

**FOR
SALE**

PRIME INDUSTRIAL / POTENTIAL MIXED USE LAND

401 E Oak Ridge Rd, Orlando, FL 32809

**UNDER
CONTRACT**



ABOUT THE PROPERTY

SIZE 9.56± acres

PRICE Please call for pricing

ZONING Industrial

FLU Industrial/PD-C/Neighborhood Center – High Draft Vision 2050 Designation

UTILITIES Available

ROAD FRONTAGE 327'± on N side of E Oak Ridge Rd

PARCEL IDs 29-23-24-3404-00-080,
29-23-24-3404-00-070,
29-23-24-3404-00-071

DESCRIPTION

This property is located in unincorporated Orange County just south of downtown Orlando within the Pine Castle community. Surrounding areas include the prestigious Conway and Edgewood neighborhoods including the Conway chain of lakes, and Orlando Health's major medical campus area (just 4 miles north of the property). The property includes 9.56 acres with the potential for multi-family development located 1 mile north of the SunRail train station and 4 miles northwest of the Orlando International Airport.

Improvements on property - 19,491sqft, one-story, metal/block warehouse facility. See next page for more details.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

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Maury L. Carter & Associates, Inc.
Licensed Real Estate Broker

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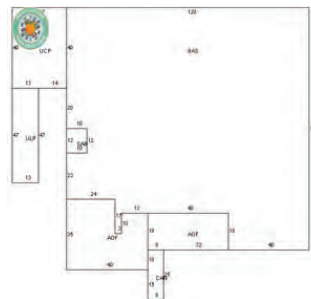
PROPERTY IMPROVEMENTS

19,491 sqft, 1-story, metal/block warehouse facility constructed from 1963-69. Includes air conditioned office buildout, multiple grade level roll-up bay doors and eve height of 16'



Model Code	06 - Warehouse
Type Code	4800 - Ind Warehouse I
Building Value	\$635,718
Estimated New Cost	\$1,400,259
Actual Year Built	1963
Beds	0
Baths	0.0
Floors	1
Gross Area	16691 sqft
Living Area	14800 sqft
Exterior Wall	Corg.Metal
Interior Wall	Minimum

Subarea Description	Sqft	Value
AOF - Avg Office	1978	\$304,436
BAS - Base Area	12702	\$1,028,989
CAN - Canopy	200	\$4,861
SAB - Sales B/A	120	\$12,152
UCP - Unf Carpvt	1080	\$34,996
ULP - Unf L Ptfm	611	\$14,825



Model Code	06 - Warehouse
Type Code	4800 - Ind Warehouse I
Building Value	\$125,862
Estimated New Cost	\$277,228
Actual Year Built	1969
Beds	0
Baths	0.0
Floors	1
Gross Area	2800 sqft
Living Area	2800 sqft
Exterior Wall	Conc/Cindr
Interior Wall	Minimum

Subarea Description	Sqft	Value
BAS - Base Area	2800	\$277,228



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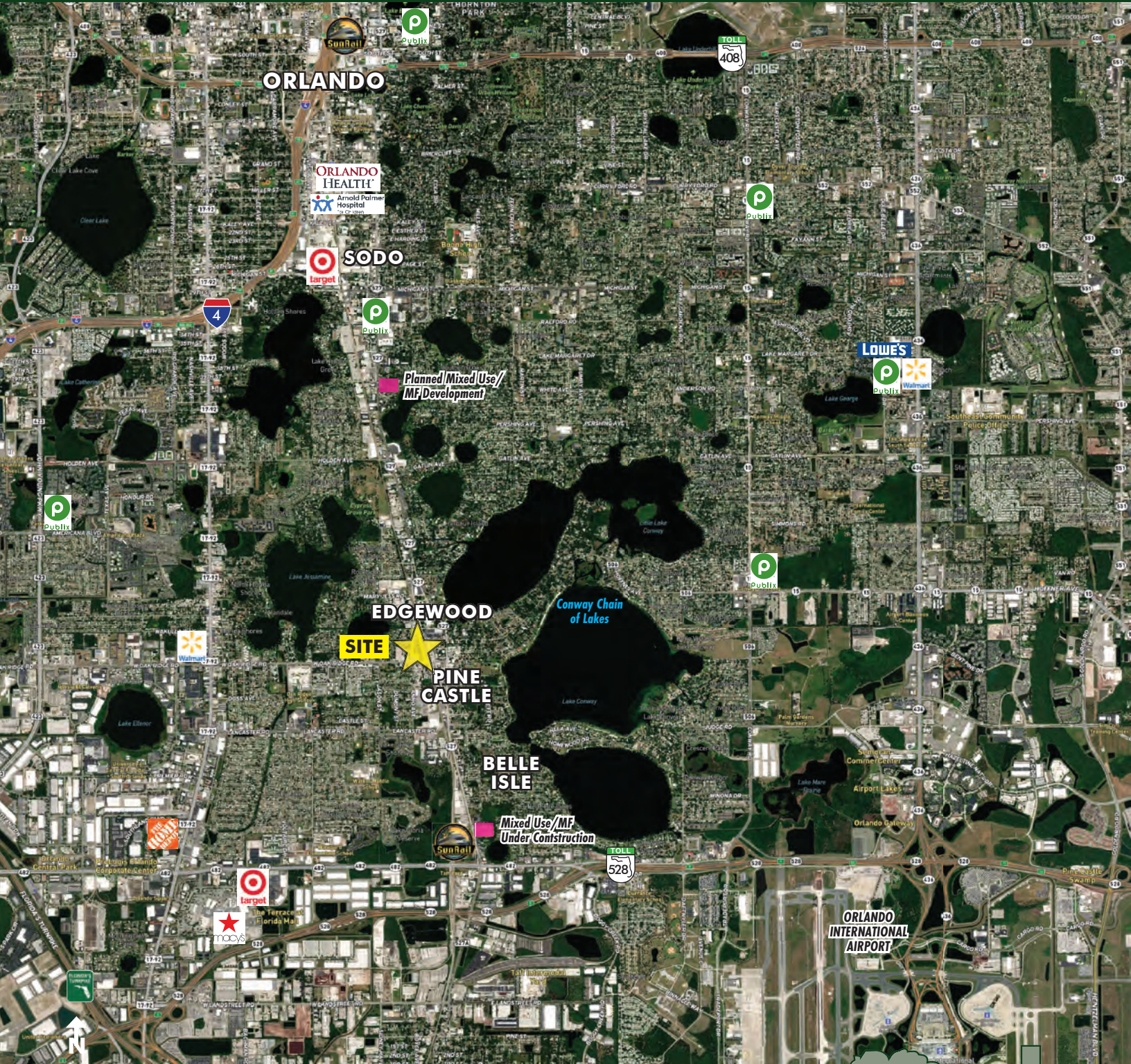
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REGIONAL MAP

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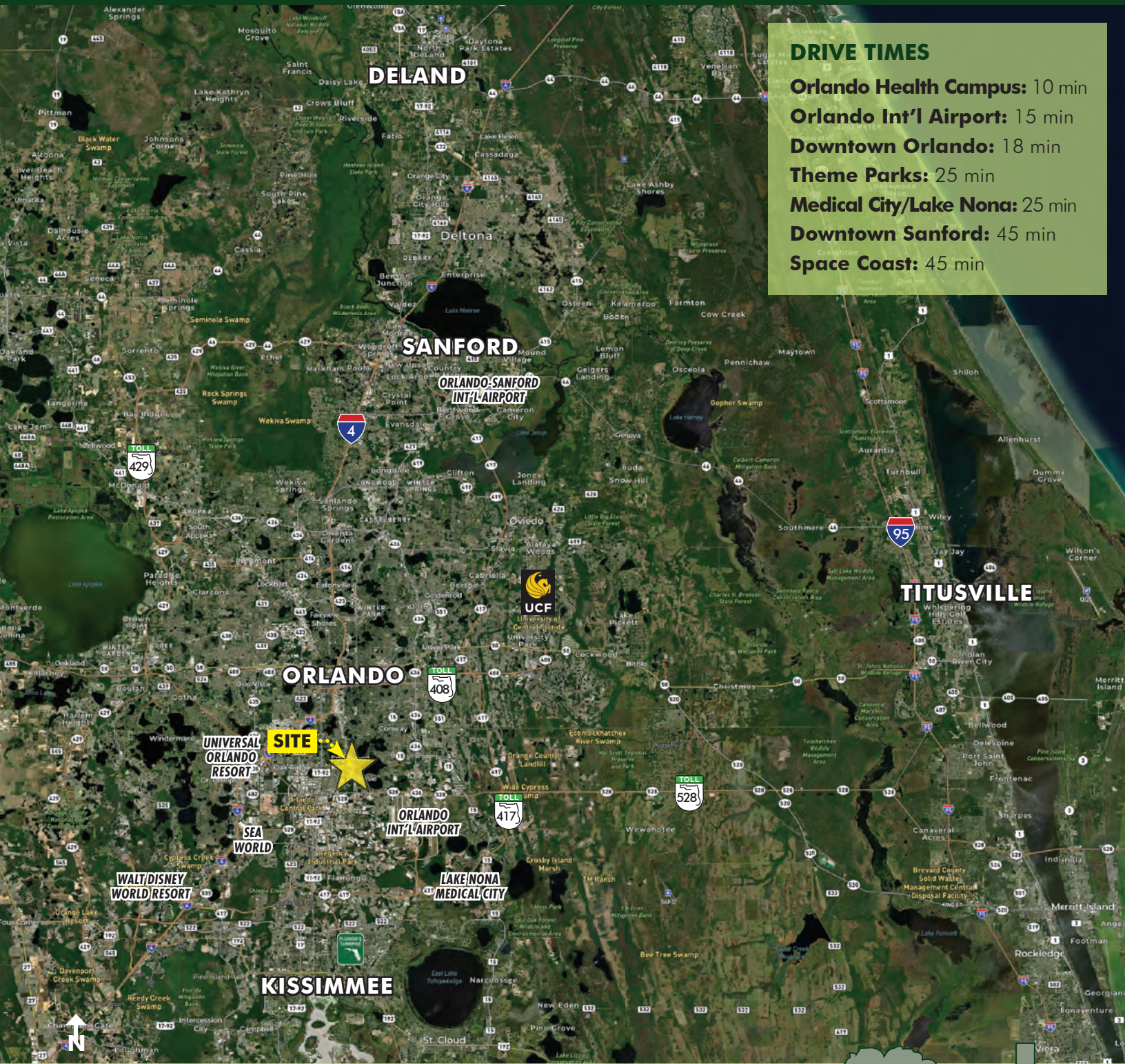
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DRIVE TIMES

- Orlando Health Campus: 10 min**
- Orlando Int'l Airport: 15 min**
- Downtown Orlando: 18 min**
- Theme Parks: 25 min**
- Medical City/Lake Nona: 25 min**
- Downtown Sanford: 45 min**
- Space Coast: 45 min**

LOCATION MAP

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CENTRAL FLORIDA'S JOB MARKET IS BOOMING!

10-15 MIN FROM PROPERTY:

Downtown Orlando: Professional population of 85,000 workers and 11 million sq.ft. of office space. Employers include: Darden Restaurants, HD Supply, Orlando Health, Tupperware Corp, AdventHealth, JetBlue, Mears Transportation Group, Bank of America

Orlando Int'l Airport (OIA): 15,783 employees, 50 million annual passengers

20-30 MIN FROM PROPERTY:

UCF: 71,948 enrolled students; 13,500 faculty/staff; top 10 innovative colleges

Central Florida Research Park: 145 companies, 1,027 acres, 10,000 employees. Companies include: Boeing, Northrop Grumman, L-3 Communications, Cisco Systems, AT&T, Raytheon, and more

Lake Nona: 11,000 acre planned community, 17,000 residents, 12,000 employees, 15,000 students. Employers include: UCF, Nemours, Johnson & Johnson, VA, US Tennis Assoc., Disney, Verizon

Theme Parks: Walt Disney World Resort employs 58,478 cast members; Universal Orlando Resort employs 21,143; SeaWorld Orlando employs 4,500

30-45 MIN FROM PROPERTY:

Lake Mary: 17,000 residents. Employers include Deloitte, Cigna, Liberty Mutual, AAA, Faro Technologies and more

Space Coast: NASA, SpaceX, United Launch Alliance, Boeing, Blue Origin

Orlando is the 12th fastest growing metro in the U.S. (24/7 Wall St. 2021) and **the most-visited city in the U. S. with more than 75 million visitors each year** (Visit Orlando 2019). **Orlando is said to add 1,000 residents each week** (Orlando Economic Partnership), with a **job growth rate of 3.3%** (Bureau of Labor Statistics 2019).

UCF & Central Florida Research Park (CFRP): In 2020, U.S. News & World Report ranked UCF among the nation's top 10 most innovative colleges, above Harvard and Princeton. CFRP provides a campus-like environment for businesses and is adjacent to UCF.

Space Coast: The epicenter of big names in space including NASA, SpaceX, United Launch Alliance, Boeing, and Blue Origin. With commercial space flights and rovers on Mars, space exploration requires the best of the best and the Space Coast offers just that.

Downtown Orlando: Home to companies that span across many sectors including aerospace, logistics, healthcare, advanced manufacturing and more. **There are 1.2 million workers in the existing labor pool in Orlando** (FL Dept. of Economic Opportunity, LAUS, 2020).

Lake Nona/Medical City: The 11-000 acre planned community of Lake Nona offers top-rated technology, business and research clusters and sports complexes.

Lake Mary: Prominent businesses can be found in the well planned community. Companies such as Deloitte, Cigna, Verizon, Liberty Mutual and AAA call this area home.

Lockheed Martin: A global company with Florida operations that are home to the development and production of several key mission portfolios.

Orlando International Airport (OIA): The state's busiest airport, that serves more than 50 million passengers annually (2019) and sits at number 11 for the busiest airports in the U. S. OIA employs 15,783 full-time employees.

World-class theme parks along the I-4 corridor:

Walt Disney World continually tops the charts in attendance, with over 58.6 million visitors to their 4 parks in 2019 and over 70,000 cast members.

Universal Orlando Resort employs over 21,000 people and their 2-park attendance rate was 21.3 million in 2019.

SeaWorld Orlando employs 4,500 people and has an attendance rate of 4.6 million visitors (2019).

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