INDUSTRIAL BUILDING SUBLEASE

13643 S Orange Ave, Orlando FL 32824

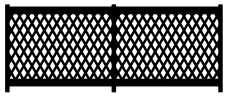
Contact: Ben Kuykendall
Vice President of Brokerage Services
E: Ben@FCPG.com
P: 407.872.0177 ext. 131

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: ±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 ±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

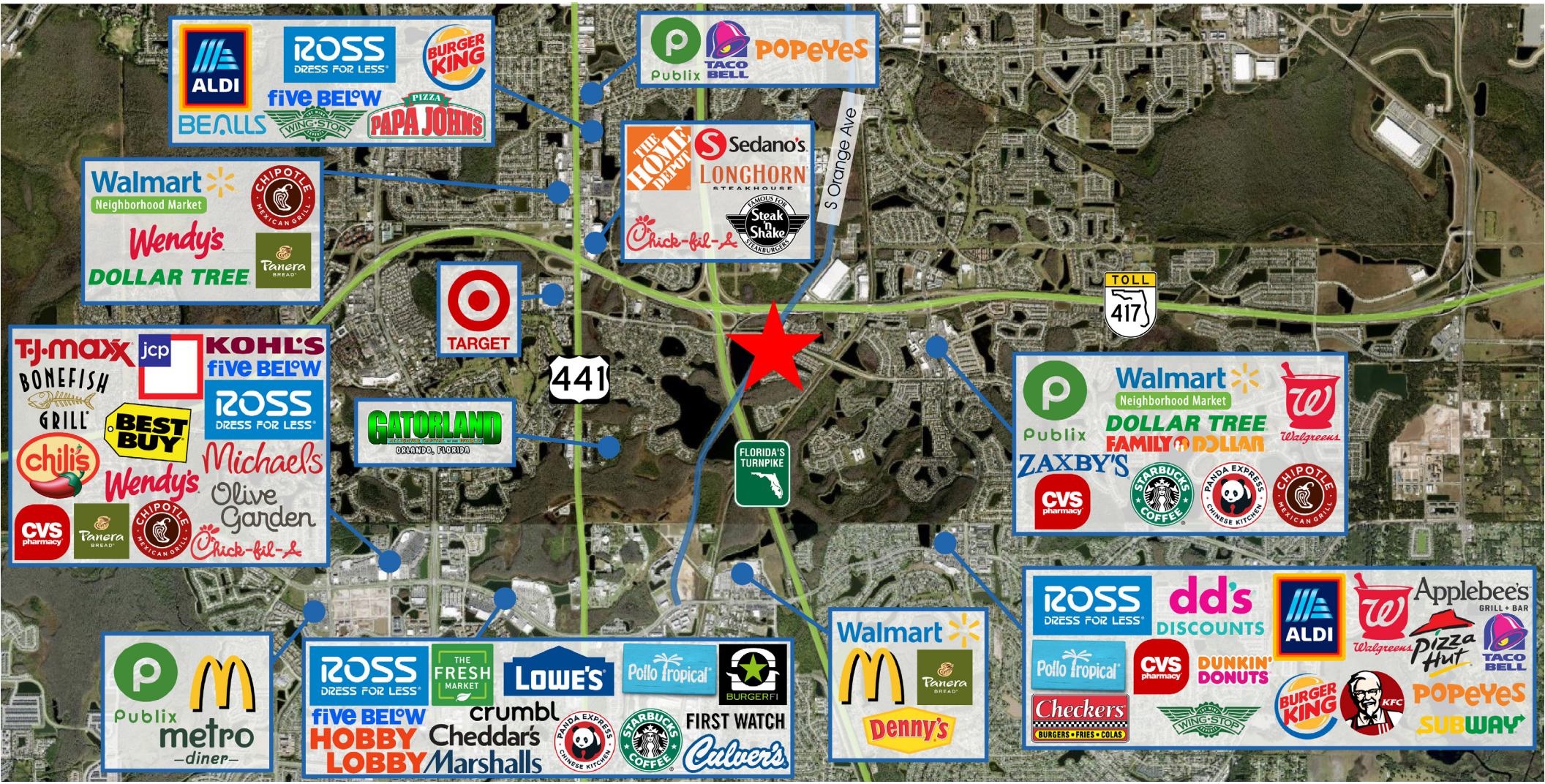
DEMOGRAPHICS

2026	Total Population	Total Households	Average HH Income
5 Mins	5,365	1,684	$97,935
10 Mins	70489	22,720	$102,567
15 Mins	211,512	70,122	$102,781

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

THE NEIGHBORHOOD



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

FIRST CAPITAL Property Group
Commercial Real Estate Services

LOCATION

Drive Times & Traffic Counts

441
4 minutes
(2.5 miles)

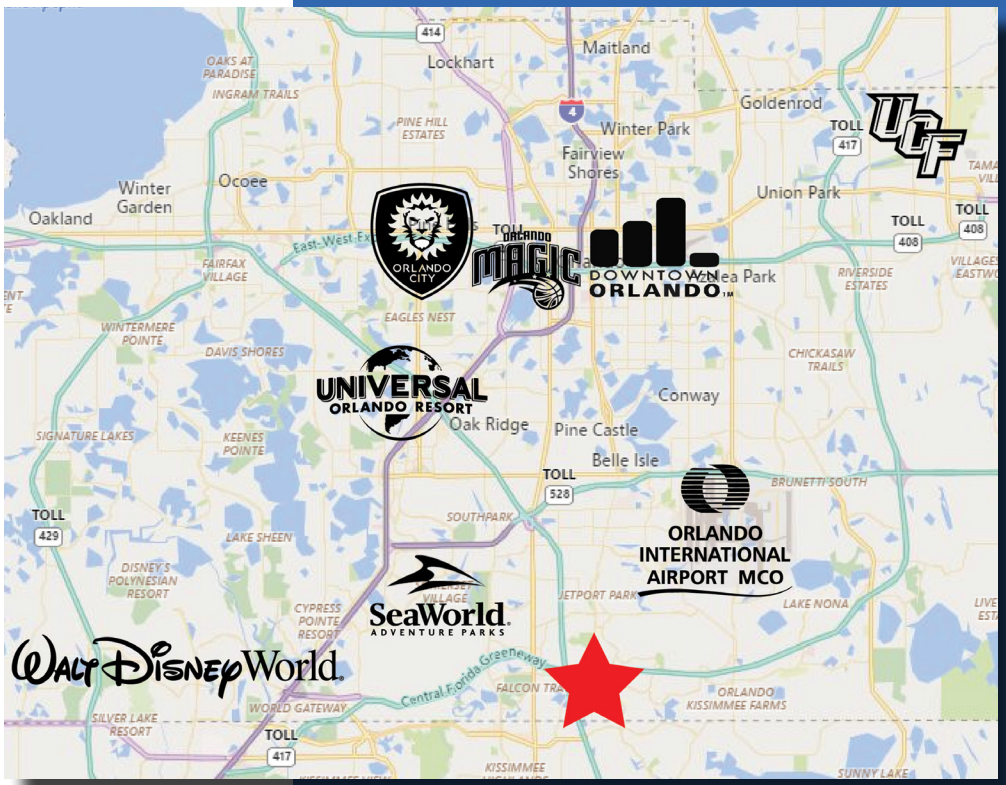
FLORIDA'S TURNPIKE
5 minutes
(2.6 miles)

TOLL 417
8 minutes
(4.7 miles)

192
8 minutes
(4.8 miles)

INTERSTATE 4
16 minutes
(12.3 miles)

DOWNTOWN ORLANDO
18 minutes
(17.1 miles)



Average Annual Daily Trips

2025	
S Orange Avenue	28,000
Florida Turnpike (SR 91)	115,100

Surrounding Businesses

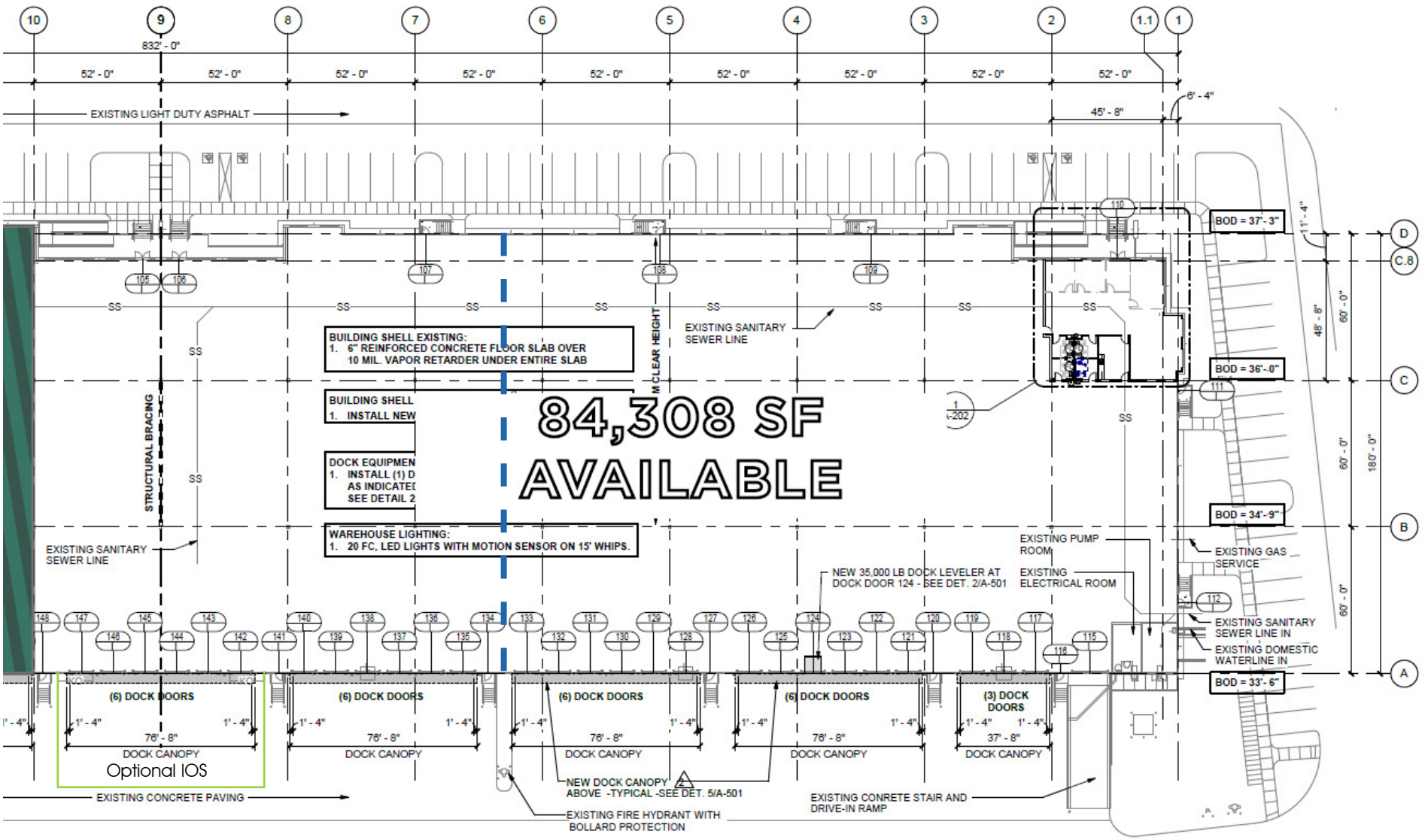
2026	5 Mins	10 Mins	15 Mins
Retail Businesses	8	308	1,043
Food & Drink Businesses	5	146	475

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

FIRST CAPITAL Property Group
Commercial Real Estate Services

FLOORPLAN: ± 30,000 - 84,308 SF



Entire space can be demised into two suites

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

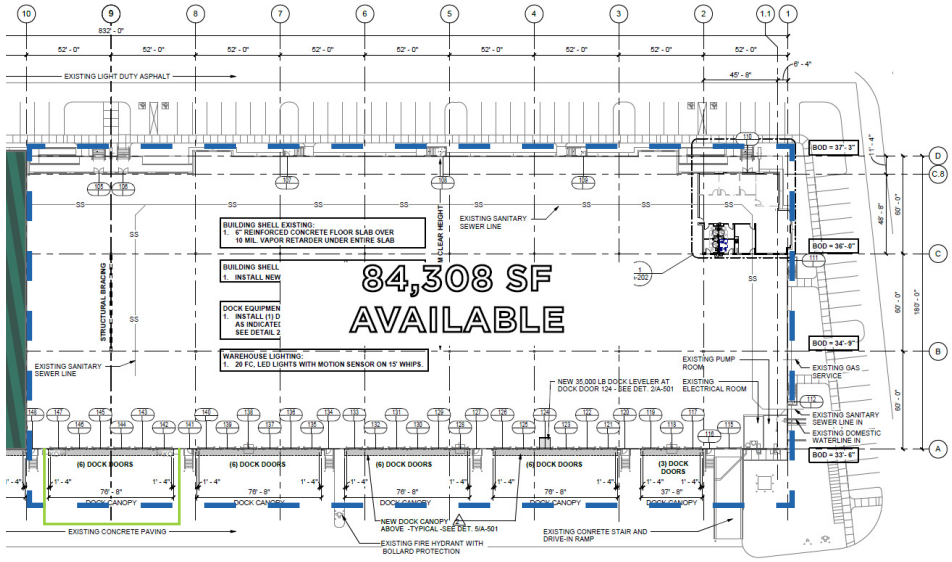
Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

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



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

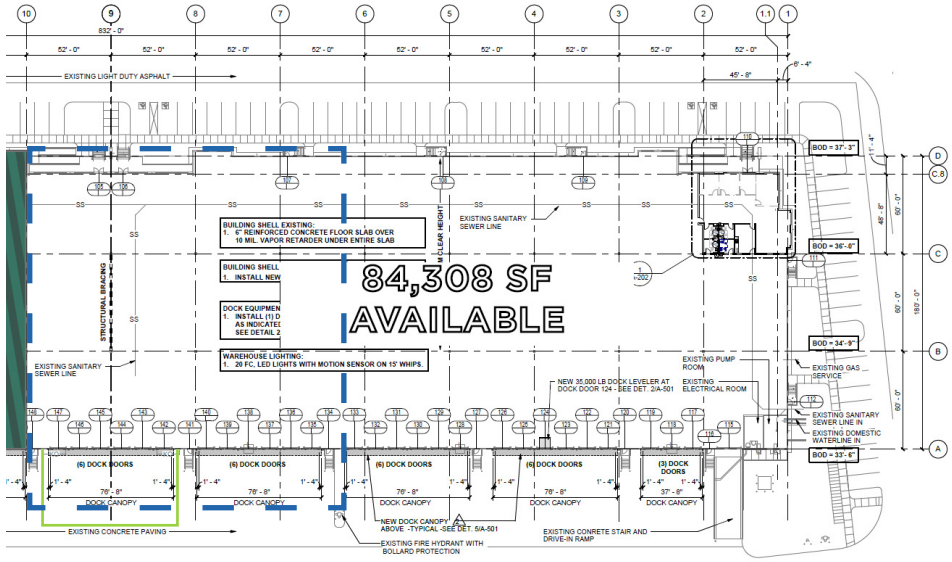
Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

FIRST CAPITAL Property Group
Commercial Real Estate Services

PARTIAL BUILDING SUBLEASE

UNIT FEATURES

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



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

FIRST CAPITAL
Property Group
Commercial Real Estate Services