



FOR LEASE | WAREHOUSE & FLEX

Orienta Business Center

1073 & 1075 Orienta Avenue, Altamonte Springs, Florida 32701

Seminole County | Orlando MSA | Multi-Tenant Industrial

17,244+

SF total complex
Multi-tenant buildings

3

Buildings on site
Warehouse and flex product

320 SF

Currently available
Shipping container plus truck parking

Property Highlights

- Three-building complex totaling 17,244+ SF of multi-tenant buildings.
- Building 1,075 – 2,624 sf Office
1073 – 8,857 sf Office/Warehouse / Storage – 5,763sf
- Secured controlled access gate
- Fleet and service van parking available
- Ideal for warehouse and flex space users
- Front load door
- Currently available: 320 SF shipping container with adjacent truck parking

Property Snapshot

Street address	1075 Orienta Ave
City, state, ZIP	Altamonte Springs, FL 32701
Complex	3 multi-tenant buildings
Total size	23,200+ SF
Product type	Warehouse / flex
Loading	Front load door
Site access	Secured controlled gate
County / zoning	Seminole / MOC-2 anticipated

Current tenancy reflects a small-bay service profile: moving and storage, crate supply, electrical contracting and lightning protection.

THE OPPORTUNITY

An infill, multi-tenant industrial complex in a Seminole County submarket where small-bay product is structurally scarce. Industrial accounts for roughly 12% of available commercial space in Altamonte Springs against a 25% national average, and the metro pipeline has shifted to larger-bay projects.

LISTING ADVISOR

Jim Barton

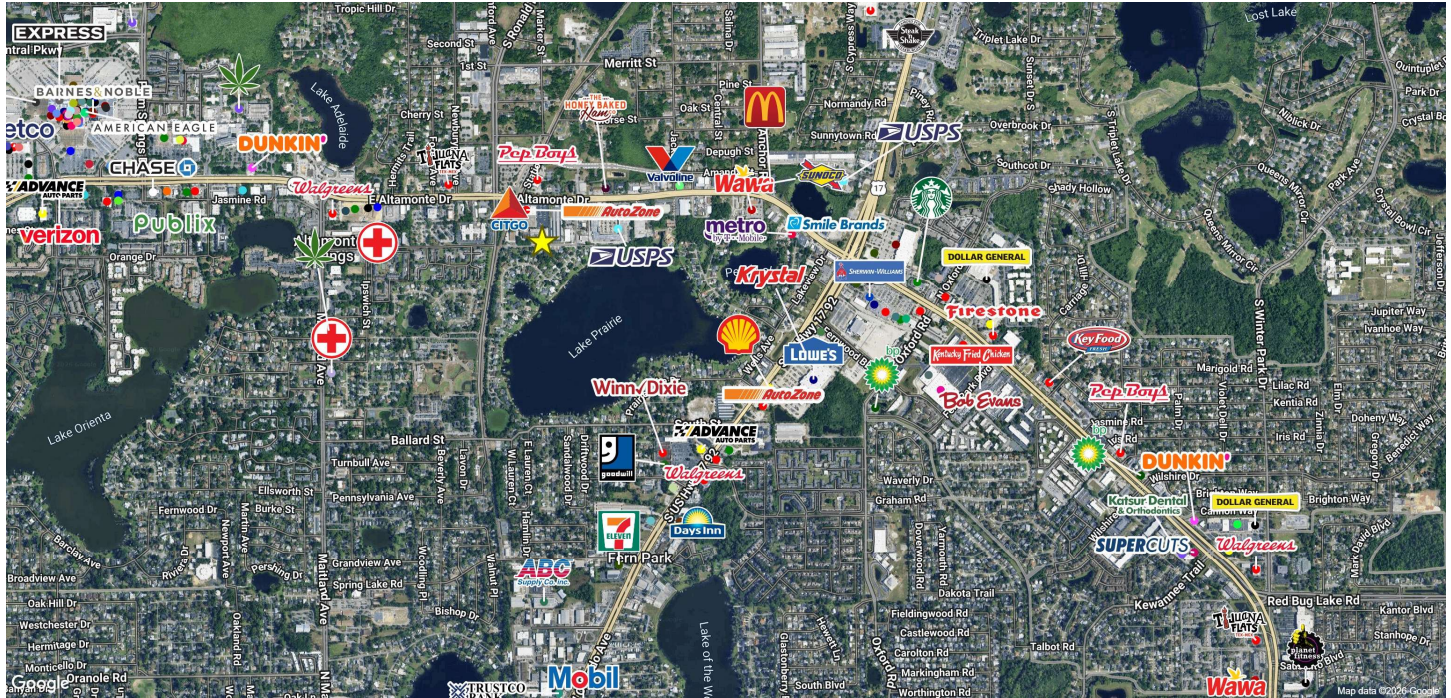
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Location & Trade Area

Altamonte Springs retail and service corridor, Seminole County



Subject property indicated by the yellow star. Aerial imagery (c) 2026 Google.

Trade Area Retail & Services

The corridor along Altamonte Drive (SR 436) and US 17-92 carries Publix, Lowe's, Winn-Dixie, Walgreens, Starbucks, Wawa, McDonald's, Chase, Verizon, Pep Boys, AutoZone, Valvoline, Firestone, Sherwin-Williams and Barnes & Noble, with Altamonte Mall and Uptown Altamonte anchoring the western end. That density of national retail and service tenancy supports the workforce draw for occupiers at the property.

Location Drivers

0.2 MI	Altamonte Springs SunRail station	1.0 MI	AdventHealth Altamonte Springs
1.5 MI	Interstate 4 / SR 436 interchange	1.5 MI	Uptown Altamonte / Cranes Roost
1.5 MI	Altamonte Mall, 1.16M SF	9.0 MI	Downtown Orlando

TRANSIT ADVANTAGE

The site sits roughly 1,000 feet south of the Altamonte Springs SunRail station at Altamonte Drive (SR 436) and Ronald Reagan Boulevard (CR 427). Station ridership reached approximately 53,930 in FY2025, up 16.2% year over year, and the city's land use policy directs growth to this transit district.

Market & Demographics

Altamonte Springs, Seminole County and the Orlando metropolitan market

Demographic Profile

Population, 2026 est.	48,159
Growth since 2020	+4.31%
Median household income	\$64,070
ZIP 32701 median HHI	\$61,404
Median age	36.7
Population per sq mi	5,312
Homeownership rate	43.2%
Bachelor's degree or higher	38.5%
Median gross rent	\$1,844
Cost of living index	92.3 (US = 100)
Average commute	25.7 minutes

A renter-heavy, middle-income, working-age base. Top resident sectors are health care and social assistance, retail trade, and professional and technical services.

Market Conditions

Orlando industrial vacancy	5.7%
Orlando asking rent	\$11.93/SF NNN
Projected vacancy, 2026-27	5.0 to 6.0%
Altamonte industrial avg.	\$15.44/SF
Altamonte commercial avg.	\$17.66/SF
Local industrial listings	8 / 59,242 SF
Industrial share of supply	12%
National industrial share	25%
Comparable flex asking	\$17.52/SF
Local office availability	25 listings
Local office SF available	178,628 SF

Small-bay product is forecast to lead the metro recovery, with concessions from the 2024-2025 adjustment being withdrawn as absorption improves.

Ideal Tenant Profile

01

TRADES & CONTRACTORS

Controlled access and fleet parking suit HVAC, plumbing, electrical, restoration and landscaping operators who need secure overnight vehicle storage plus a front load door.

02

SERVICE & LOGISTICS

AdventHealth one mile west supports medical courier, DME distribution and lab logistics. The container plus truck parking availability fits a staging or overflow user.

03

SMALL-BAY WAREHOUSE

The tightest segment in the metro. Multi-tenant infill of this size is not being built, which supports rent growth and retention across the three-building complex.

About Equity

Equity has delivered full-service commercial real estate solutions since 1987. Brokerage, property management, development, asset management, project management and construction are handled under one roof, with offices nationwide including Orlando and Tampa. Our mission is to provide complete, professional service with absolute integrity, quality and value.

Sources: U.S. Census ACS; CoStar and CommercialCafe listing data; CBRE and Avison Young Orlando industrial reporting; City of Altamonte Springs LDC; SunRail.

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