

# E Colonial Industrial

14180 E Colonial Dr, Bldg. 300, Orlando, FL 32826



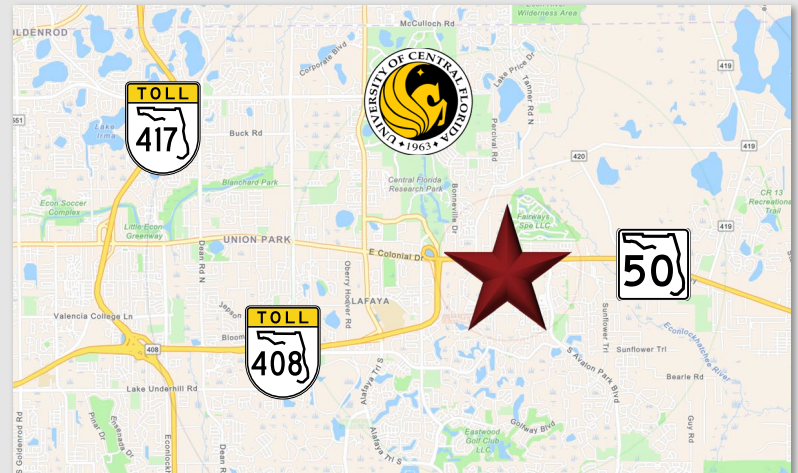
**FOR LEASE: \$15 NNN**

## LOCATION HIGHLIGHTS

This industrial warehouse space is conveniently located on E Colonial Drive with traffic counts over 46,000 CPD. Adjacent to Econ River High School and Orlando Metro Gymnastics. Only 1 mile from the 408 and only 5 miles from the 417.

## LISTING HIGHLIGHTS

- **±17,288 SF** Free-Standing Warehouse/Office
- Additional parking behind warehouse
- Warehouse build-out includes:
  - **±15,226 SF** of open warehouse space
  - **20' clear height** with a max height of 26' at the center
  - **3-phase power**
  - 1 grade level roll up door
- Office build-out includes:
  - **±2,002 SF** with AC
  - Reception, 5 offices, work area, and 2 restrooms



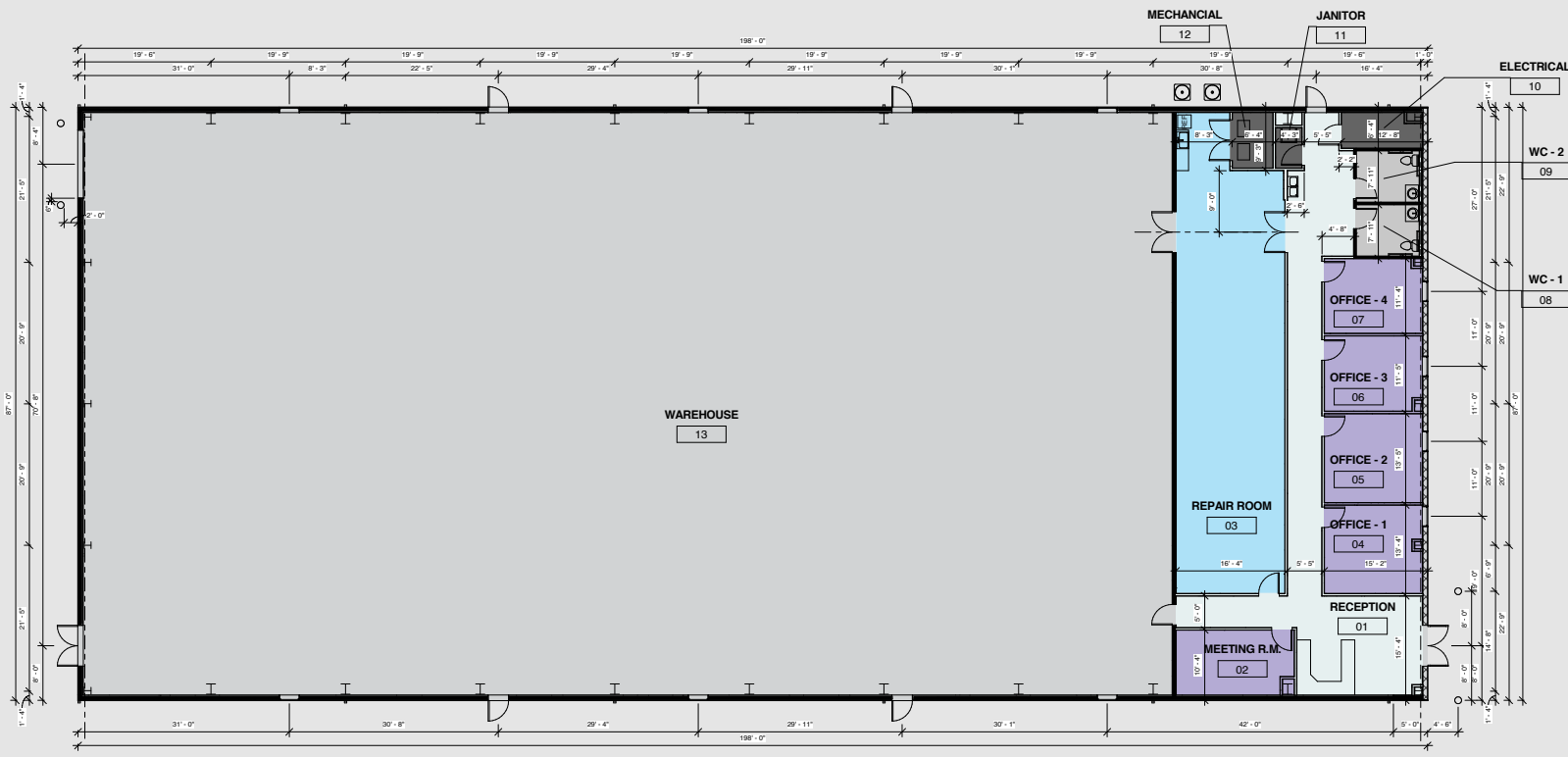
2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	12,093	95,066	203,398
Median HH Income	\$75,000	\$81,448	\$87,044
Average HH Income	\$87,342	\$100,564	\$107,581

CONTACT FOR MORE INFORMATION:

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