

FOR LEASE  
**52,579 SF**



# AIRPORT COMMERCE CENTER

**1630 PRIME COURT, ORLANDO, FL**

*FORMER BAKERY FACILITY  
AVAILABLE Q3 2027*



# BUILDING HIGHLIGHTS

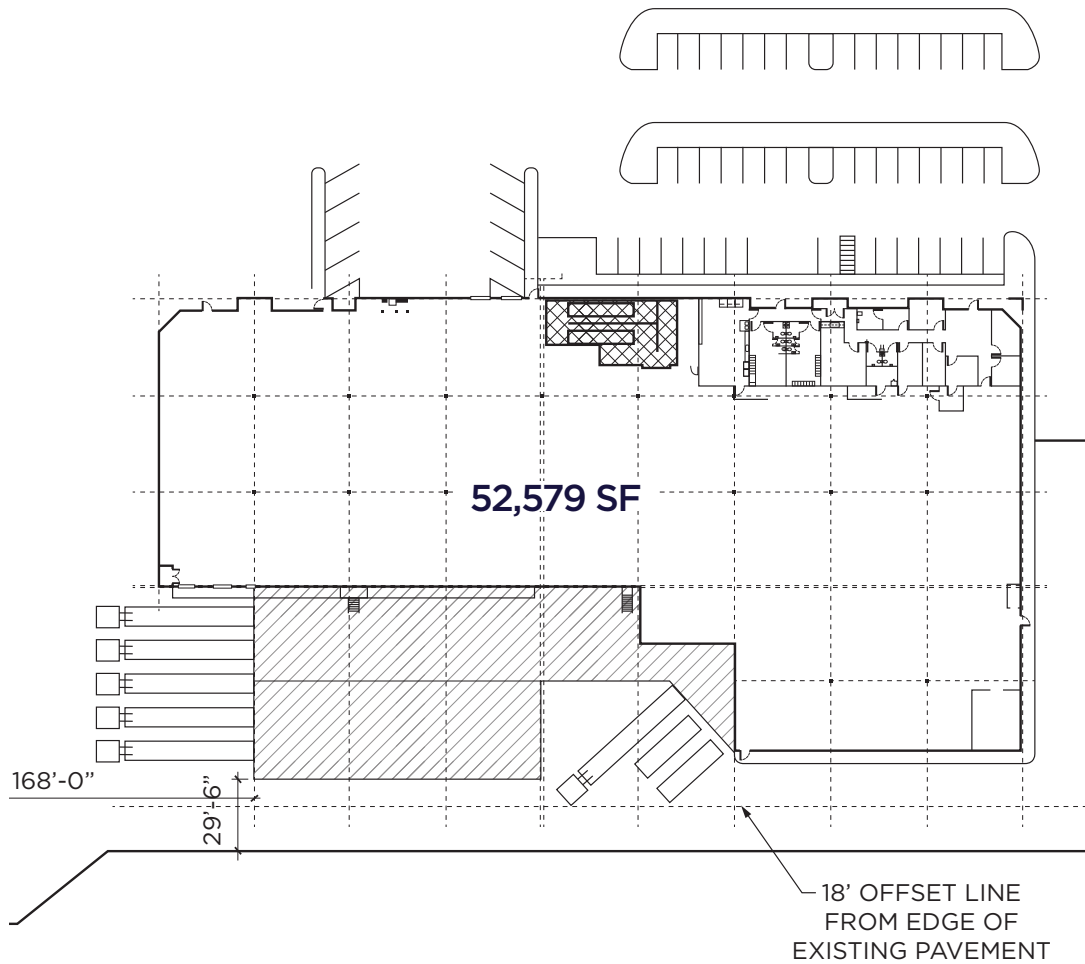
Located in Orlando's established South Orange/Airport industrial submarket, 1630 Prime Court is a well maintained Class B warehouse facility on a  $\pm 2$  AC site. Built in 1996 with durable masonry construction, the property features up to 52,579 SF of available industrial space with a 20' clear height, 16 dock high doors, and ample surface parking for efficient operations.

Previously utilized as a bakery, the building benefits from specialized existing infrastructure, including upgraded waterlines, built-in refrigeration and freezer cooler capabilities, and an existing natural gas line—ideal for food production, cold storage, or manufacturing users.

Zoned I-2 for industrial use and equipped with an ESFR sprinkler system, the property supports a wide range of uses. Its prime location near Orlando International Airport and major transportation corridors provides excellent accessibility, enabling efficient distribution and seamless regional connectivity.



# PROPERTY HIGHLIGHTS



AVAILABLE Q3 2027



±4,800 SF Office



16 Docks w/ Levelers



20' Clear Height



Cross-dock



66 Parking Spaces



Built in 1996



I-2 Zoning



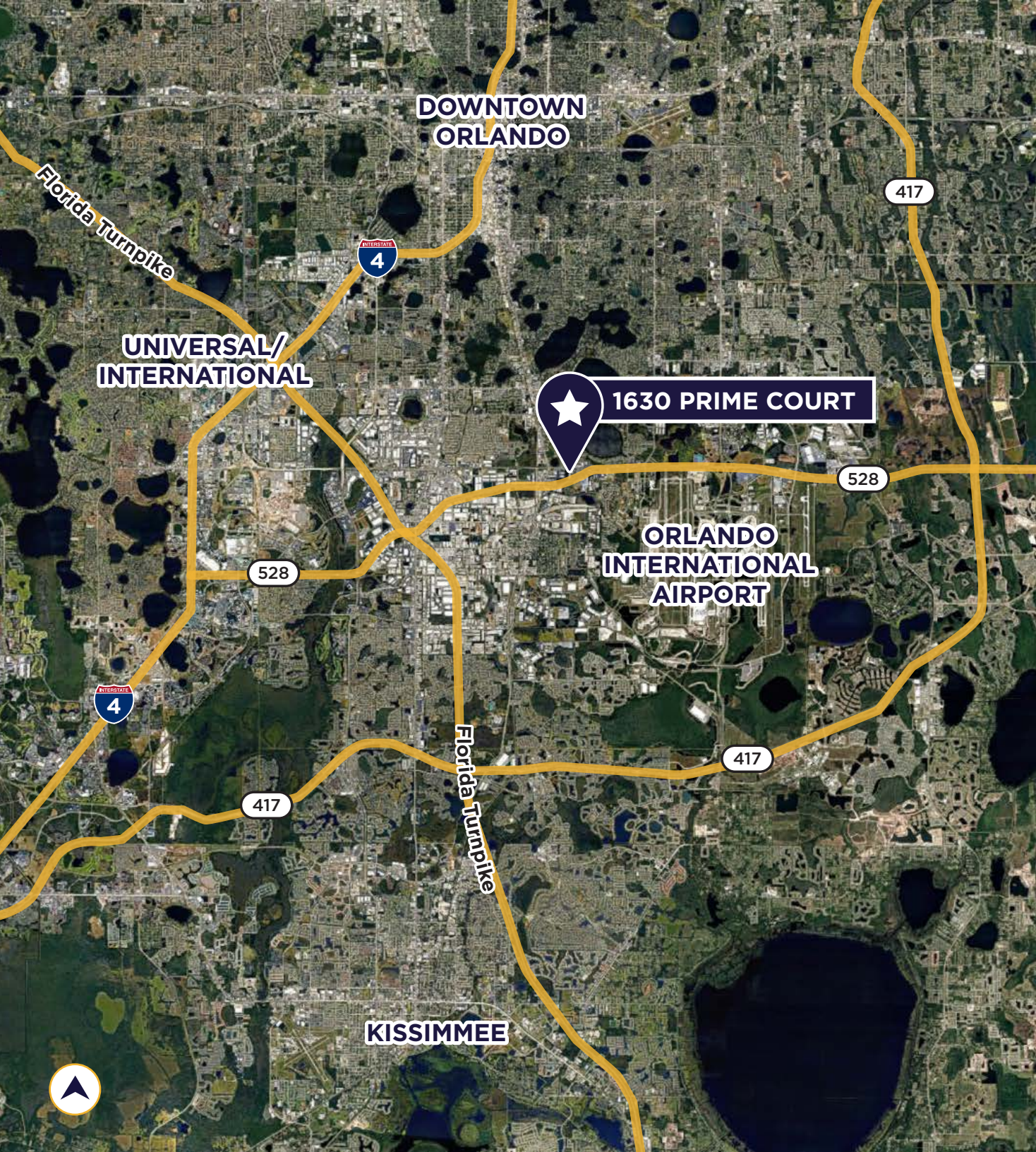
ESFR Fire Suppression



Abundant 3-Phase Power



\$4.02 PSF Operating Expenses



**ACCESS TO SR-528**

1 MILE | 4 MINUTES

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**ORLANDO  
INTERNATIONAL AIRPORT**

3.7 MILES | 7 MINUTES

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**ACCESS TO FLORIDA  
TURNPIKE**

5.8 MILES | 9 MINUTES

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**ACCESS TO I-4**

8.9 MILES | 11 MINUTES

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**ACCESS TO SR 417**

8.6 MILES | 12 MINUTES

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**UNIVERSAL/  
INTERNATIONAL**

12.8 MILES | 17 MINUTES

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**DOWNTOWN ORLANDO**

17.2 MILES | 23 MINUTES

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**KISSIMMEE**

11.8 MILES | 29 MINUTES



# CONTACT INFORMATION

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