



S Orange Ave

INDUSTRIAL BUILDING SUBLEASE

13643 S Orange Ave, Orlando FL 32824

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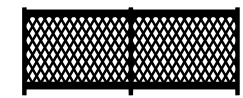
Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

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Sublease: \$8.75 / SF, NNN

Availability: ±30,000 - 84,308 SF

Parcel ID: 26-2429-8133-01-000



**OPTIONAL
FENCED IOS**

Class A industrial sublease space available at South Orange Logistics Center, with remaining lease term through February 29, 2028

Flexible sublease options available, ranging from ±30,000 SF of warehouse storage up to the full 84,308 SF building with office space

Partial spaces offer 5+ dock-high loading positions, while the full building includes 26 dock doors, 1 ramp, and existing racking systems

Efficient building specifications include 50' x 60' column spacing, 32' clear height, ESFR fire suppression, 1,600 AMP / 277-480V power, and clerestory windows

Strategically located at the intersection of SR 417 and Florida's Turnpike, with convenient access just 1.6 miles from the site

DEMOGRAPHICS

	Total Population	Total Households	Average HH Income
2025			
5 Mins	9,029	2,868	\$96,079
10 Mins	94,979	30,819	\$98,551
15 Mins	234,161	77,381	\$99,239

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THE NEIGHBORHOOD



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LOCATION

Drive Times & Traffic Counts



4 minutes
(2.5 miles)



5 minutes
(2.6 miles)



8 minutes
(4.7 miles)



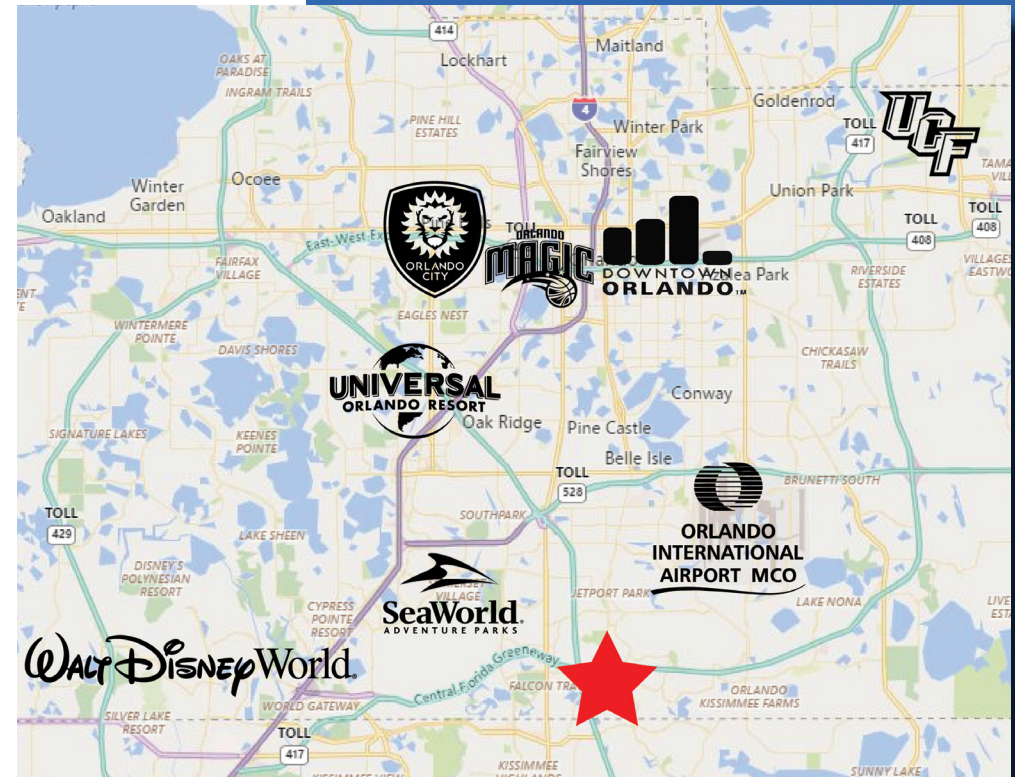
8 minutes
(4.8 miles)



16 minutes
(12.3 miles)



18 minutes
(17.1 miles)



Average Annual Daily Trips

2024

S Orange Avenue	28,000
Florida Turnpike (SR 91)	115,100

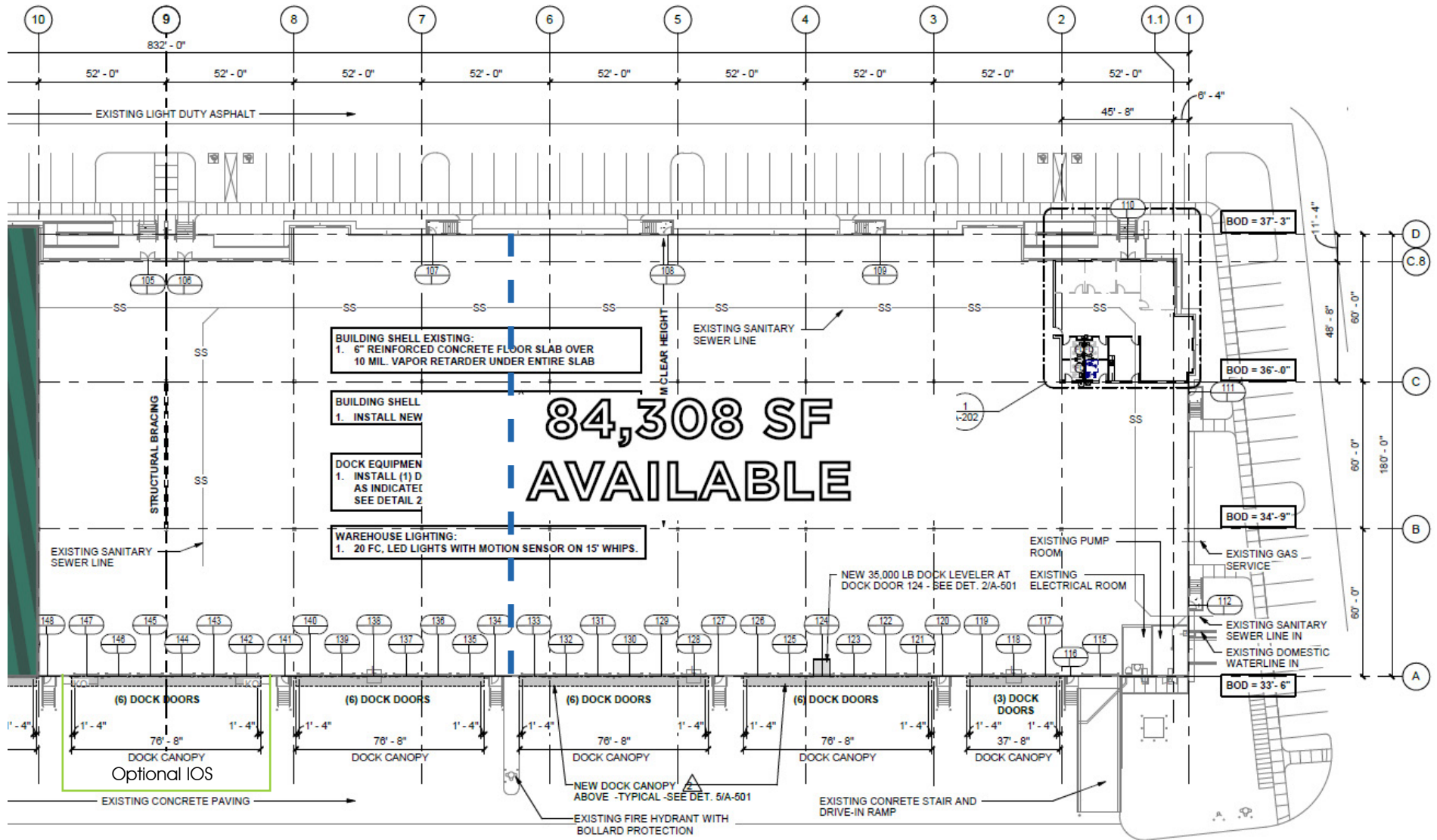
Surrounding Businesses

2025	5 Mins	10 Mins	15 Mins
Retail Businesses	30	723	1,892
Food & Drink Businesses	11	217	557

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FLOORPLAN: ± 30,000 - 84,308 SF



Entire space can be demised into two suites

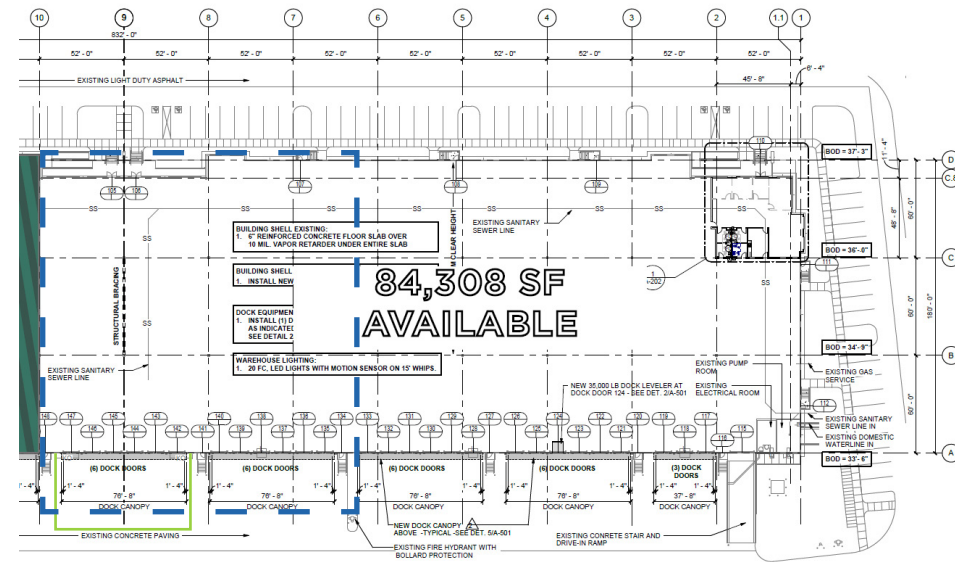
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PARTIAL BUILDING SUBLEASE

UNIT FEATURES

- ± 45,000 SF dead storage space
- 13 Dock-high roll-up doors
- ESRF Fire Suppression
- Clear height: 32 feet
- 4,893 SF fenced IOS space with 41 ft wide gate (optional)



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