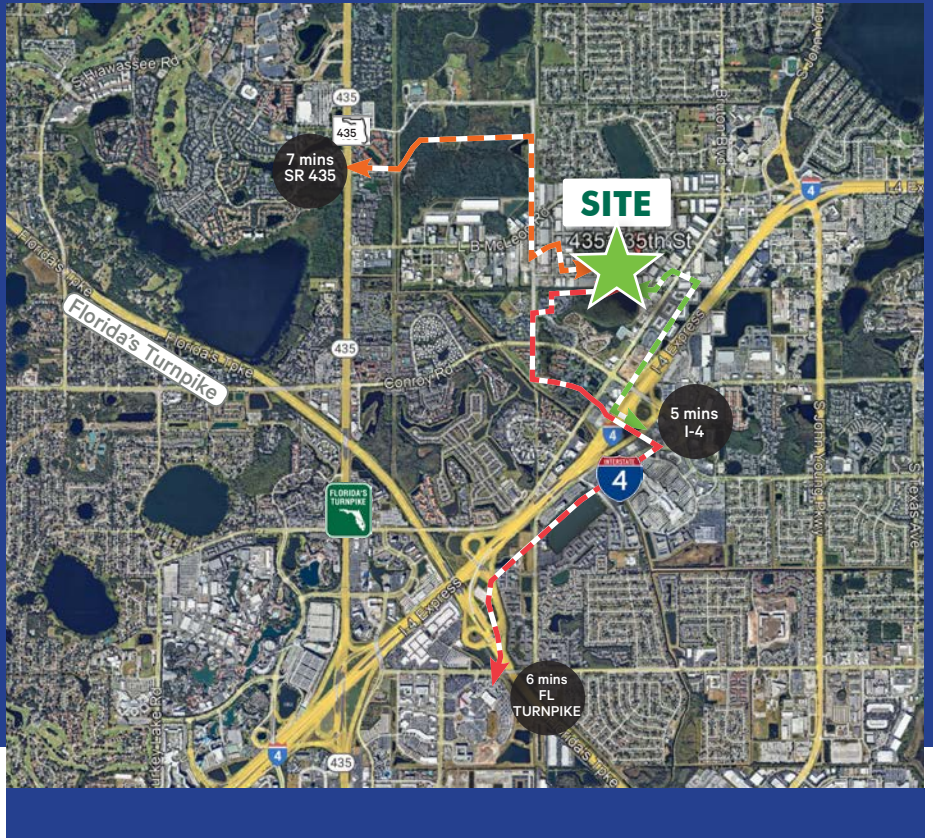
PROPERTY FEATURES

ACRES:	±0.72 AC
RENTABLE SF:	7,302 SF
OFFICE SPACE:	3,000 SF Eight (8) Offices
WAREHOUSE:	4,300 SF With Office
TYPE OF BUILDING:	Single-Tenant Office/Warehouse
STRUCTURE:	Clear Span Warehouse
CLEAR HEIGHT:	9'6"–11'9"
DOCK DOORS:	Two Grade Doors 10' X 10'
SIDE DOOR:	One Side Door: 8' X 9'4"
ZONING:	IP Industrial Park District
SECURITY:	Secured Parking/Yard
WAREHOUSE LIGHTING:	T-5 Automatic Lights
POWER:	400 amps plus pkg Unit 70 amps run
ROOF:	10-Year Material and Labor Warranty
YEAR BUILT:	1983
FIBER INTERNET	Spectrum
UTILITIES:	OUC, City Water & Sewer



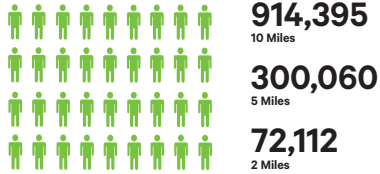
33RD STREET INDUSTRIAL PARK

The 7,302 SF stand-alone distribution warehouse is strategically positioned in the highly desirable 33rd Street Industrial Park, one of Central Florida's premier submarkets. Its exceptional location provides quick access to Interstate 4 and seamless connectivity to major thoroughfares, making it an ideal hub for efficient distribution across the Orlando MSA. Nestled in a professional industrial business district, this facility presents an outstanding opportunity for businesses looking for their own building that provides ample turn-key office space and warehouse for efficient storage and distribution.



DEMOGRAPHICS

POPULATION



**MEDIAN
Hourly Wage**
\$14.48 - \$17.28



**TOTAL
Warehouse & Storage
Employment**
33,006

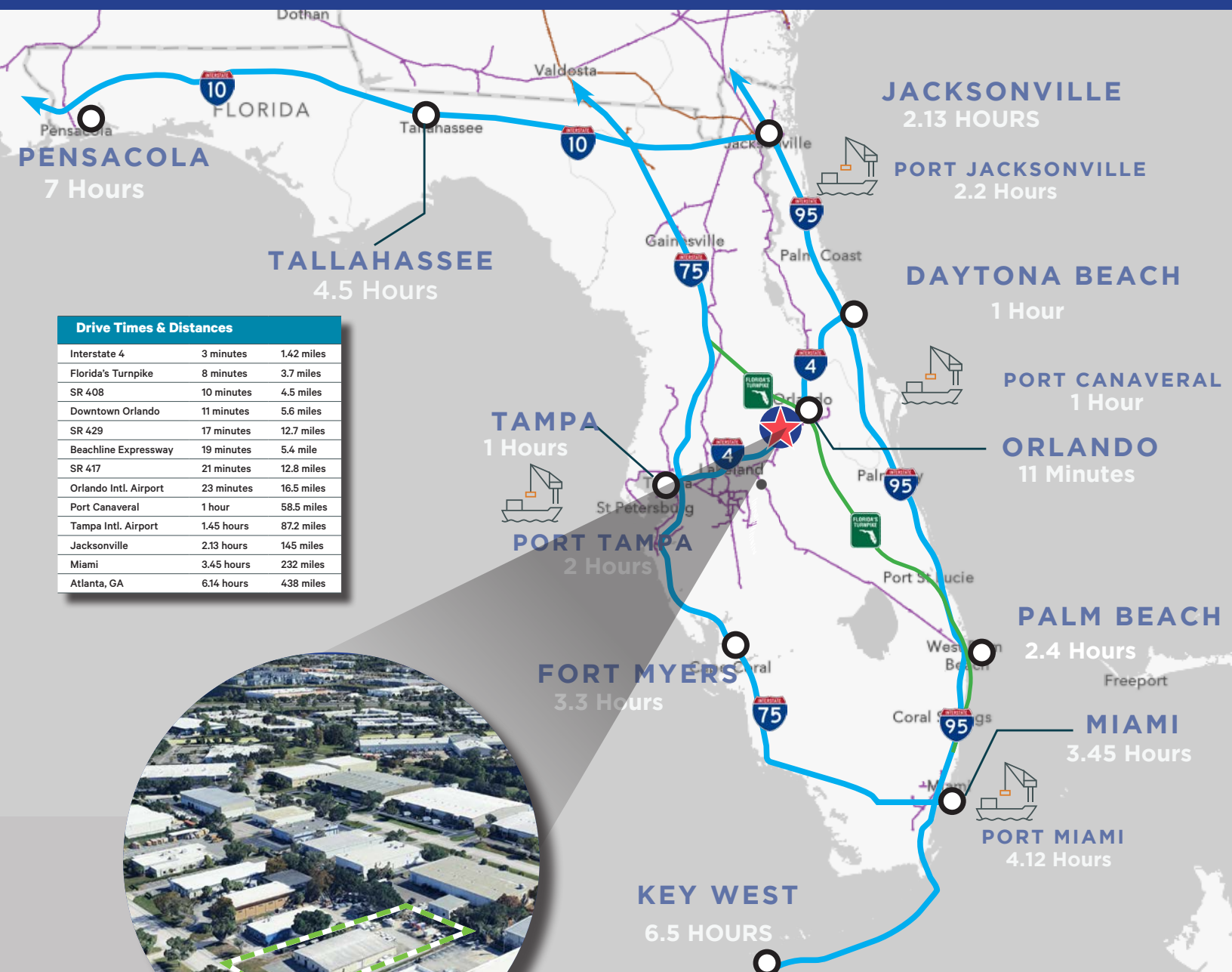


**5-YR POPULATION
PROJECTION
10 Mile Radius**
941,448



Orlando's economy thrives on population growth, a rising tech and fintech sector, and a robust defense industry, alongside its famous theme parks. With a 3.4% unemployment rate and 5.4% GDP growth in 2023, construction leads the way. The region attracted a 2.1% population increase in 2023, primarily from net in-migration, positioning Orlando among the top 10 U.S. markets in the Emerging Trends in Real Estate 2025 report.





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