

33RD STREET INDUSTRIAL PARK

4506 LB MCLEOD RD, ORLANDO, FL 32811



CONVENIENT ACCESS
TO I-4 AND FLORIDA'S TURNPIKE

36,800 SF AVAILABLE
FOR SUBLEASE

SPACE HIGHLIGHTS

ASKING RATE

NEGOTIABLE

OPEX

\$3.96 PSF

LEASE EXPIRATION

AUGUST 31, 2029

WAREHOUSE SF

34,600 SF

OFFICE SF

2,200 SF

CLEAR HEIGHT

18' - 22'

LOADING DOORS

5 DOCK DOORS

PARKING RATIO

1.18/1,000

ZONING

I-P

ELECTRICAL

925 AMPS 3-PHASE

YEAR BUILT

1985

AVAILABILITY

30 DAYS

CONTACT INFORMATION



TAYLOR ZAMBITO

Senior Director

+1 407 541 4409

taylor.zambito@cushwake.com

RYAN HUBBARD

Director

+1 407 541 4390

ryan.hubbard@cushwake.com

JARED BONSHIRE

Executive Managing Director

+1 407 541 4414

jared.bonshire@cushwake.com

DAVID PEREZ

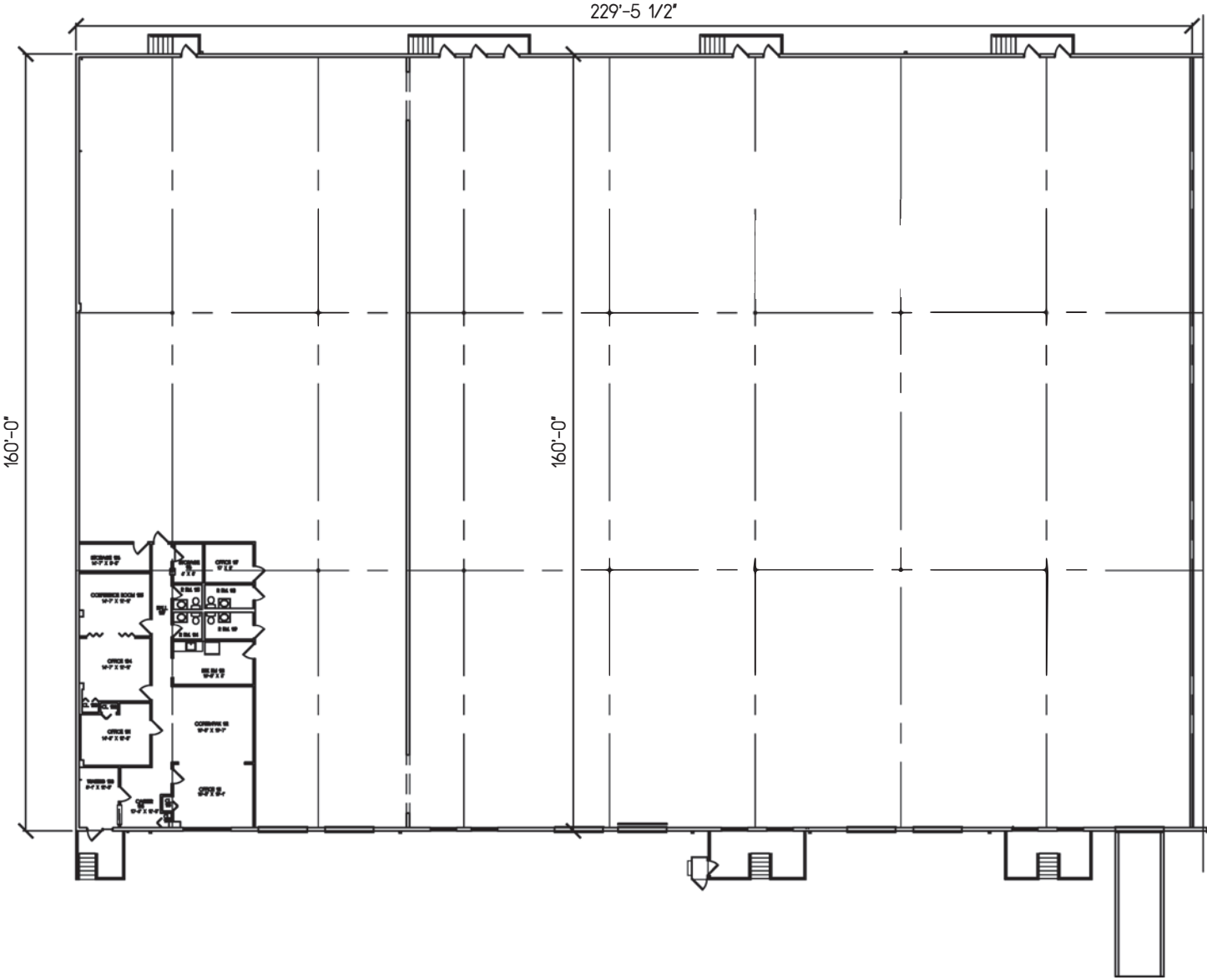
Executive Managing Director

+1 407 541 4435

david.perez@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

FLOOR PLAN
SUITE H



CONTACT INFORMATION



TAYLOR ZAMBITO
Senior Director
+1 407 541 4409
taylor.zambito@cushwake.com

RYAN HUBBARD
Director
+1 407 541 4390
ryan.hubbard@cushwake.com

JARED BONSHIRE
Executive Managing Director
+1 407 541 4414
jared.bonshire@cushwake.com

DAVID PEREZ
Executive Managing Director
+1 407 541 4435
david.perez@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.