



INDUSTRIAL BUILDINGS FOR LEASE

4228 & 4236 N ORANGE BLOSSOM TRAIL, ORLANDO, FL 32804

Contact: Ben Kuykendall
Vice President of Brokerage Services

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

E: Dan@FCPG.com
P: 407.872.0177 ext. 117

For Lease: \$14.00 / RSF, NNN

4228 N OBT: ±7,202 RSF
Suite 200: ±7,202 RSF

4236 N OBT: ±6,000 RSF
Suite 100: ±6,000 RSF

Parcel ID: 09-22-29-0000-00-075



ZONING:
IND-2 / IND-3

2.75 AC industrial site in the heart of one of Orlando's core industrial markets, featuring 4 separate buildings with grade level warehouse space and abundant office and showroom space also available

I-2 / I-3 zoning (Orange Co.) allows for a variety of mechanical, manufacturing and other heavy industrial uses. Heavy power (1600 amp) services building 200

Entire site is fully fenced and gated for added security. A shared drive aisle and truck well service all buildings on the property.

4228 Suite 200: 7,202 SF of second floor storage and office space, with a second floor roll-up door, accessed via the property's shared truck well

4236 Suite 100: 6,000 SF of warehouse space on the eastern side of the building with 600 SF of office, 12 x 14 ft. roll up door and 15.5 ft. clear height.

Site fronts Orange Blossom Trl. (26,000 AADT) with immediate access to Lee Rd. & John Young Pkwy., while only 9 mins. from I-4

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

THE NEIGHBORHOOD



DEMOGRAPHICS

2025 5 Mins 10 Mins 15 Mins

Total Population	4,663	74,992	254,652
Average HH Income	\$134,565	\$100,073	\$101,169
Total Households	1,909	30,779	104,406

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL
Property Group**

Commercial Real Estate Services

LOCATION

Drive Times & Traffic Counts



0 minutes
(400 feet)



2 minutes
(0.5 miles)



5 minutes
(2.9 miles)



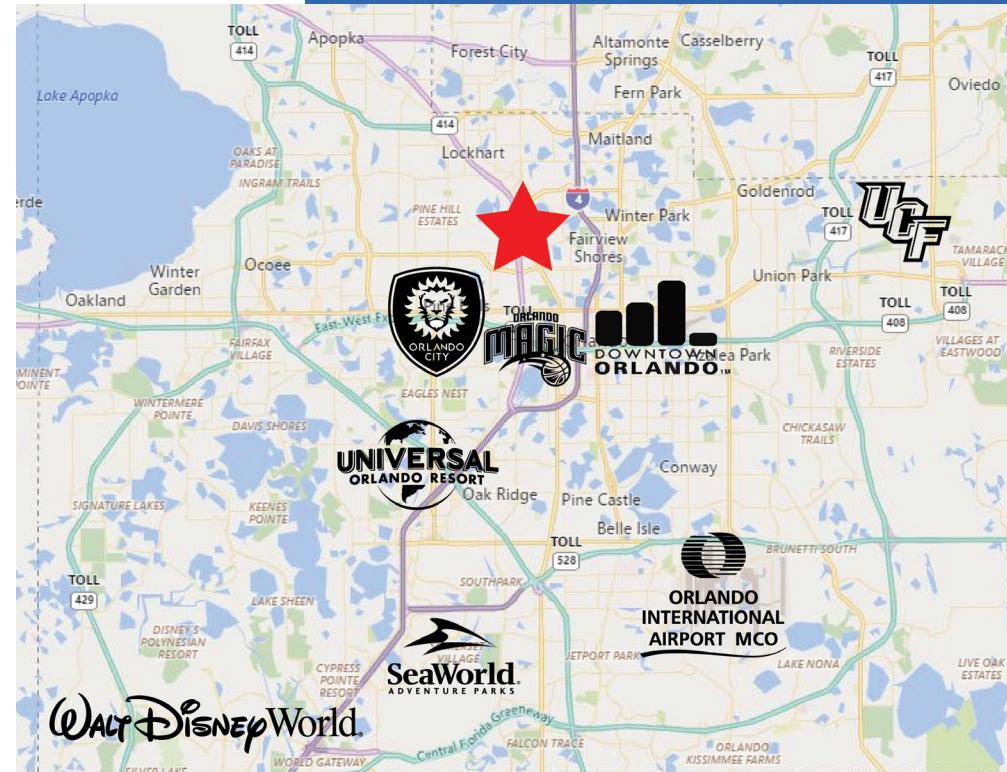
8 minutes
(3.7 miles)



9 minutes
(4.9 miles)



10 minutes
(4.5 miles)



Average Annual Daily Trips

2024

N Orange Blossom Trail (HWY 441)	26,000
N John Young Parkway (HWY 423)	52,000

Surrounding Businesses

2025

	5 Mins	10 Mins	15 Mins
Retail Businesses	136	946	3,263
Food & Drink Businesses	25	226	1,023

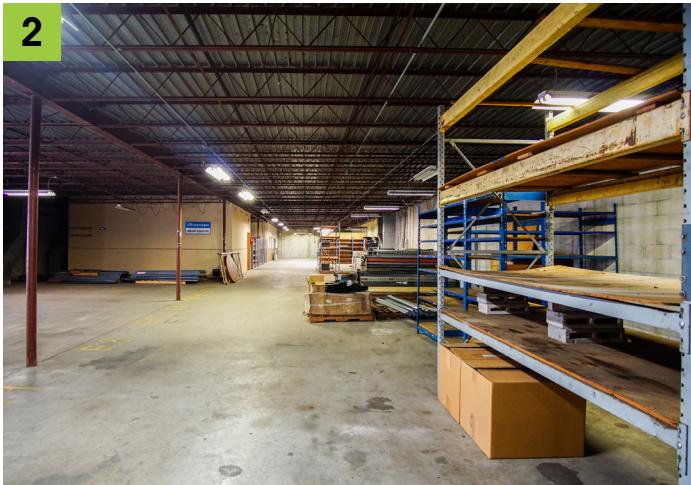
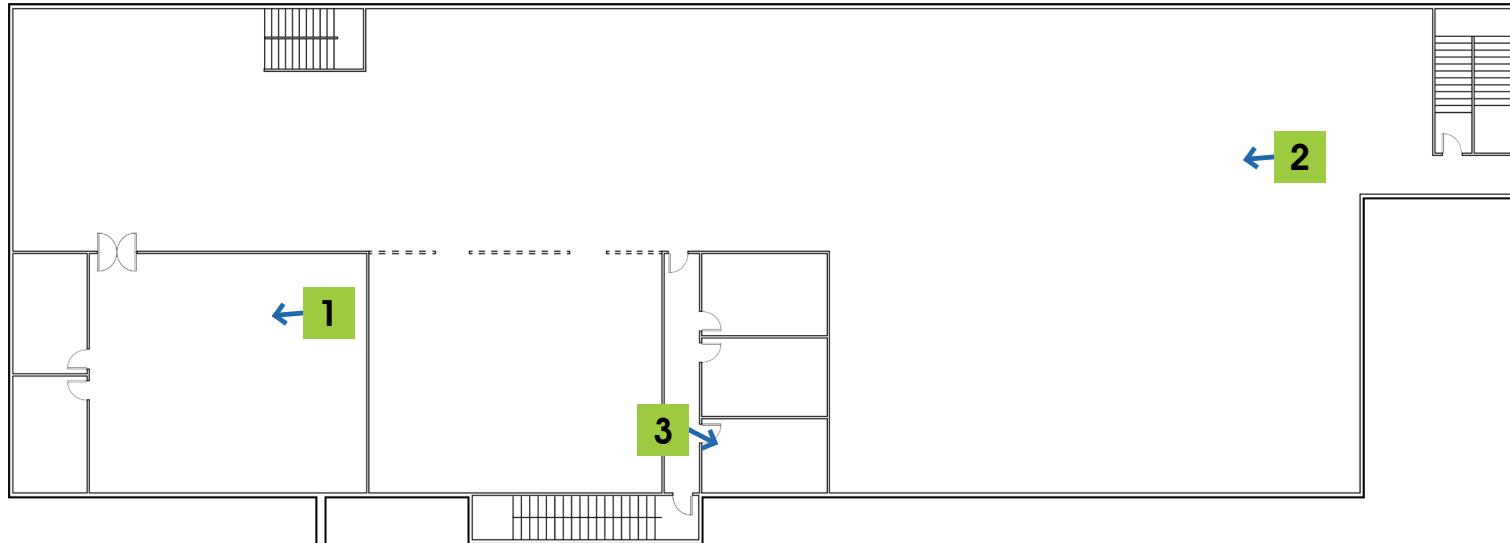
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL
Property Group**
Commercial Real Estate Services

4228 N OBT SUITE 200 (2ND FLOOR): \pm 7,202 RSF



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

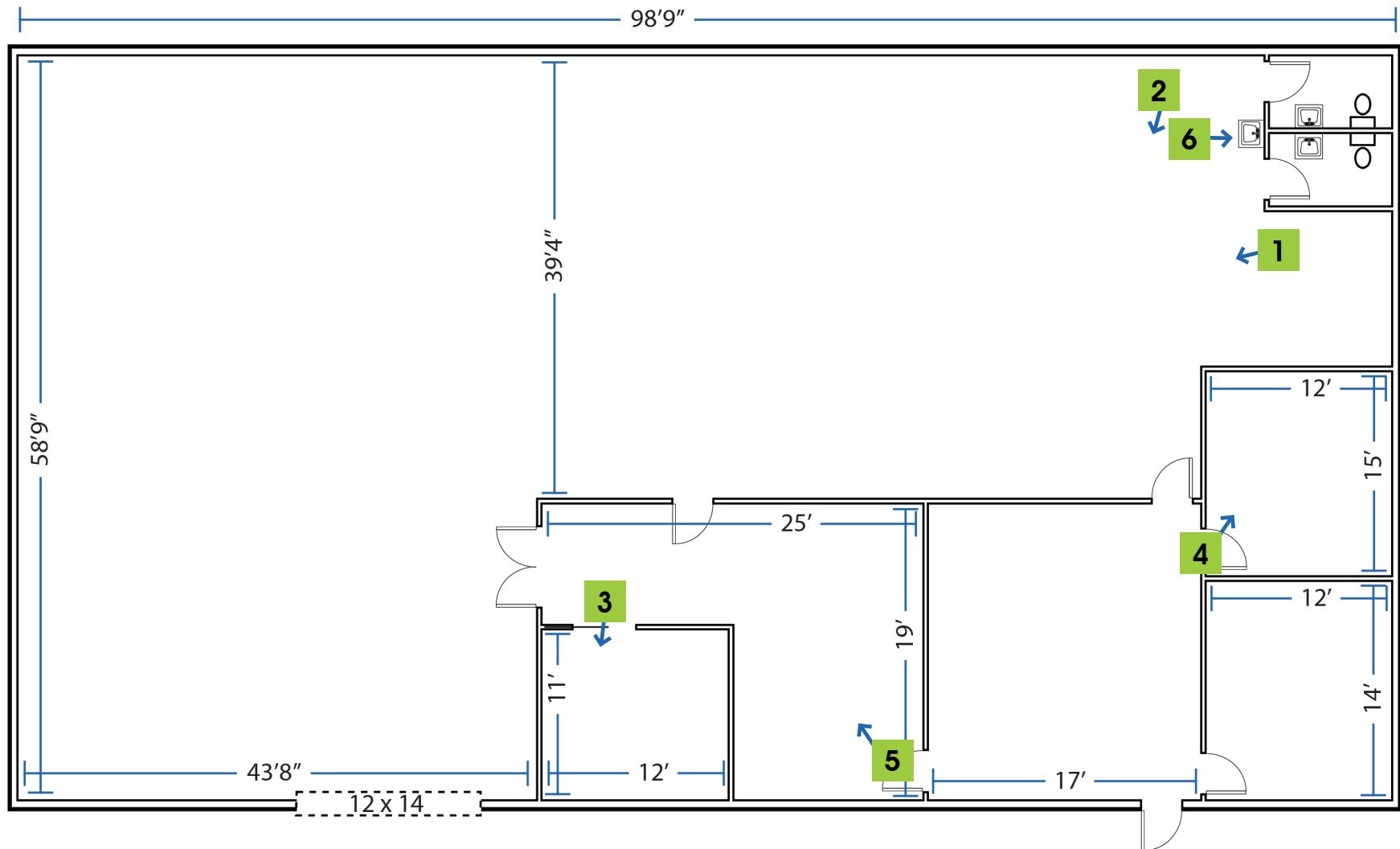
Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL
Property Group**

Commercial Real Estate Services

4236 N OBT SUITE 100: ± 6,000 RSF



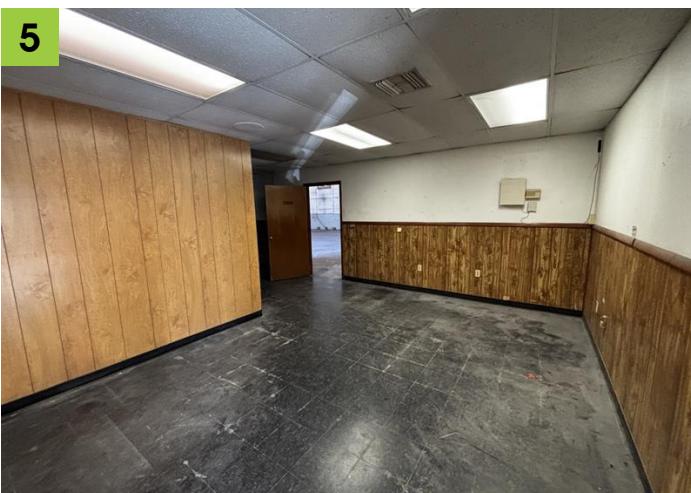
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL
Property Group**
Commercial Real Estate Services

IMAGES



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL
Property Group**

Commercial Real Estate Services