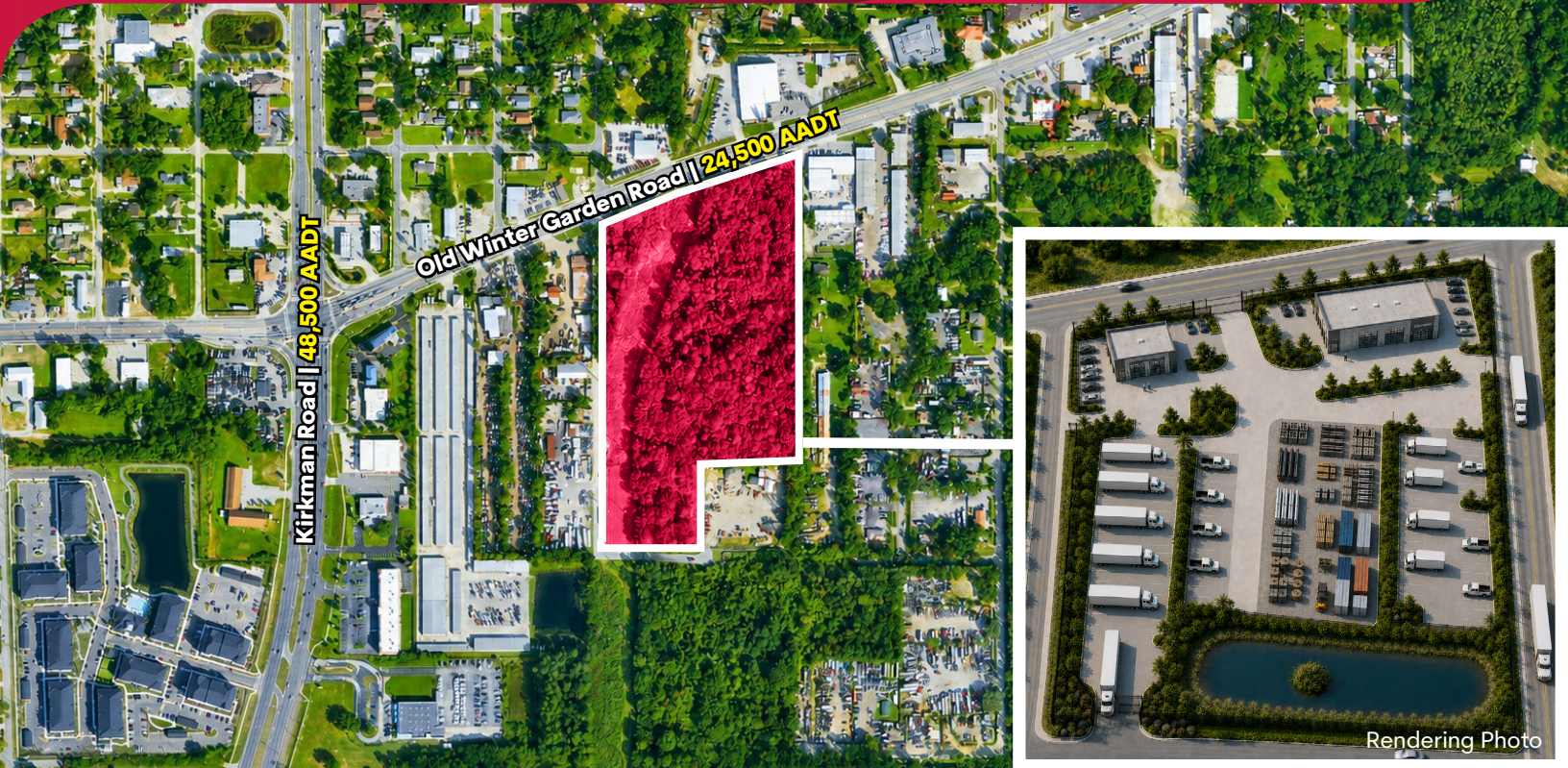


FUTURE INDUSTRIAL OUTSIDE STORAGE SITE

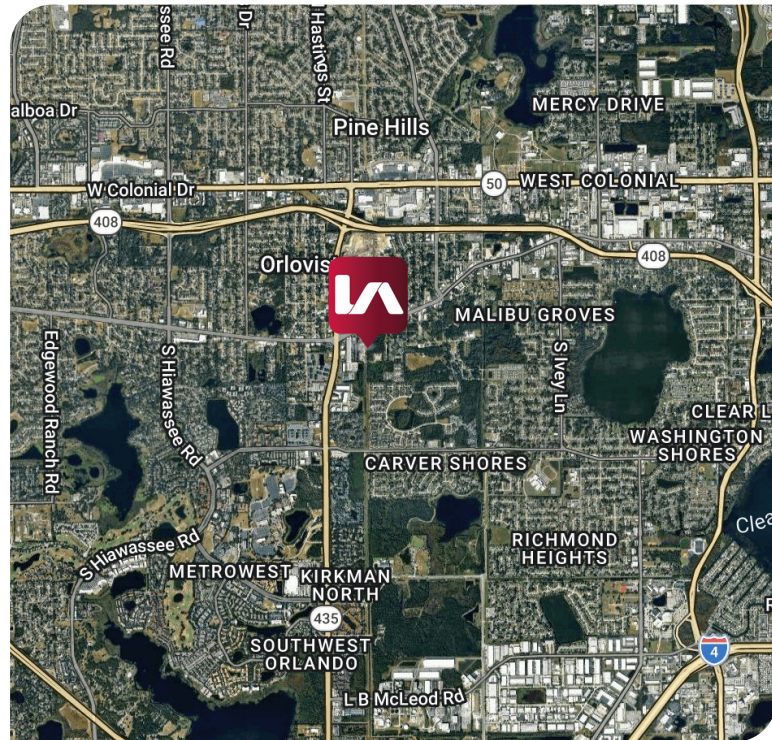
5410 OLD WINTER GARDEN ROAD

ORLANDO, FL 32811



PROPERTY HIGHLIGHTS

- Site Size: ±14 Acres
- Zoned I-5 - Heavy Industrial
- Available Q1 2027
- Planned Improvements Include:
 - ±10,000 SF Industrial Building
 - > 1,532 SF Office
 - > 16' Clear Door Height
 - > 20' Ceiling
 - > 3 Bay Doors - 1 of 3 as a drive thru
 - ± 5,000 SF Industrial Building
 - > 839 SF Office
 - > 16' Clear Door Height
 - > 20' Ceiling on 1st 60', then 17'
 - > 2 Bay Doors
- Large paved outdoor storage area
- Functional circulation for trucks and equipment
- Retention pond and landscape site design
- Multiple ingress/egress points
- Ample parking and trailer storage capability



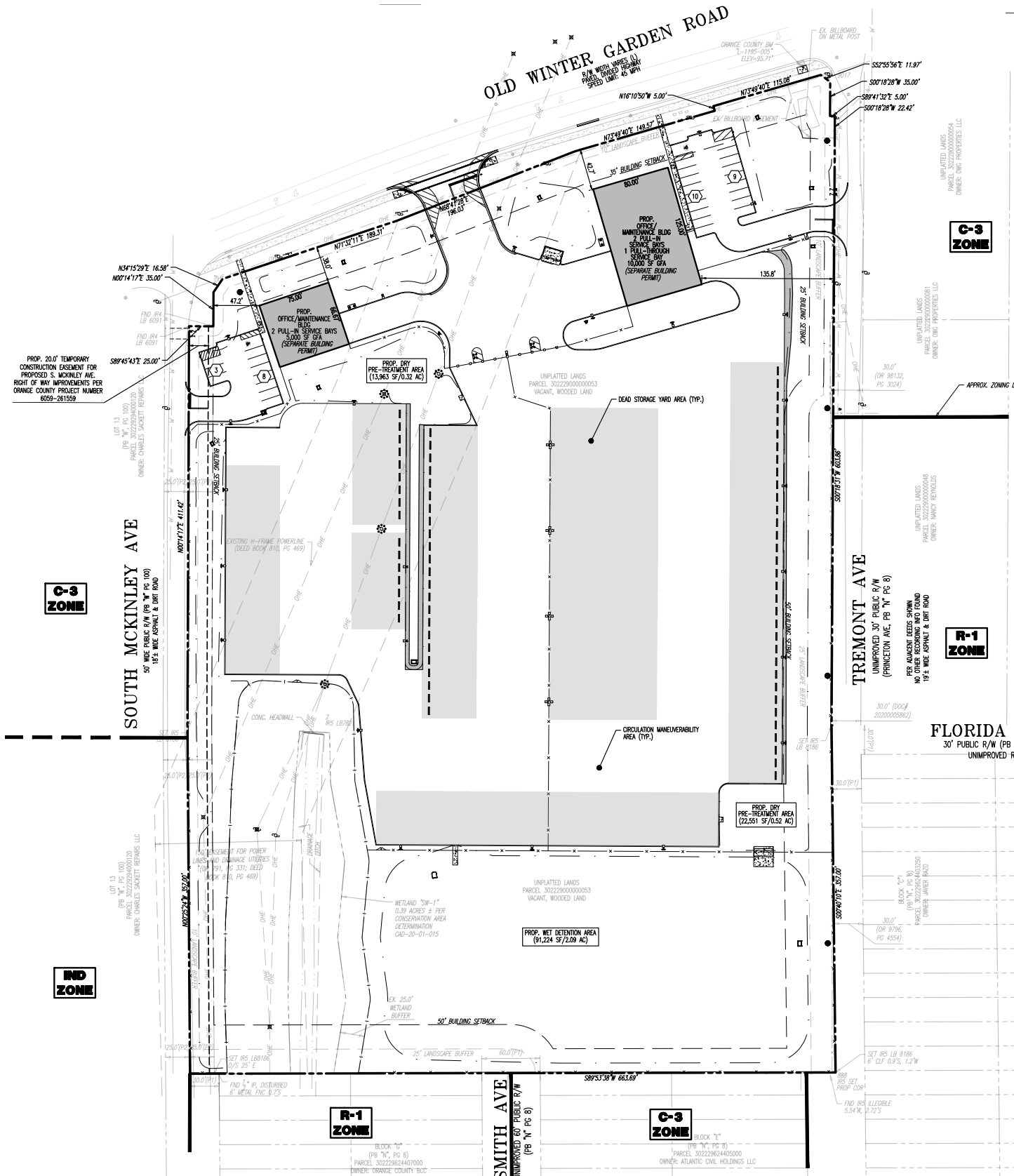
LEASE RATE:

Contact Broker For Information

5410 OLD WINTER GARDEN ROAD
ORLANDO, FL 32811



CONCEPTUAL PLAN



5410 OLD WINTER GARDEN ROAD

ORLANDO, FL 32811



DISTANCE AERIAL

PROXIMITY TO:	
SR 408	1.1 Miles 3 Minute Drive
Interstate 4	5.2 Miles 15 Minute Drive
Florida Turnpike	5.8 Miles 10 Minute Drive
Orlando International Airport	23 Miles 29 Minute Drive



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