



AVAILABLE

For Sale | Owner User

USE

Retail/Industrial Corner Building
(Auto/Body Shop or Other Retail Uses)

PREMISES

± 13,257 RSF

ASKING PRICE

\$3,495,000.00

**AVAILABLE FOR
OCCUPANCY**

December 1, 2025

For Sale rare corner property located in the Orlando Airport/Edgewood sub-market for investors or owner/users. Property is a 13,257 RSF Industrial/Retail property with great access to Orlando International Airport, State Road 528 and the Florida Turnpike.

Warehouse built in 2001, with extensive renovations completed in 2017 - with upgrades to both the warehouses and office portions/mezzanine of the Premises. Retail space with C-3 zoning - wholesale Commercial District, which provides ample uses that enhance the value of the property.

WATCH
VIRTUAL
TOUR

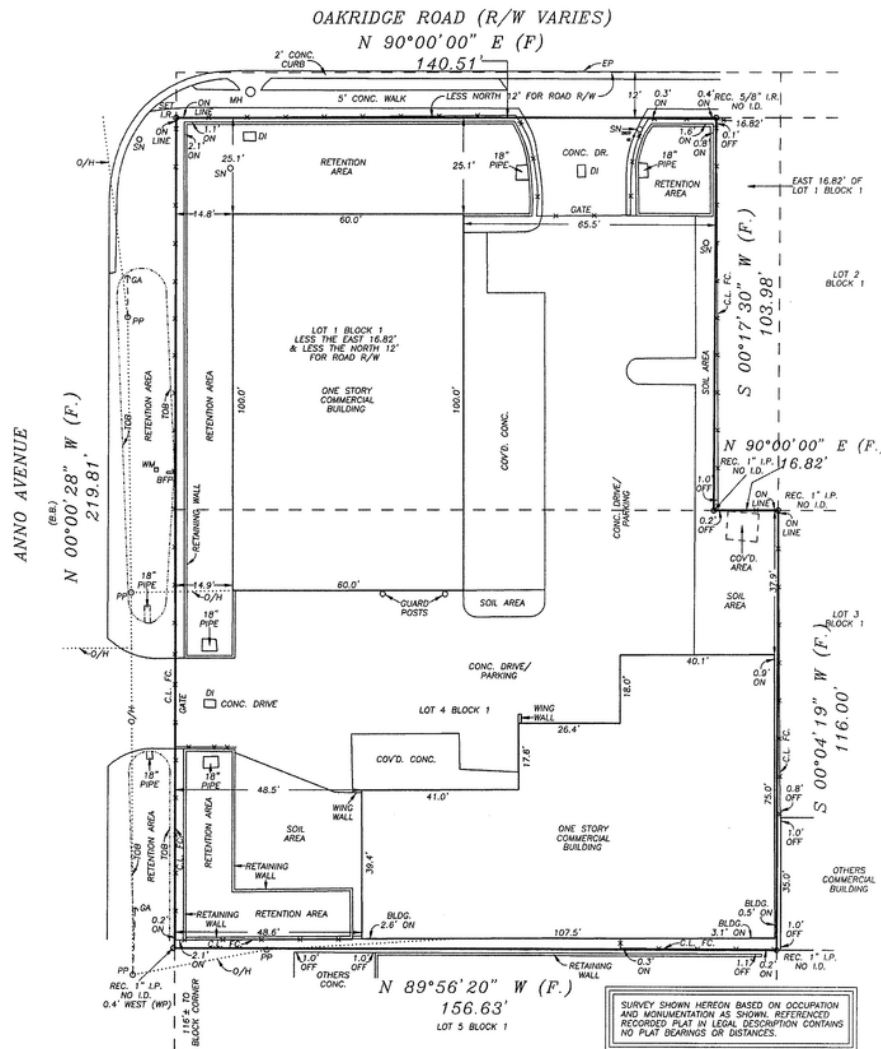


- Industrial Warehouse Built in 2001, Renovated 2017 Including Significant Upgrades in Office and Mezzanine
- ± 13,257 RSF Available for Sale
2 separate buildings: ± 5,997 RSF and ± 7,260 RSF
- ± 2,500 RSF Office with Second Story Mezzanine:
 - Front Office, Cubicle Areas, Reception, Break Room
 - Interior Offices on Second Floor
- Four Oversized Grade Level Doors (14' W x 14' H and 16' W x 14' H)
- Located just North of the Orlando International Airport
- Close Proximity to State Road 528 and Florida Turnpike

- **Zoning:** C-3
Wholesale Commercial District - Unincorporated Orange County
- **2025 RE Taxes:** \$43,808.00
- **Property Type:** 2740 Auto Repair Garage
- **Lot Size:** ± 0.63 Acres
- **Clear Height:** 18' - 21'
- **Power:** 3 Phase, 240 Volts, 400 Amps, LED Lighting
- **Parking:** 19 Parking Spaces
- **Signage:** Visible/Monument Signage Facing E Oak Ridge Rd & Anno Ave



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