



INDUSTRIAL BUILDINGS FOR LEASE

4228 & 4236 N ORANGE BLOSSOM TRAIL, ORLANDO, FL 32804

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For Lease: \$12.00 / SF, NNN

4228 N OBT: ±7,202 SF
Suite 200: ±7,202 SF

4236 N OBT: ±5,800 SF
Suite 100: ±5,800 SF

Parcel ID: 09-22-29-0000-00-075



ZONING:
IND-2 / IND-3

2.75 AC industrial site in the heart of one of Orlando's core industrial markets, featuring 4 separate buildings with grade level warehouse space and abundant office and showroom space also available

I-2 / I-3 zoning (Orange Co.) allows for a variety of mechanical, manufacturing and other heavy industrial uses. Heavy power (1600 amp) services building 200

Entire site is fully fenced and gated for added security. A shared drive aisle and truck well service all buildings on the property.

4228 Suite 200: 7,202 SF of second floor storage and office space, with a second floor roll-up door, accessed via the property's shared truck well

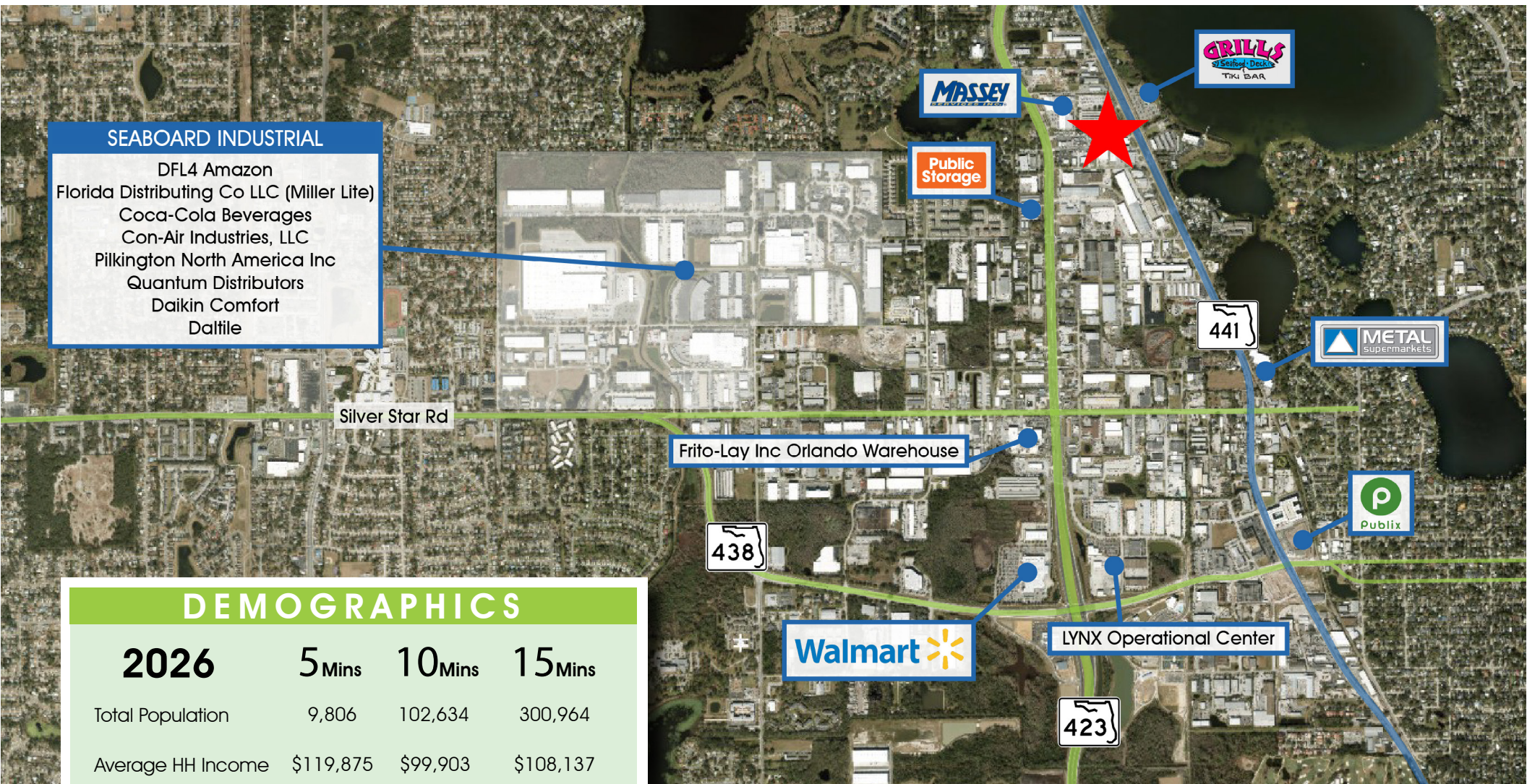
4236 Suite 100: 5,800 SF of warehouse space on the eastern side of the building with 600 SF of office, 12 x 14 ft. roll up door and 15.5 ft. clear height.

Site fronts Orange Blossom Trl. (26,000 AADT) with immediate access to Lee Rd. & John Young Pkwy., while only 9 mins. from I-4

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

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THE NEIGHBORHOOD



DEMOGRAPHICS

2026	5 Mins	10 Mins	15 Mins
Total Population	9,806	102,634	300,964
Average HH Income	\$119,875	\$99,903	\$108,137
Total Households	4,137	42,905	125,499

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LOCATION

Drive Times & Traffic Counts



0 minutes
(400 feet)



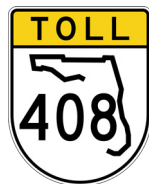
2 minutes
(0.5 miles)



5 minutes
(2.9 miles)



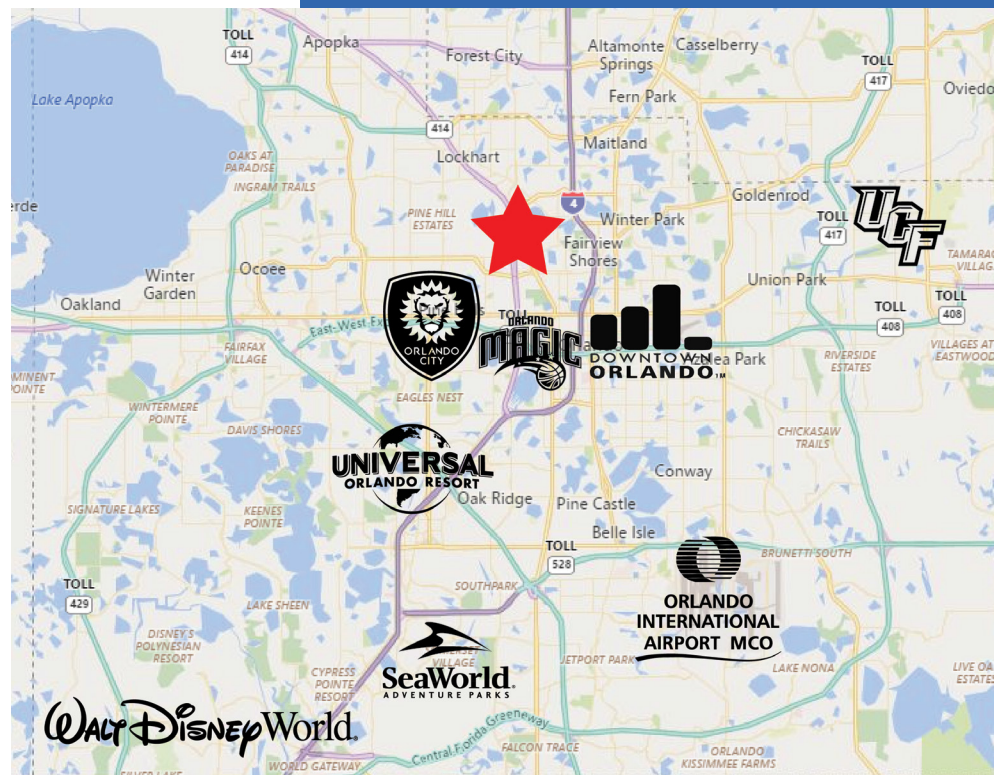
8 minutes
(3.7 miles)



9 minutes
(4.9 miles)



10 minutes
(4.5 miles)



Average Annual Daily Trips

2025

N Orange Blossom Trail (HWY 441)	26,000
N John Young Parkway (HWY 423)	53,000

Surrounding Businesses

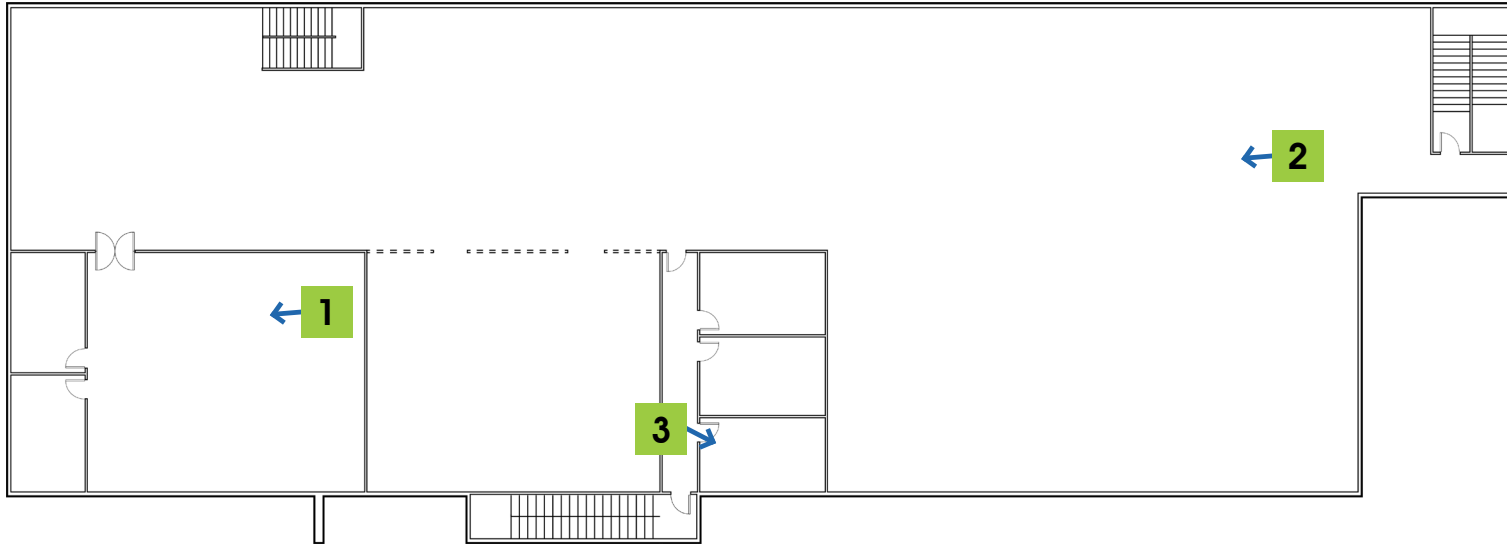
2026

	5 Mins	10 Mins	15 Mins
Retail Businesses	178	832	2,412
Food & Drink Businesses	25	111	332

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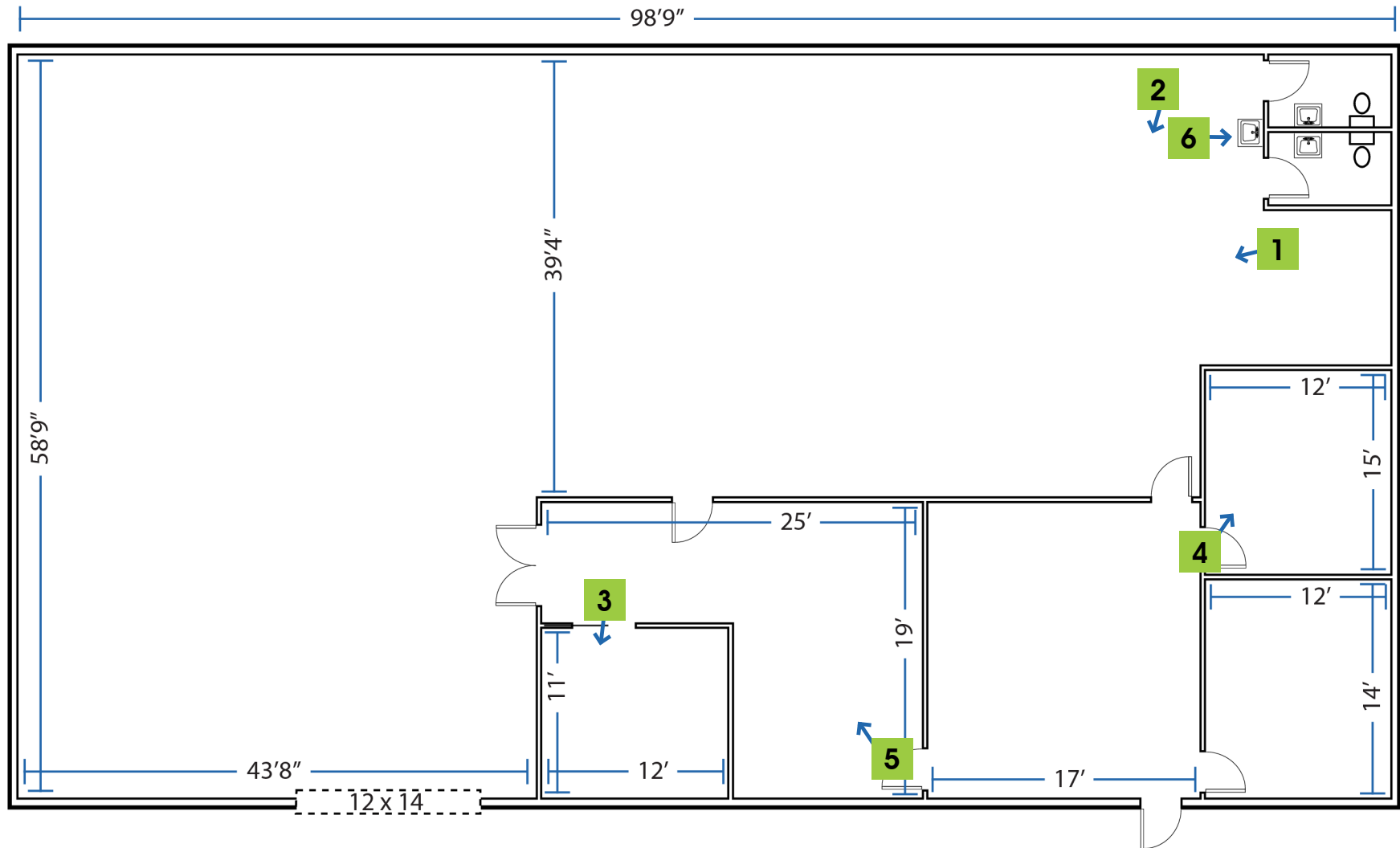
4228 N OBT SUITE 200 (2ND FLOOR): ± 7,202 SF



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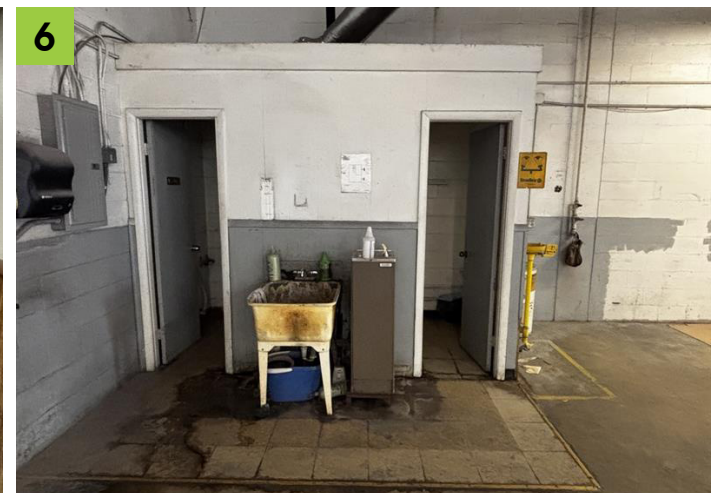
4236 N OBT SUITE 100: ± 5,800 SF



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IMAGES



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