

E Colonial Industrial

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



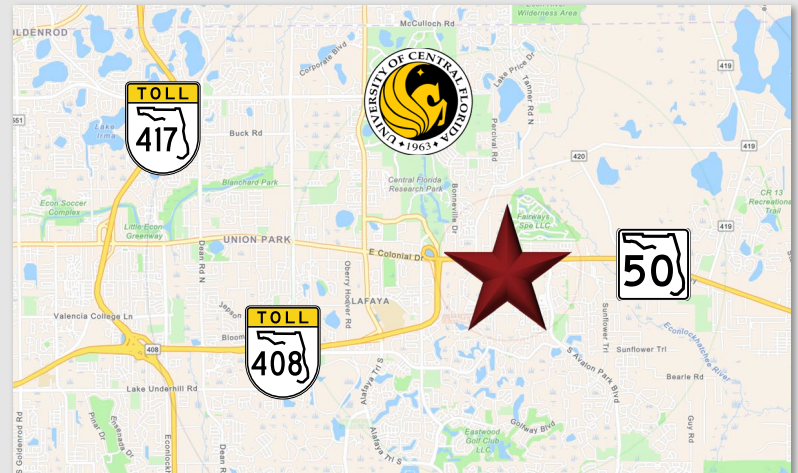
FOR LEASE: \$15 NNN

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



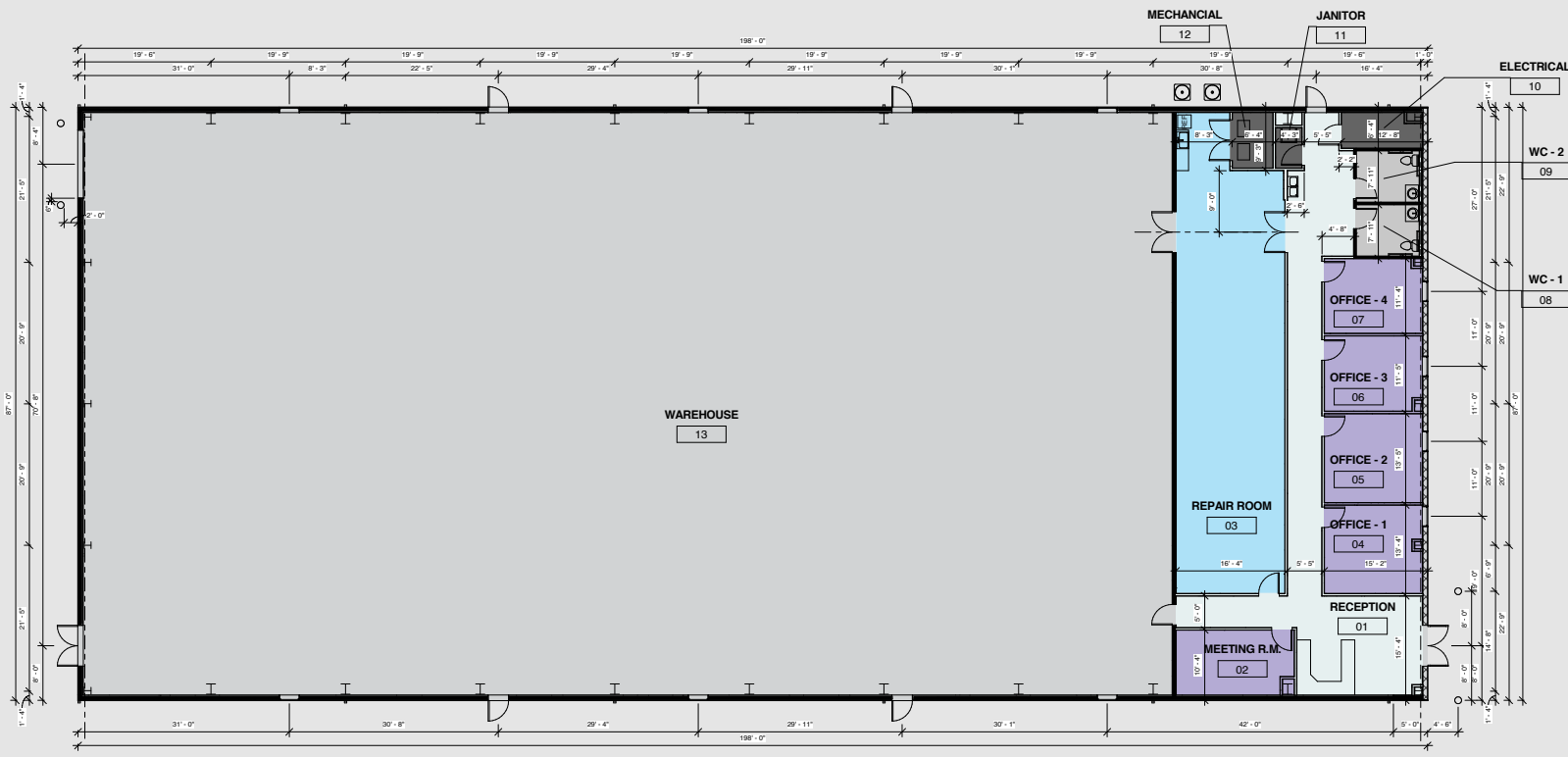
2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	12,093	95,066	203,398
Median HH Income	\$75,000	\$81,448	\$87,044
Average HH Income	\$87,342	\$100,564	\$107,581

CONTACT FOR MORE INFORMATION:

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 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



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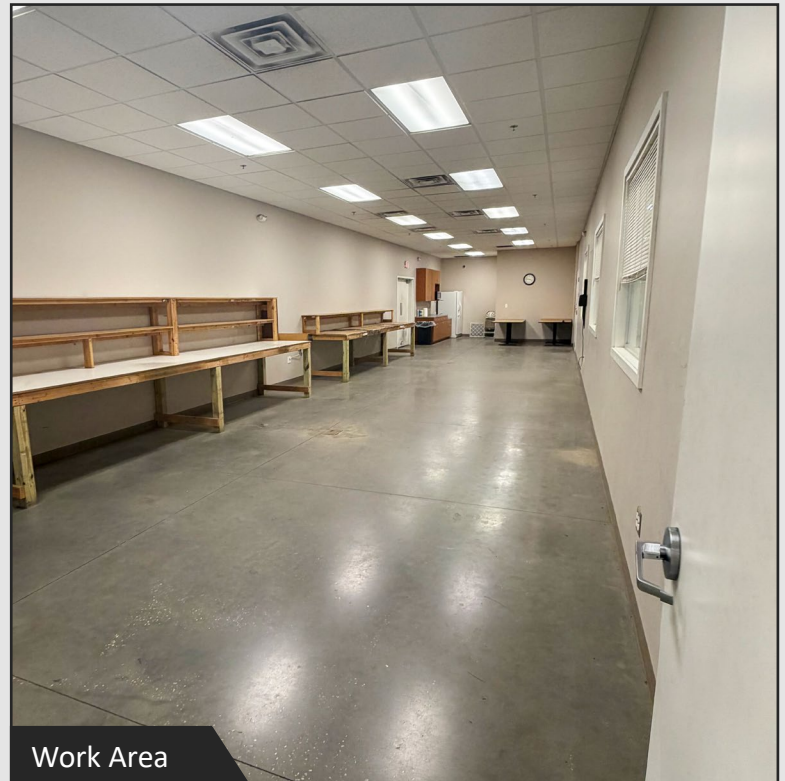
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Work Area



Work Area



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