

FOR LEASE - SODO
415 W KALEY ST, ORLANDO, FL 32806

CBRE

±5.71 AC | ±76,067 SF | IOS 2.5 AC
FLEXIBLE TERMS

DOWNTOWN ORLANDO

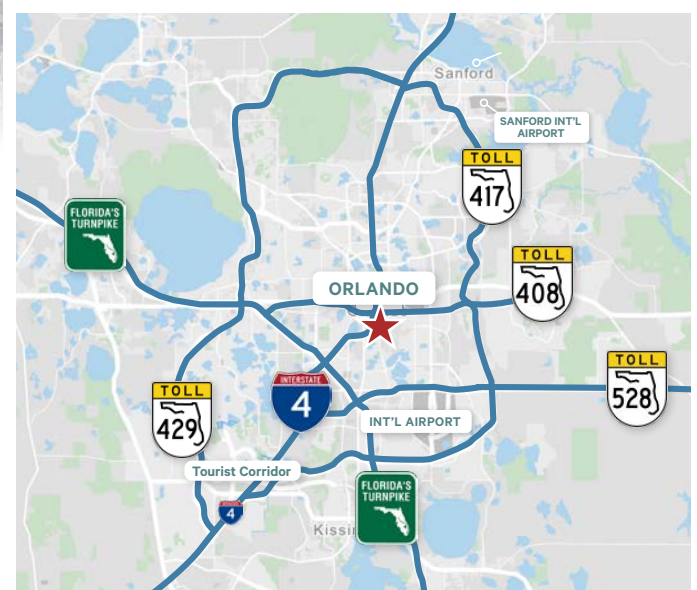


PROPERTY OVERVIEW

Functional Utility: Flexible short-term lease options are available across a diverse range of property types and sizes. An ideal solution for businesses seeking overflow space or planning for expansion.

Strategic Location: Downtown Orlando and I-4, offering excellent connectivity for logistics, distribution, and workforce access. Central location supports regional operations and customer reach.

Standalone Secured Facility: Provides exclusive control over the premises, enhancing security and operational flexibility. Ideal for businesses requiring privacy, controlled access, or specialized use.

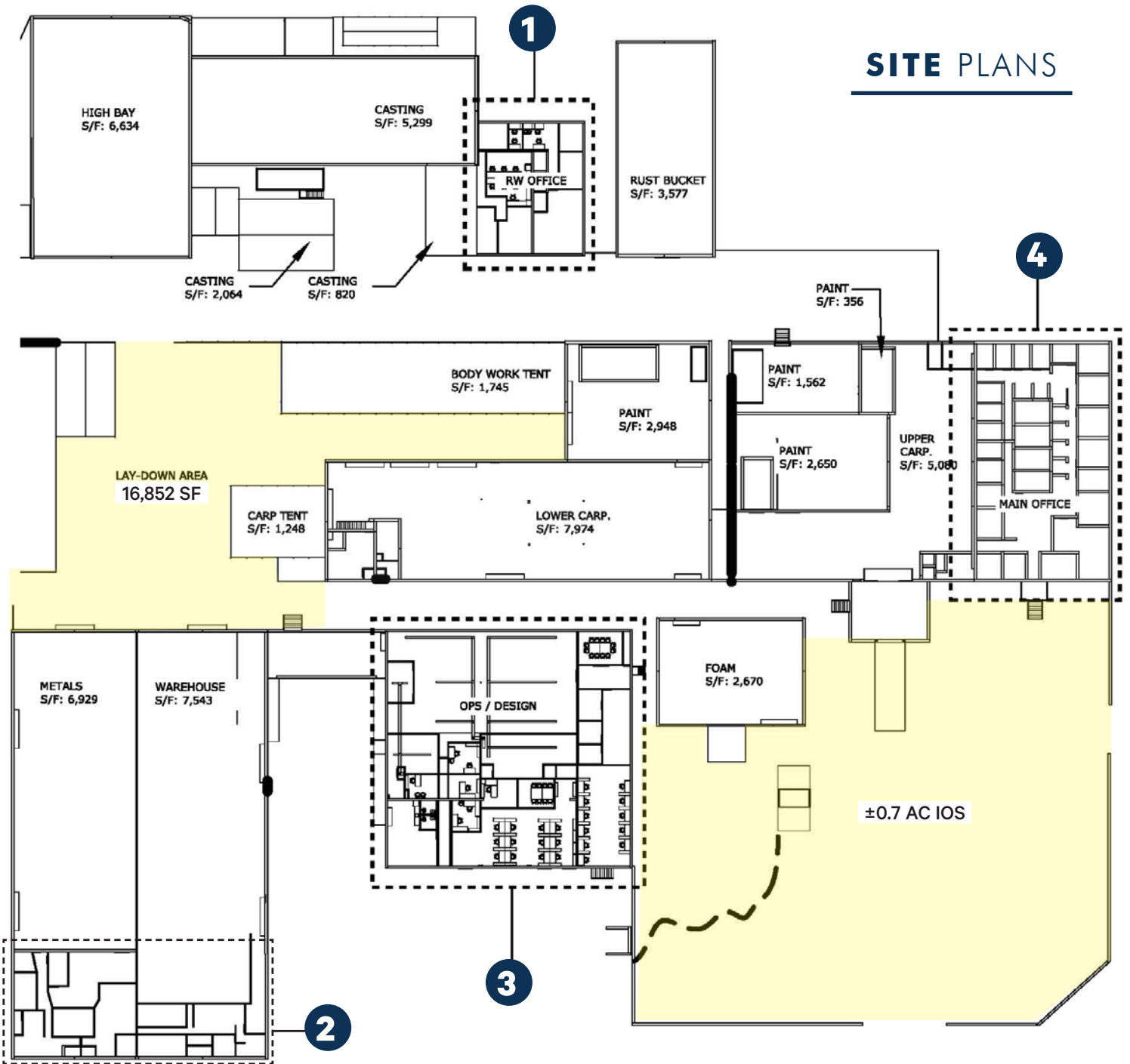




	COVERED STORAGE	OFFICE SPACE	LAYDOWN YARD
TOTAL AVAILABILITY	±60,000 SF	±18,975 SF	±2.5 AC IOS
MINIMUM AVAILABLE	±2,000 SF	±1,770 SF	±0.7 AC IOS
MAXIMUM AVAILABLE	±16,499 SF	±9,785 SF	±1.8 AC IOS



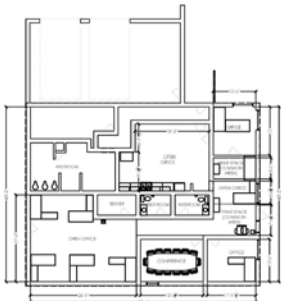
SITE PLANS



OFFICE AVAILABILITY

1,770 SF

BLDG 1 OFFICE



2,007 SF

BLDG 2 OFFICE



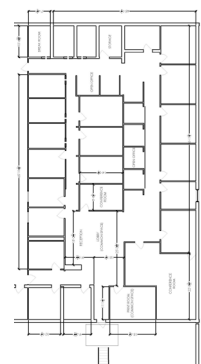
9,785 SF

BLDG 3 OFFICE



5,413 SF

BLDG 4 OFFICE



WHY SODO ORLANDO?

Prime Orlando Industrial District

A rare opportunity in one of Orlando's most established and supply-constrained industrial submarkets. The area is highly built out, with very limited remaining industrial land, creating strong barriers to entry and long-term tenant demand.

Strategic Transportation Access

The property offers immediate access to major interstate corridors and efficient routes to regional seaports and Orlando International Airport.





Established Industrial Base

Anchored by a diverse mix of industrial, manufacturing, construction, logistics, service, and flex users. This established tenant base provides a proven operating environment and reinforces SODO's position as a core industrial market.

Urban Quality-of-Life Advantage

SODO combines a favorable cost of living, strong workforce availability, and exceptional lifestyle amenities, including recreation, entertainment, and year-round outdoor activities.

KEY DISTANCES

-  **I-4 (Interstate 4):** 3Mins / 1 Mile
-  **SR-408:** 5 Mins / 2.6 Miles
-  **Orlando Intl Airport:** 20 Mins / 9.7 Miles
-  **FL's Turnpike:** 9 Mins / 6.6 Miles



Drive Times	
Downtown Orlando	9 min / 2.4 miles
Sanford	34 min / 26.7 miles
Daytona	1.03 hrs / 57.3 miles
Ocala - The Villages	1.04 hrs / 60 miles
Space Coast	1.14 hrs / 56.8 miles
Tampa	1.30 hrs / 101 miles
Fort Pierce	1.52 hrs / 122 miles
Jacksonville	2.14 hrs / 143 miles
Fort Myers	3.07 hrs / 158 miles
Miami	3.32 hrs / 238 miles
Tallahassee	4.32 hrs / 261 miles



DAVID MURPHY
 Vice Chairman
 407 404 5020
 david.murphy@cbre.com

MONICA WONUS
 Executive Vice President
 407 489 8753
 monica.wonus@cbre.com

GABY GISSY
 Associate
 407 608 0816
 gaby.gissy@cbre.com

SHARIF BAKER
 Associate
 407 404 5018
 sharif.baker@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.