

INDUSTRIAL OUTDOOR STORAGE SITE FOR SALE

8306 S ORANGE AVENUE

ORLANDO, FL 32809

PROPERTY OVERVIEW

ADDRESS:	8306 S Orange Avenue Orlando, FL 32809
LAND SIZE:	11± Acres
JURISDICTION:	Orange County
ZONING:	I-4, heavy industrial, Orange County, FL. Click here for Permitted Uses: CLICK HERE
UTILITIES:	OUC Water and Sewer
RAIL SPUR:	Site has an active rail spur that can accommodate up to 8 rail cars
SECURE:	Fully fenced in site with 8' high chain linked fence
MISC:	100,000 lb Semi Truck Scale Two (2) 10,000 gallon above ground diesel tanks



LOCATION

Located in Orange County, Florida, this is an opportunity to buy a unique vacant heavy industrial outdoor storage (IOS) site. This is the first time this property has become available in 60 years. The site is the home to Howard Fertilizer who is expanding their operations and relocating into a new facility leaving this property available for an owner use or investor. The site is comprised of two parcels totaling 11 acres being sold together.

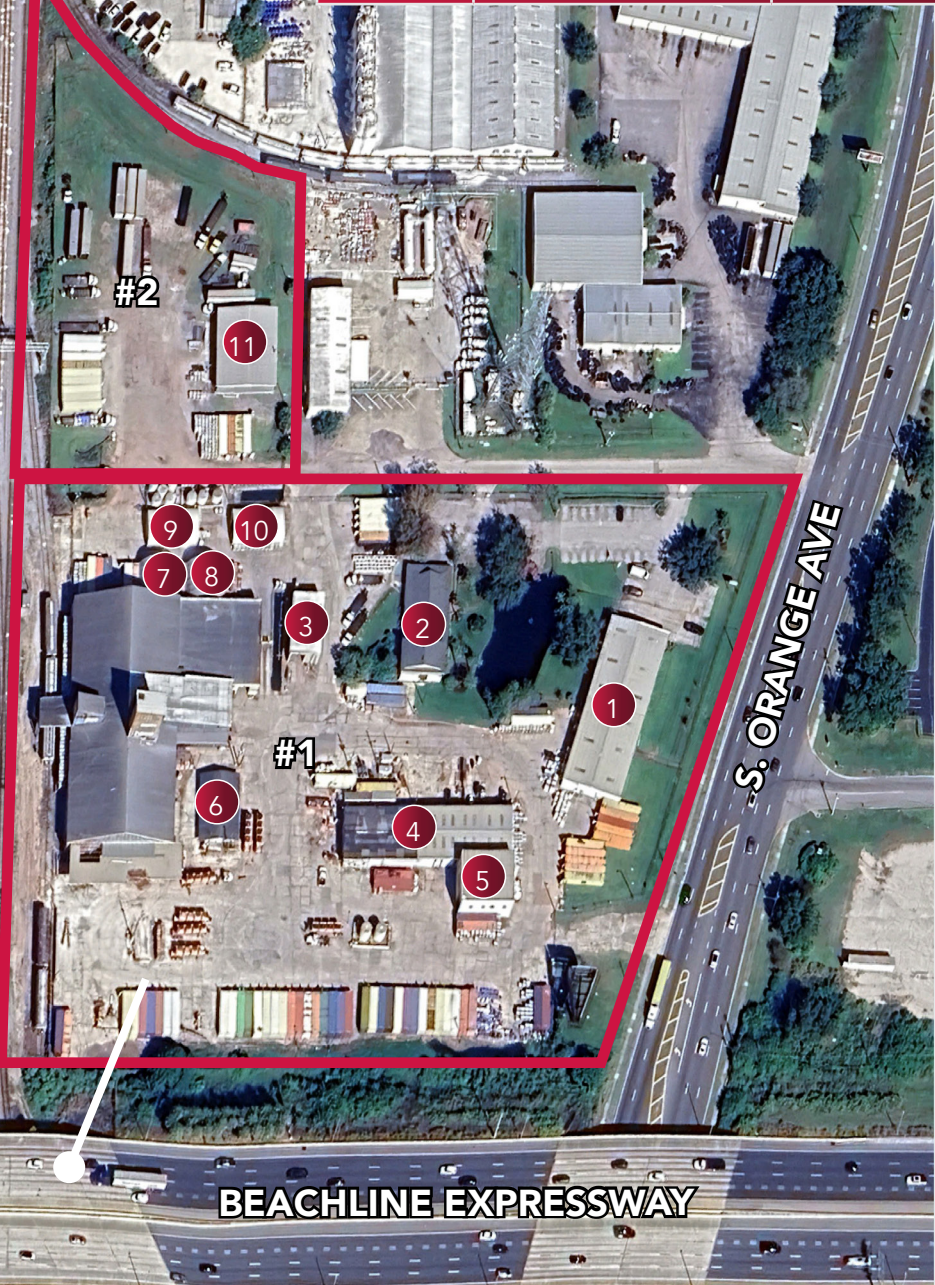
SALE TERMS

UNPRICED:	THERE WILL BE A CALL FOR OFFERS MONDAY APRIL 27TH
BROKER INCENTIVE:	THERE IS A 1.5% CO-BROKERAGE FEE BEING OFFERED

CONTACT:

William "Bo" Bradford, CCIM, SIOR
President/Principal
bbradford@lee-associates.com
M 407.493.5555

PARCEL #1	36-23-29-0000-00-005	8.90 +/- acres of land with eleven (11) usable structures
PARCEL #2	36-23-29-0000-00-008	2.09 +/- acres of land with one (1) usable structure



Parcel #1 has eleven (11) total usable structures that vary in size and condition. The site is fully paved. The main plant and largest structure is likely not functional and therefore not included. The remaining structures vary in size from 1,566 SF to 10,310 SF. Structures 1-6 are fully enclosed. Structures 7-10 are large covered areas enclosed on three sides and open on 1 side.

Parcel #2 has one (1) usable structure on the property. The structure is a 5,052 SF metal building with canvass sides, fully enclosed and is grade level. There is no office or restrooms in this building.

Below is a brief description of each building:

#	BLDG. SF	USE
1	10,310.4 SF	Wholesale / Retail sales of Fertilizer and Ag products open to Public. Building divided into two equal sections.
2	5,092.8 SF	Corporate Offices
3	1,949.1 SF	Formerly used as a wash down building with floor drain, now used for dry storage
4	8,470.1 SF	Parts, maintenance and repairs
5	2,511.1 SF	Storage
6	2,703.7 SF	Accounting/office
7	1,566.4 SF	Dry storage, closed in on 3 sides, open on one, high ceiling heights
8	1,671.6 SF	Dry storage, closed in on 3 sides, open on one, high ceiling heights
9	1,771.4 SF	Dry storage, closed in on 3 sides, open on one, high ceiling heights
10	1,795.3 SF	Dry storage, closed in on 3 sides, open on one, high ceiling heights
11	5,052.2 SF	Metal structure enclosed with canvas sides

PROXIMITY MAP | 8306 S ORANGE AVENUE | ORLANDO, FL

There are two (2) means of ingress and egress serving the property off South Orange Ave. In addition, there is a private feeder road providing access to the parcel with two additional ingress and egress points. The location provides immediate access to several major arteries and destinations:

**8306 S Orange Avenue
Orlando, FL 32809**

DISTANCE	
SR 528 West	1.1 Miles
SR 528 East	1.1 Miles
Orlando Int. Airport	3.9 Miles
Florida Turnpike & SR 528	6 Miles
SR 528 & SR 417	8.3 Miles
I-4 & SR 528	9 Miles
Orange County Convention Center	9.4 Miles
Seaworld	10.2 Miles
Universal Studios	13.1 Miles



PARCEL #1
8.90± ACRES





PARCEL #2
2.09± ACRES

For more information, please contact:

CONTACT

WILLIAM "BO" BRADFORD, CCIM, SIOR

President | Principal

407.493.5555

bbradford@lee-associates.com

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