

FOR LEASE | ±16,800 SF FREESTANDING WAREHOUSE

**6524 ALL AMERICAN BOULEVARD**  
ORLANDO, FL 32810

AVAILABLE IN 90 DAYS



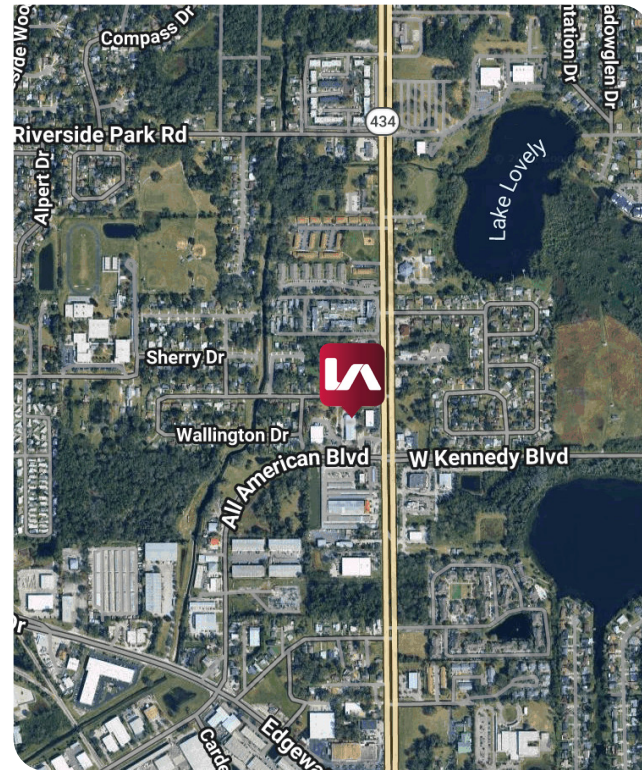
**ALL AMERICAN BOULEVARD | 7,100 AADT**

### PROPERTY OVERVIEW

- **Size:** ±16,800 SF
- **Building Type:** Free-Standing, Clear-Span Warehouse
- **Grade-Level Doors:** Four (4) 12' x 14'
- **Dock-High Loading:** One (1) Oversized 12' x 14' Dock Door
- **Clear Height:** 16' – 18'
- **Parking:** Twenty (20) Parking Spaces
- **Ventilation:** Four (4) Warehouse Ventilation Fans
- **Power:** 400 Amps 3-Phase
- **Zoning:** Unincorporated Orange County – [C-1 Commercial District](#)

### LOCATION

Strategically located in the heart of Central Orlando's established industrial corridor, just west of Edgewater Drive and minutes from Interstate 4, providing excellent regional connectivity throughout the Orlando MSA. The property offers convenient access to major transportation arteries including Lee Road, Maitland Boulevard (SR 414), John Young Parkway, and Orange Blossom Trail (US 441), allowing efficient distribution to Downtown Orlando, Orlando International Airport, and the surrounding Central Florida markets.



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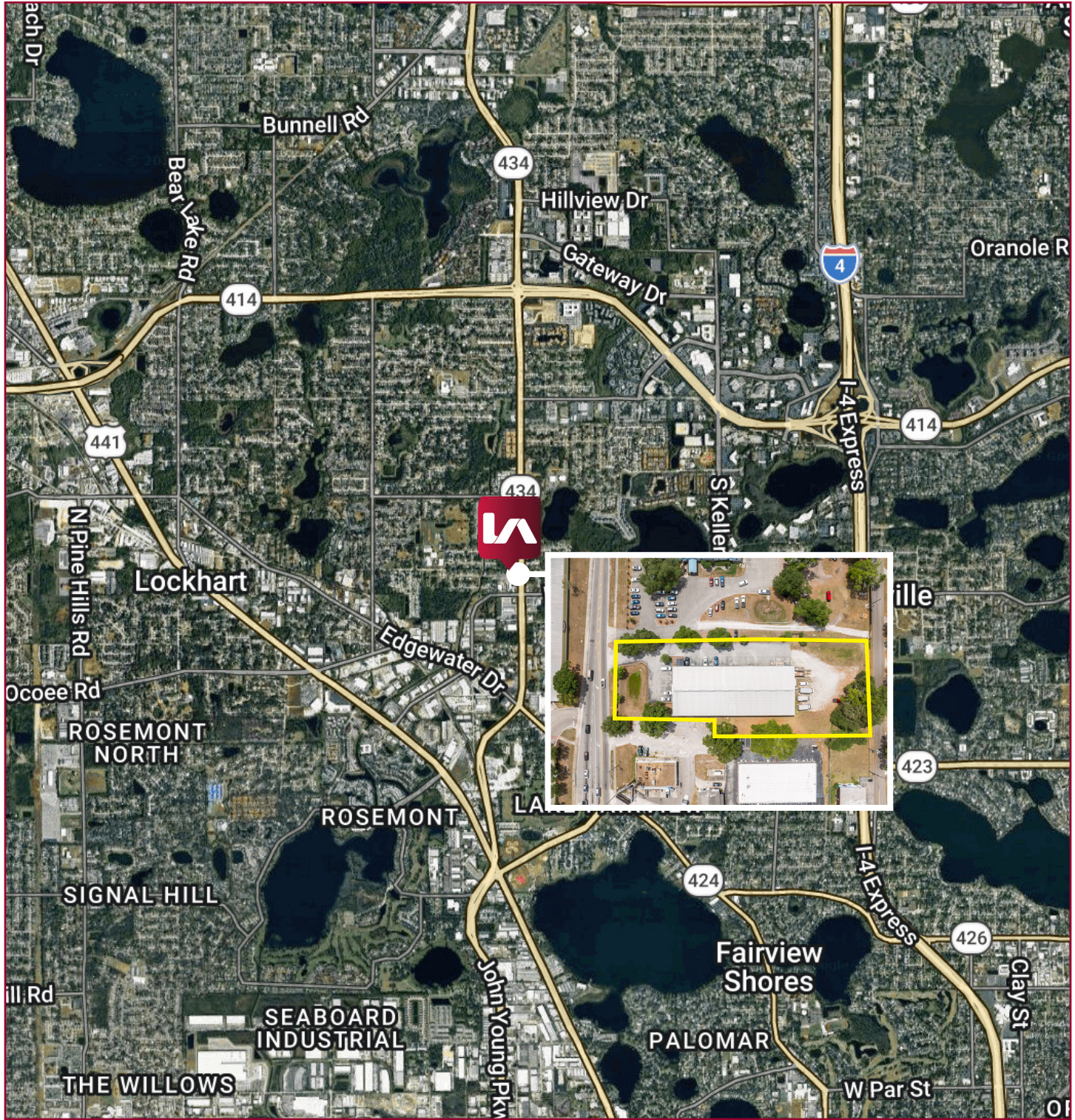
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