

# FOR SALE

3200 sf unit located within the Airport International Park of Orlando.

Ready for immediate occupancy.

## SOUTHEAST ORLANDO INDUSTRIAL CONDOMINIUM

10501 S Orange Ave., Orlando, FL 32824 unit 115

**SALE PRICE**                      \$875,000



COLDWELL BANKER  
**COMMERCIAL**  
REALTY

**Tai Lee**  
407 687 9798

**Meghan Byrne**  
903 738 4371

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### OFFERING SUMMARY

Sale Price:	\$875,000
Unit Size:	3,200 SF
Number of Units:	1
Price / SF:	\$273.44
Year Built:	2005
Zoning:	I-G
Market:	Orlando
Submarket:	SE Orange County

### PROPERTY OVERVIEW

South Orange Business Park is an industrial-office condominium project designed with small to medium-sized business owners in mind. The property is located within the Airport International Park of Orlando. The facility is a 92,524-square-foot building made up of twenty-six individual units ranging in size from 3,117 to 4,100 square feet. Each unit has its private entrance with storefront glass, 22-foot ceiling height, 500 square feet of finished office space, 500 square feet of unfinished second-floor mezzanine space, one 10'x12' overhead door, and plenty of parking at approximately 6 to 8 spaces per unit.

The property sits six miles south of Downtown Orlando, boasting frontage on Orange Avenue and convenient access to the interchange of Florida's Turnpike, The Beeline Expressway, and U.S. Highway 441/17-92. This fully air-conditioned warehouse features an automatic overhead door opener and complete door insulation. Ready for immediate occupancy.

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Southeast Orange County stands out as a key player in Orlando's industrial scene. It hosts over 30% of the city's industrial space, making it a dominant force in the market. Its central location makes it a logistical hotspot, attracting businesses looking for convenient access to transportation networks. This submarket is particularly known for its abundance of large bulk distribution facilities, offering ample options for businesses requiring extensive storage and distribution capabilities.

Adding to its appeal is the presence of the Orlando International Airport, ranked as the state's second busiest cargo airport, and the CSX Intermodal Terminal along Atlantic Avenue. These transportation hubs further enhance the area's connectivity, making it an attractive choice for businesses with extensive supply chain needs. Southeast Orange County's strategic location and robust infrastructure make it a prime destination for businesses seeking to establish or expand their operations in Orlando's industrial landscape.

The unit has undergone improvements, including the addition of air-conditioning, installation of an insulated overhead door as well as an automatic overhead door opener. Additionally, the amperage in the unit also has been increased.



- Located in the Airport International Park of Orlando
- 500 square feet of office space
- 22 ft ceiling height in the warehouse
- 10'x12' Overhead Insulated Door with automatic door opener
- Fully air-conditioned warehouse
- 500 square feet of unfinished second-floor mezzanine space.
- Centrally located to The Beeline Expressway (528), Highway 441/17-92, Florida-417, as well as the Florida Turnpike.

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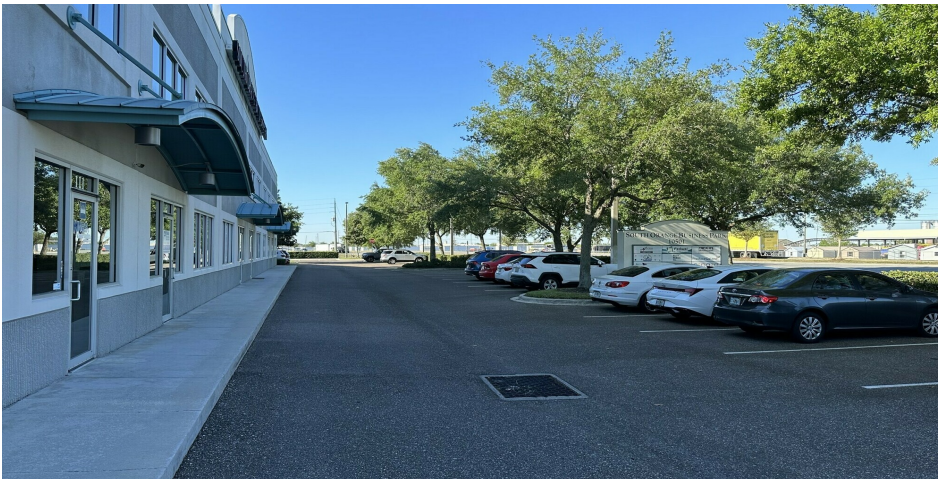
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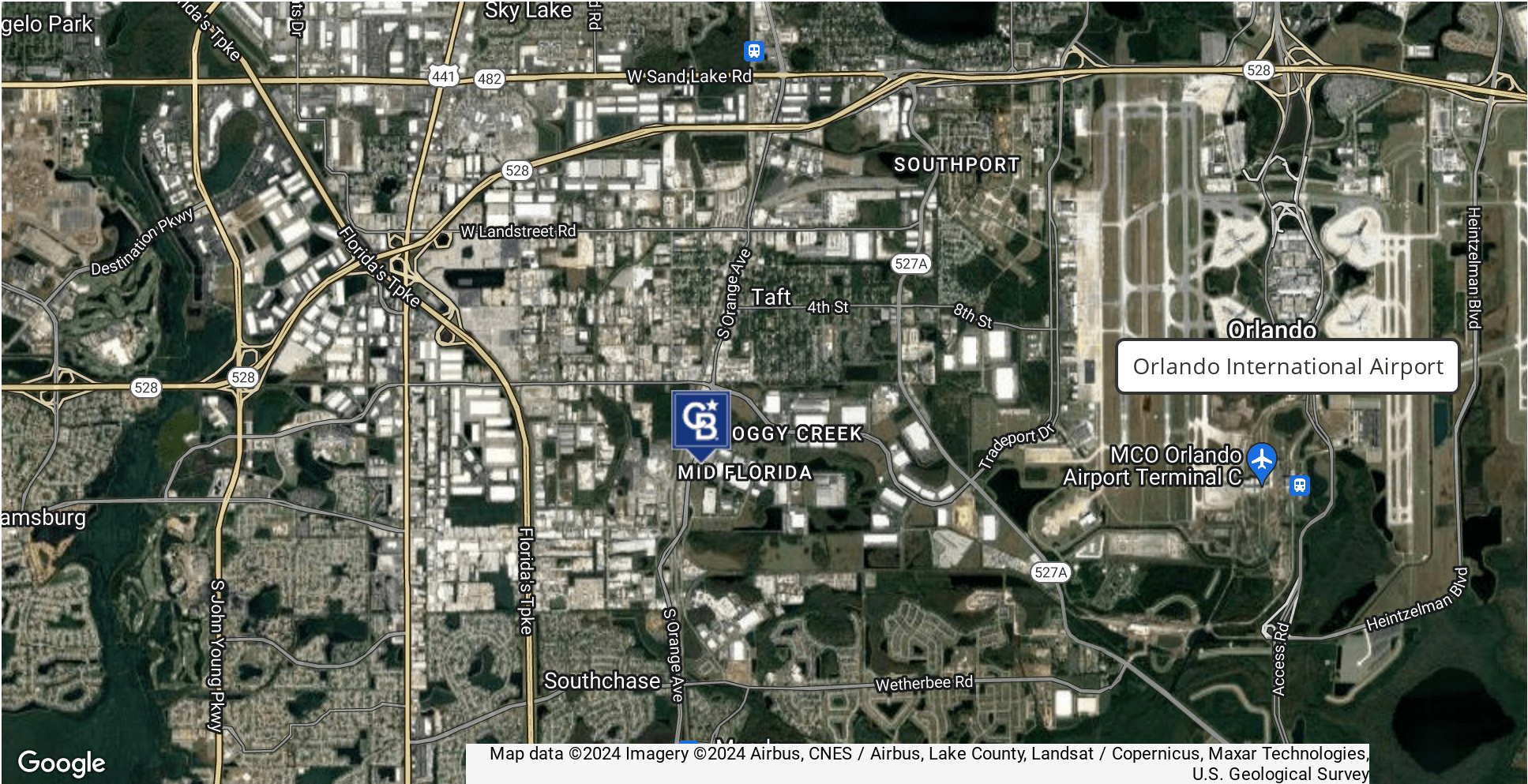
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