



INDUSTRIAL BUILDING SUBLEASE

13643 S Orange Ave, Orlando FL 32824

Contact: Ben Kuykendall
 Vice President of Brokerage Services

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

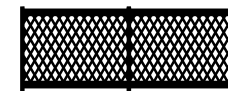
Contact: Dan Van Nada, CCIM
 Vice President of Brokerage Services

E: Dan@FCPG.com
P: 407.872.0177 ext. 117

Sublease: \$7.50 - \$8.00 / SF, NNN

Availability: $\pm$ 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 $\pm$ 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

2025



Total Population



Total Households



Average HH Income

5 Mins

9,029

2,868

\$96,079

10 Mins

94,979

30,819

\$98,551

15 Mins

234,161

77,381

\$99,239

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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THE NEIGHBORHOOD



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LOCATION

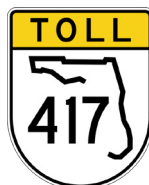
Drive Times & Traffic Counts



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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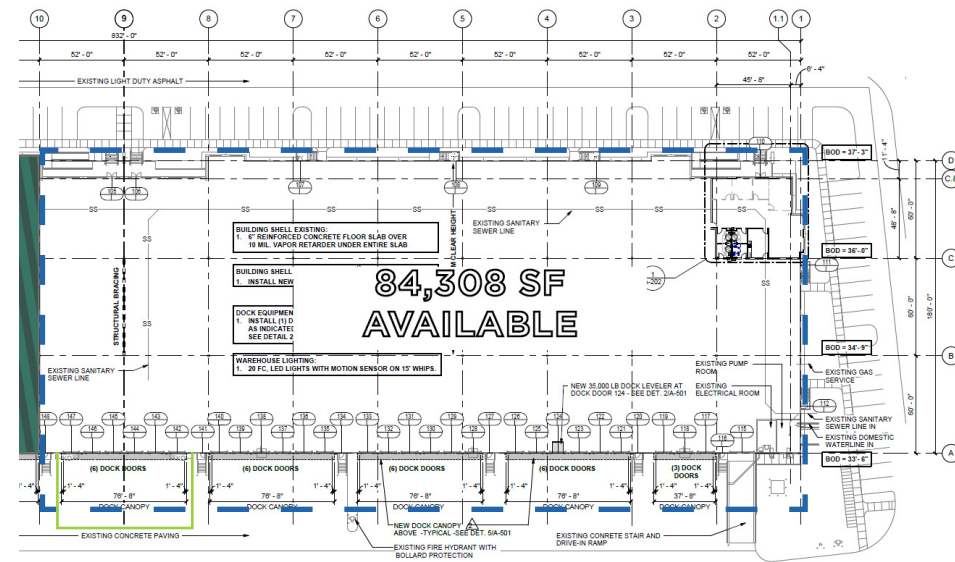


FIRST CAPITAL
Property Group
Commercial Real Estate Services

FULL BUILDING SUBLEASE

UNIT FEATURES

- 81,260 SF warehouse, 3,048 SF office space
- 28 Dock-high roll-up doors, 1 ramp
- Retail showroom space at front entrance
- 4 Private restrooms
- Clear height: 32 feet



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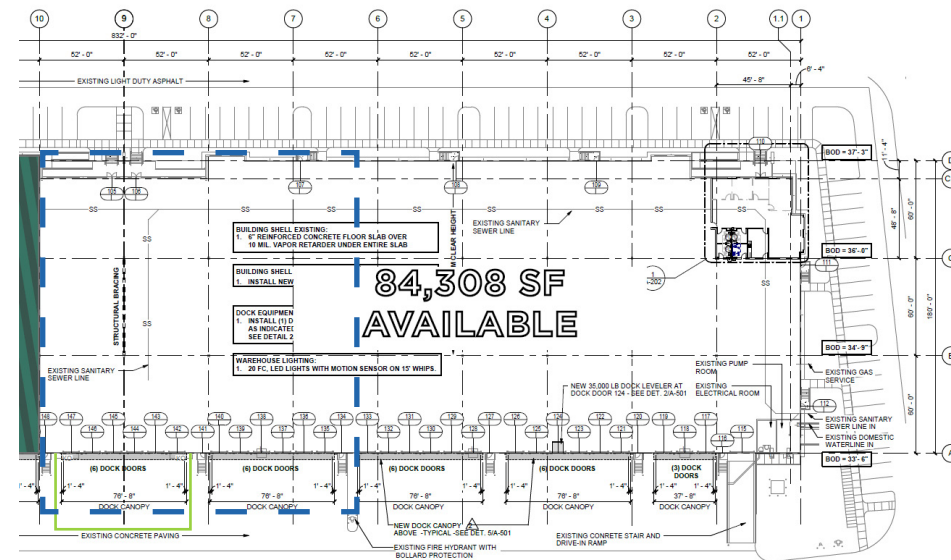
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PARTIAL BUILDING SUBLEASE

UNIT FEATURES

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



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