

FOR SALE ±88 ACRES OF INFILL DEVELOPMENT LAND

6520 PINECASTLE BOULEVARD

ORLANDO, FL 32809



Lee & Associates is pleased to offer for sale three individual parcels consisting of a single tenant industrial building and two vacant parcels of land located in Orange County, Florida.

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SUMMARY

The first parcel located at 6520 Pinecastle Blvd totals 0.78 acres and features a 9,842 SF industrial building. This parcel is within the Pinecastle Commerce Center Park. The park is a well kept industrial park near the Orlando CBD and has access from Lancaster Road.

The two vacant parcels are located directly south of 6520 Pinecastle Boulevard and total approximately 88 acres, of which 30 acres are estimated to be uplands/usable. Access to the vacant parcels is provided via traffic signal at Glenrose Road, intersecting Orange Avenue.

Generally, the property is in the Belle Isle neighborhood, which is a prominent area known for its upscale housing, small town feel, and proximity to downtown Orlando, and overall good access throughout the MSA.

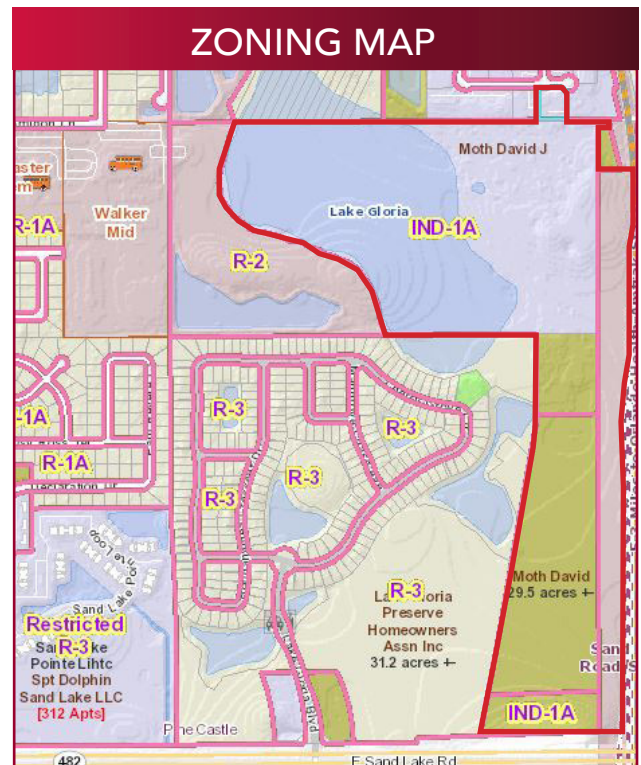
The property is best suited for in-fill industrial development or multifamily to capitalize on the limited availability of Class A multifamily developments in the growing neighborhood. Additionally, the property borders Bay Lake, which is 31 acres and offers a timeless view amenity for end users.

LOCATION

Located in the South East submarket of Orange County, this is a unique opportunity to own one of the last large parcels of infill land available for development in this submarket. The land is situated five miles south of Downtown Orlando and one tenth of a mile from the Sand Lake Road and Orange Avenue interchange with easy access to Orlando International Airport, Universal Studios, Sea World, Disney, and the Orange County Convention Center. Access to major road arteries such as the Beach Line / SR 528 and the Florida Turnpike are minutes from the property. Access to Downtown Orlando and Interstate 4 is also superb, being just under 5 miles away.

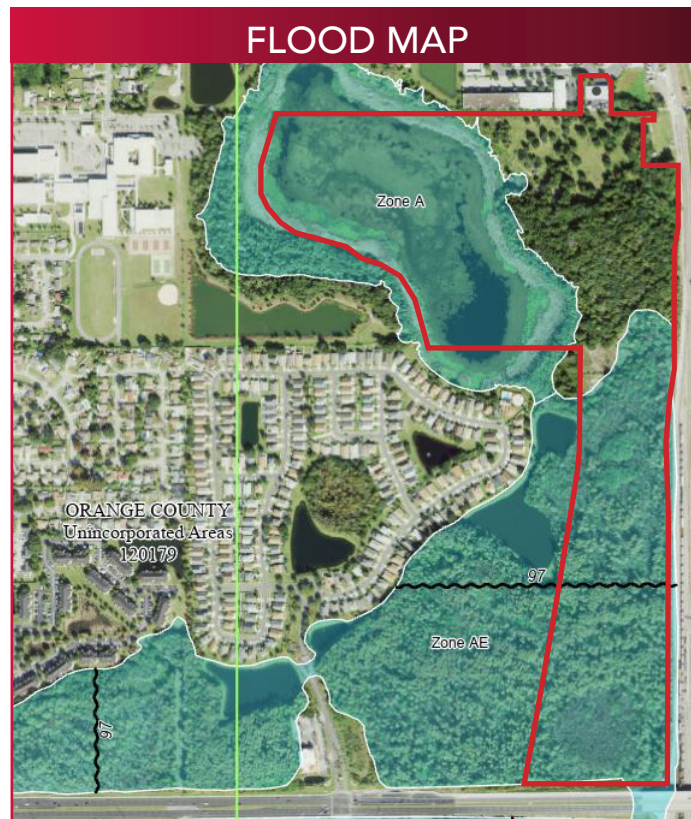
ZONING

All 3 parcels are zoned industrial with a future land use of industrial. The vacant parcels are located in a **Transit Oriented Development Overlay** which has been established for the purpose of creating mixed-use developments for sites within proximity to commuter rail stations (Sunrail is just east of the southernmost parcel). Because of this overlay, it may be possible to rezone the property to a planned development for a more intensive use such as multifamily or high-density single family.

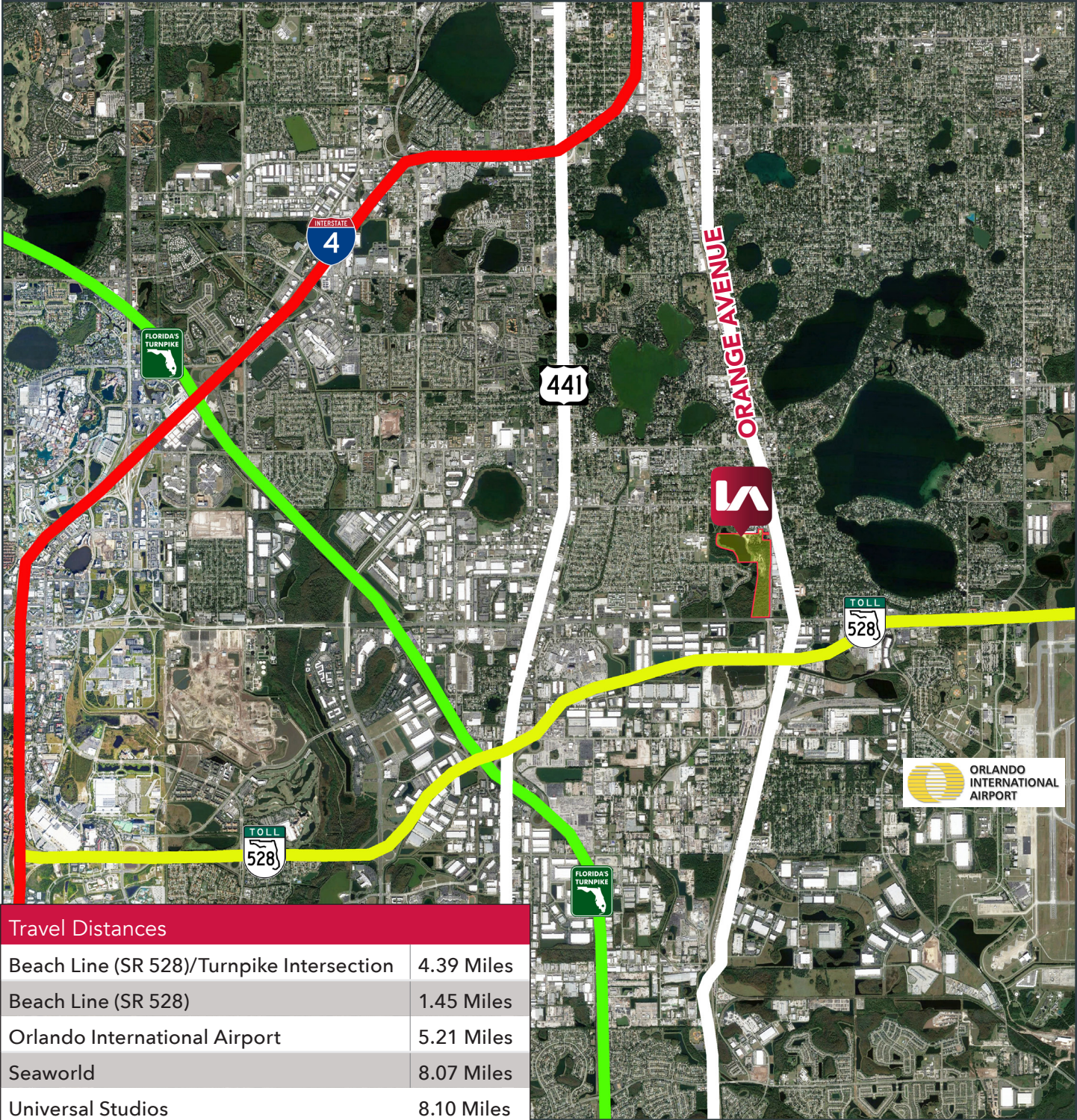


PROPERTY INFO

PARCEL ID		
Parcel #1	6520 Pinecastle Blvd, Orlando, FL	25-23-29-6912-00-070
Parcel #2	404 Glenrose Road, Orlando, FL	25-23-29-0528-00-001
Parcel #3	No formal address	25-23-29-0000-00-002
DEVELOPMENT INFORMATION		
Total Size	±88 Acres	
Uplands/Usable	±30 Acres	
Retention	On-Site for vacant parcels. The improved parcel has master retention	
Electric	Duke Energy	
Water/Sewer	Nearby	
Zoning Jurisdiction	Orange County	
Zoning	Vacant Parcels: Ind-1A and Ind-2/Ind-3; Improved Parcel: C-3	
Future Land Use	Industrial	
Survey Available	Yes	
Flood Zone	Various: See Map	
Traffic Counts	38,000 ADT along Orange Avenue	



LOCATION OVERVIEW



Travel Distances	
Beach Line (SR 528)/Turnpike Intersection	4.39 Miles
Beach Line (SR 528)	1.45 Miles
Orlando International Airport	5.21 Miles
Seaworld	8.07 Miles
Universal Studios	8.10 Miles
Interstate 4/Michigan Ave Intersection	4.44 Miles
Downtown Orlando	5.36 Miles
UPS Hub	2.42 Miles
Fedex Hub	2.42 Miles
USPS Hub	5.08 Miles

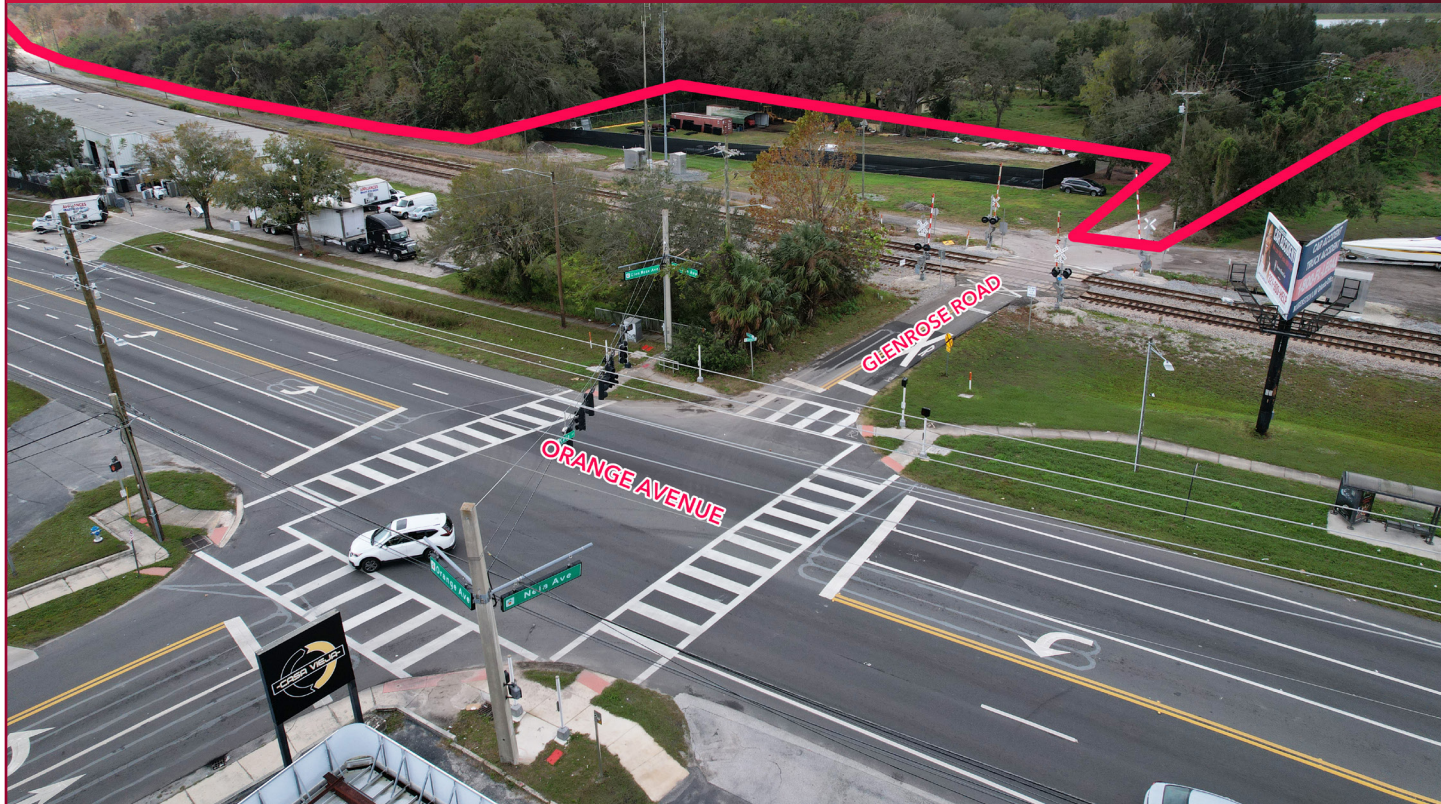
PROPERTY PHOTOS

VIEW OF BAY LAKE FACING NW ALONG ORANGE AVENUE



PROPERTY PHOTOS

VIEW OF TRAFFIC SIGNAL AT GLENROSE AND ORANGE AVENUE



VIEW OF RAILROAD CROSSING IN-PLACE





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