



**For Lease**  
**4906 Patch Road**  
Orlando, FL 32822

### Get more information

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**AVISON  
YOUNG**

# Fully Air-Conditioned Office/Warehouse With 3-Phase Power

Asking Rate: \$16.50 PSF NNN  
2024 CAM Estimate: \$4.00 PSF

## Property Stats

Building	13,977± sf - 100% HVAC
Parking	36 surface spaces
Roll Up Doors (3)	10' x 12' - 12'x12' - 12'x14'
Land	1.72± acres
Clear Height	20' - 24'
Power	3-phase - 480V
Zoning	IND-1/IND-5

## Property Details

This single tenant opportunity is a free-standing office/warehouse building totaling 13,977± sf. The property is fully fenced with an automatic gate, paved parking and the potential for 0.50± ac of outdoor storage. The office component includes seven offices, bathrooms, kitchen, IT room, and conference room; all decorated with high-end finishes. The warehouse includes three (3) roll-up drive in doors. Located in South Orlando, surrounded by distribution/manufacturing centers. Minutes away from Semoran Blvd. (SR 436), Orange Ave., Goldenrod Blvd., and SR 528 (Martin Anderson Expressway), providing quick access to all major Central Florida markets.



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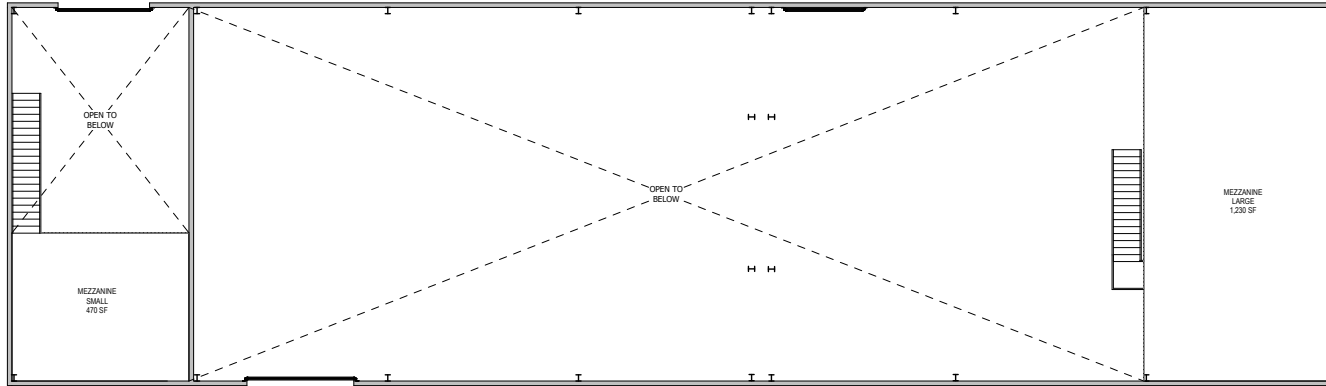
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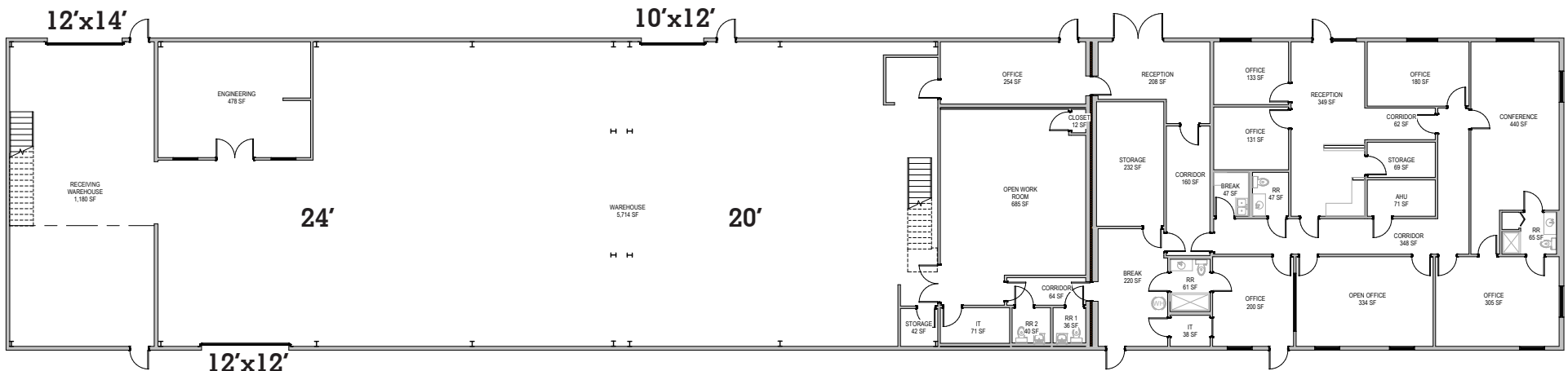
# Building Floorplan - 13,977± SF

## Property Breakdown

Office - 3,702± SF  
 Warehouse - 8,576± SF  
 Mezzanine - 1,699± SF



**2** EGRESS PLAN, LEVEL 2  
 SCALE: 1/8" = 1'-0"



**1** FLOOR PLAN, LEVEL 1  
 SCALE: 1/8" = 1'-0"

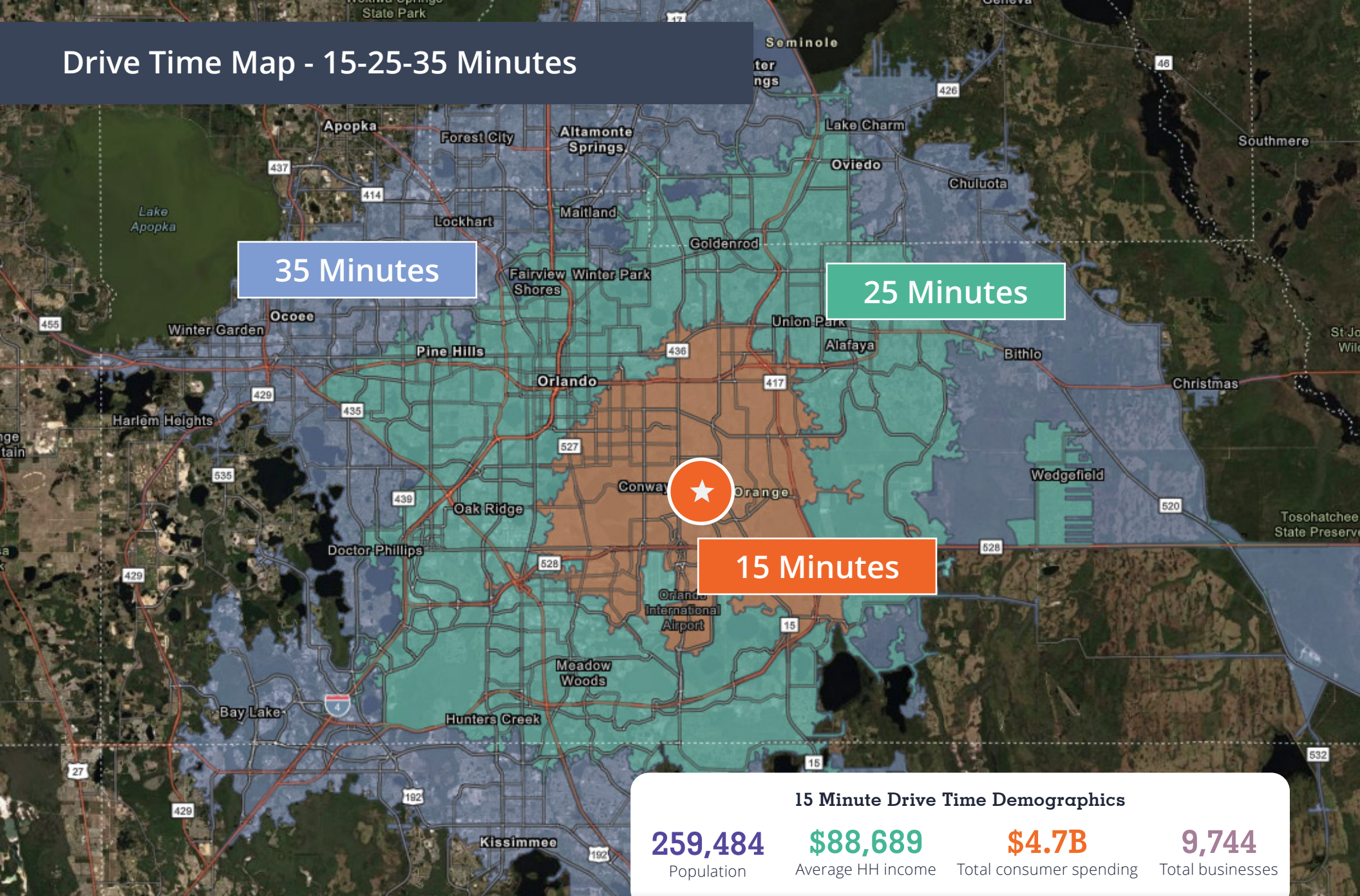
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# Drive Time Map - 15-25-35 Minutes



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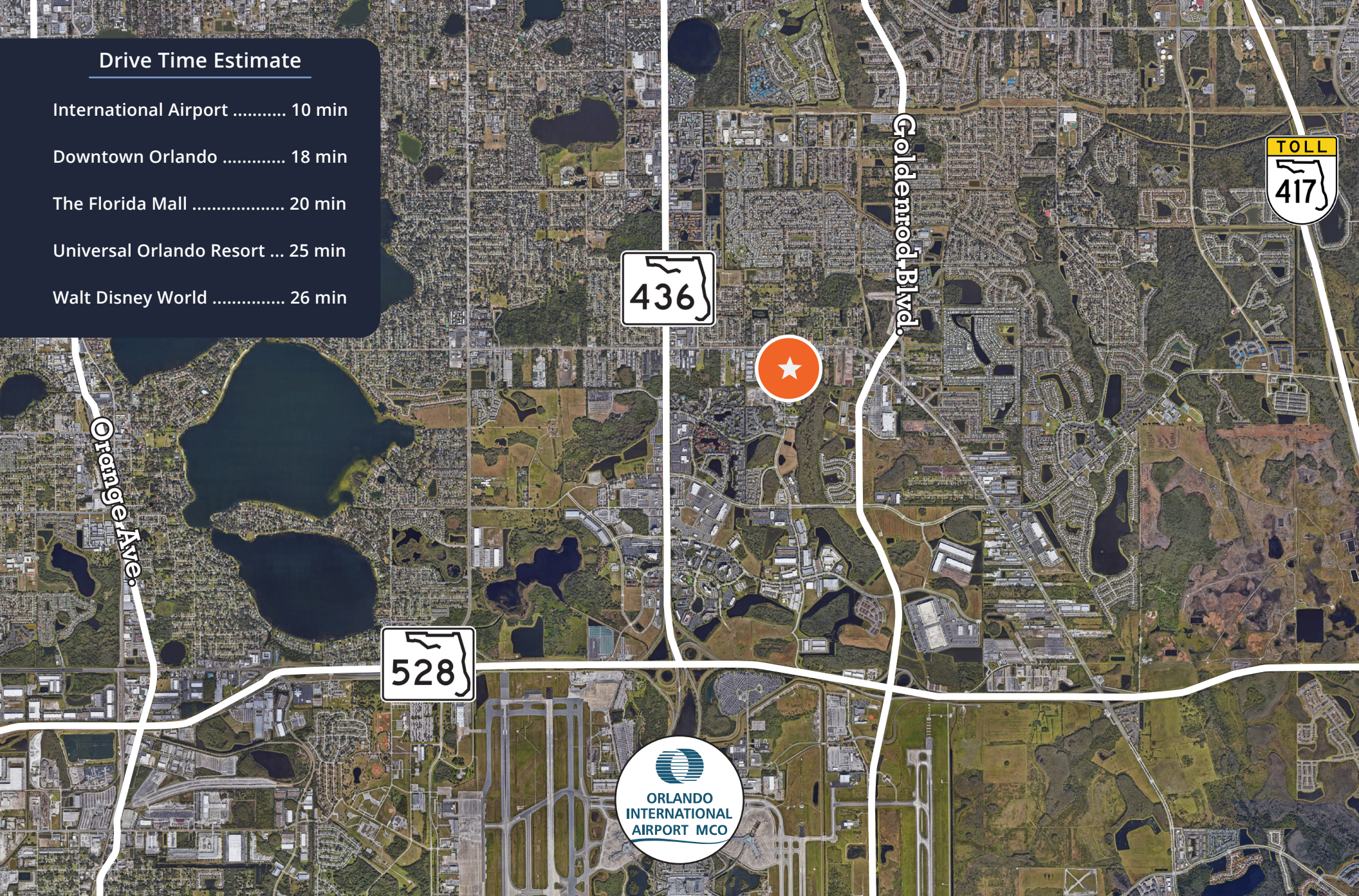
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## Drive Time Estimate

- International Airport ..... 10 min
- Downtown Orlando ..... 18 min
- The Florida Mall ..... 20 min
- Universal Orlando Resort ... 25 min
- Walt Disney World ..... 26 min



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