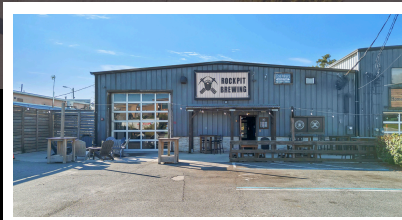




# INVESTMENT PROPERTY FOR SALE

**SODO  
INDUSTRIAL  
INVESTMENT**

**FOR  
SALE**



**10 W. + 14 W. ILLIANA ST.  
ORLANDO, FL 32806**

## PROPERTY HIGHLIGHTS

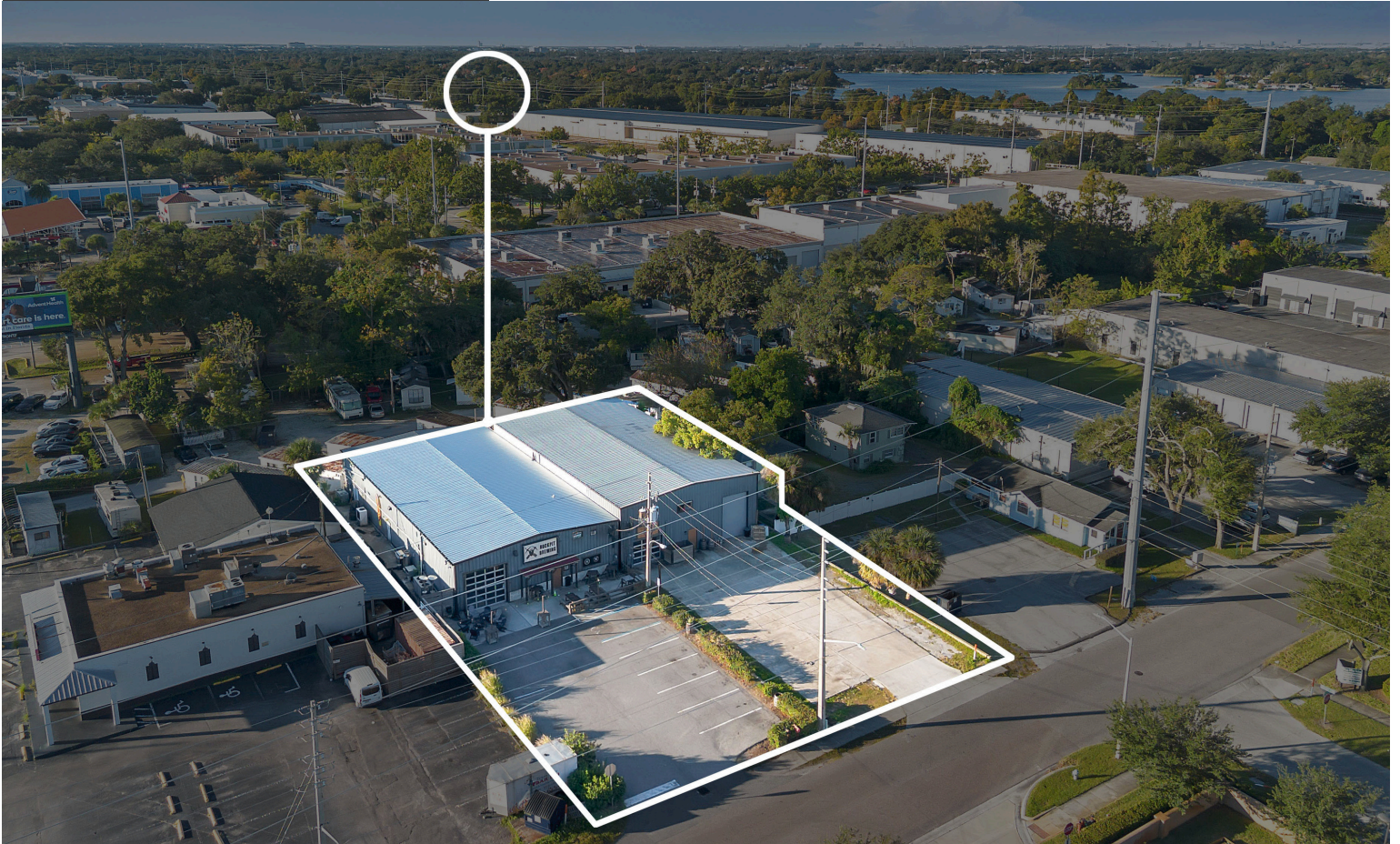
- TWO ATTACHED INDUSTRIAL BUILDINGS TOTALING ~11,171 SF ACROSS TWO PARCELS.
- FLEXIBLE ORL-AC-2/SP ZONING ALLOWING INDUSTRIAL, RETAIL, TAPROOM, AND PRODUCTION USES.
- PRIME INFILL LOCATION SURROUNDED BY ORLANDO HEALTH, DOWNTOWN, AND DENSE ROOFTOPS.
- STABILIZED SINGLE-TENANT ASSET OCCUPIED SINCE 2019.

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**1300 E MICHIGAN ST.  
ORLANDO, FL 32806**



## KEY LOCATION DRIVERS

**Orlando Health / Arnold Palmer  
Medical Campus (2 minutes)**

**Downtown Orlando / Central Business  
District (5 minutes)**

**I-4 and SR-408 Access  
(Immediate Regional Connectivity):**

**SODO Retail & Restaurant Corridor  
(Publix, Target, Fitness, Dining)**

**Adjacent Residential Neighborhoods  
(High Density + Strong Disposable Income)**

## POSITIONING

Situated in the heart of SODO (South Downtown), 10 & 14 W Illiana St is surrounded by some of Orlando's highest-demand commercial, medical, and residential activity. The area is home to the Orlando Health medical campus, major tech and service employers, walkable retail, new multifamily development, and dense surrounding residential neighborhoods — creating consistent year-round foot traffic and demand.

This submarket continues to experience sustained population, employment, and redevelopment growth, driven by proximity to Downtown Orlando, interstate connectivity, and limited availability of comparable commercial space. The result is a tight leasing environment with rising rental rates and long-term tenant stability.

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