

INDUSTRIAL PROPERTY FOR SALE

\$4,490,000

4.32 Acres

ZONED IND-1/IND-5

4901 Patch Rd
Orlando, FL 32822

Five (5) Pre-Engineered Steel Buildings | Outdoor Parking & Storage | 1,436 SF Office



Usable Land Area	3.75 AC
Zoning	IND-1/IND-5
Office Size	1,436 RSF
Power	2Phase Power
Lighting	New LED Lighting
Year Built	2023
Parking	8 Office Parking Spaces (Includes 1 handicap)
Fire Suppression	Wet, Office Fire Alarm Systems with fire extinguishers in all buildings
Electric	Duke Energy
Water	Orange County
Sewer	Septic
Site Access	Two (2) - Separate Truck & Employee Access
Security	Fully Fenced with gate access code; LED lighting surround property

Property Highlights

4.32 acres of industrial land for lease in Orlando, Florida. The property is zoned IND-1/IND-5 and is located 4.7 miles from Orlando International Airport. This property offers superb access to major highways like SR-528 and SR-417, facilitating easy commuting and logistics management. Its strategic location in Orange County enhances its value, making it an ideal choice for establishing a successful commercial operation in a well-connected area close to amenities.

Office Building **A** 1,436 SF

- + Main Office (1) 308 SF
- + Bathroom
- + Parking 8 Spaces (1) Handicap

Pre-Engineered Steel Bus Port **B** 1,800 SF; 40' W x 45' D x 14' H

Pre-Engineered Steel Building **C** 1,716 SF; 33' W x 52' D x 14' H
+ Two (2) Dock Doors 12'Wx14"H

Pre-Engineered Steel Building **D** 1,820 SF; 35' W x 52' D x 14' H
+ Repair Facility for Truck/Buses
+ Electricity outlets along walls
+ Exhaust & Interior Fans for ventilation
+ LED lighting
+ Two (2) Dock Doors 12'Wx14"H

Pre-Engineered Steel Bus Port **E** 1,040 SF; 20' W x 52' D x 18' H
+ Two (2) Truck/Bus Lifts
+ Electricity & Water

Pre-Engineered Steel Bus Port **F** 945 SF; 21' W x 45' D x 14' H
+ Electricity & Water

G Graveled Outdoor Storage Yard- +/- 1.5 acres





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