



13110 S Orange Ave, Orlando, FL 32824

# FOR LEASE

# SOUTH ORLANDO

# FULFILLMENT CENTER

Brand New 40,000 SF Warehouse  
Build to Suit  
32' Clear Height  
Convenient Access to 417  
Location: [Click Here](#)





## BUILDING SPECIFICATIONS

<b>BUILDING SIZE</b>	40,000 SF
<b>CONSTRUCTION TYPE</b>	TILT WALL
<b>BUILDING DIMENSIONS</b>	290' X 140'
<b>LOADING DESIGN</b>	REAR LOAD
<b>OFFICE SPACE</b>	BTS
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN SPACING</b>	50' X 56'
<b>SPEED BAY</b>	65'
<b>EMPLOYEE PARKING</b>	51 SPACES
<b>LOADING DOORS</b>	17 (9' x 10')
<b>DRIVE IN DOOR</b>	1 (12' X 14')
<b>TRUCK COURT DEPTH</b>	130'
<b>POWER</b>	800 AMPS (3-PHASE)
<b>WAREHOUSE LIGHTING</b>	LED
<b>SPRINKLER</b>	ESFR
<b>SLAB</b>	6" REINFORCED
<b>UTILITIES</b>	OUC
<b>ZONING</b>	INDUSTRIAL

# KEY REGIONAL DEMOGRAPHICS



LABOR FORCE	2 MILE	5 MILE	10 MILE
TOTAL POPULATION	45,527	199,670	629,996
CIVILIAN POPULATION AGE 16+ LABOR FORCE	12,754	152,418	783,711
TRANSPORTATION / WAREHOUSING	237	2,352	9,032
AVERAGE HOUSEHOLD INCOME	\$188,420	\$72,547	\$76,612

## ORLANDO



South Orlando Fulfillment Center is conveniently located in a primarily industrial area, with warehouses, distribution centers, and light manufacturing facilities. It's a part of Orlando's industrial corridor, which attracts businesses due to its convenient access to major transportation routes.

Orange Avenue is a crucial link in the transportation and distribution network of Orlando. Its proximity to Orlando International Airport and other major transportation hubs facilitates seamless movement of goods between air, sea, and land modes of transport. This can be advantageous for businesses involved in international trade, as well as those requiring an efficient supply chain network.

**Key benefits include:**

South Orange Avenue provides easy access to several major highways, including the Florida Turnpike, Interstate 4 (I-4), and State Road 417 (Central Florida GreeneWay). These highways connect Orlando to other major cities and regions in Florida, facilitating the movement of goods and materials to and from the warehouse.

**Port Access:** Although not directly adjacent to the site, Port Canaveral and Port Tampa Bay are the closest major seaports to Orlando. Both ports handle containerized cargo, bulk commodities, and cruise passengers, offering opportunities for international trade and shipping. Port Canaveral is approximately an hour's drive east of Orlando, while Port Tampa Bay is around an hour and a half west.



## CENTRAL FLORIDA LOGISTICS HUB

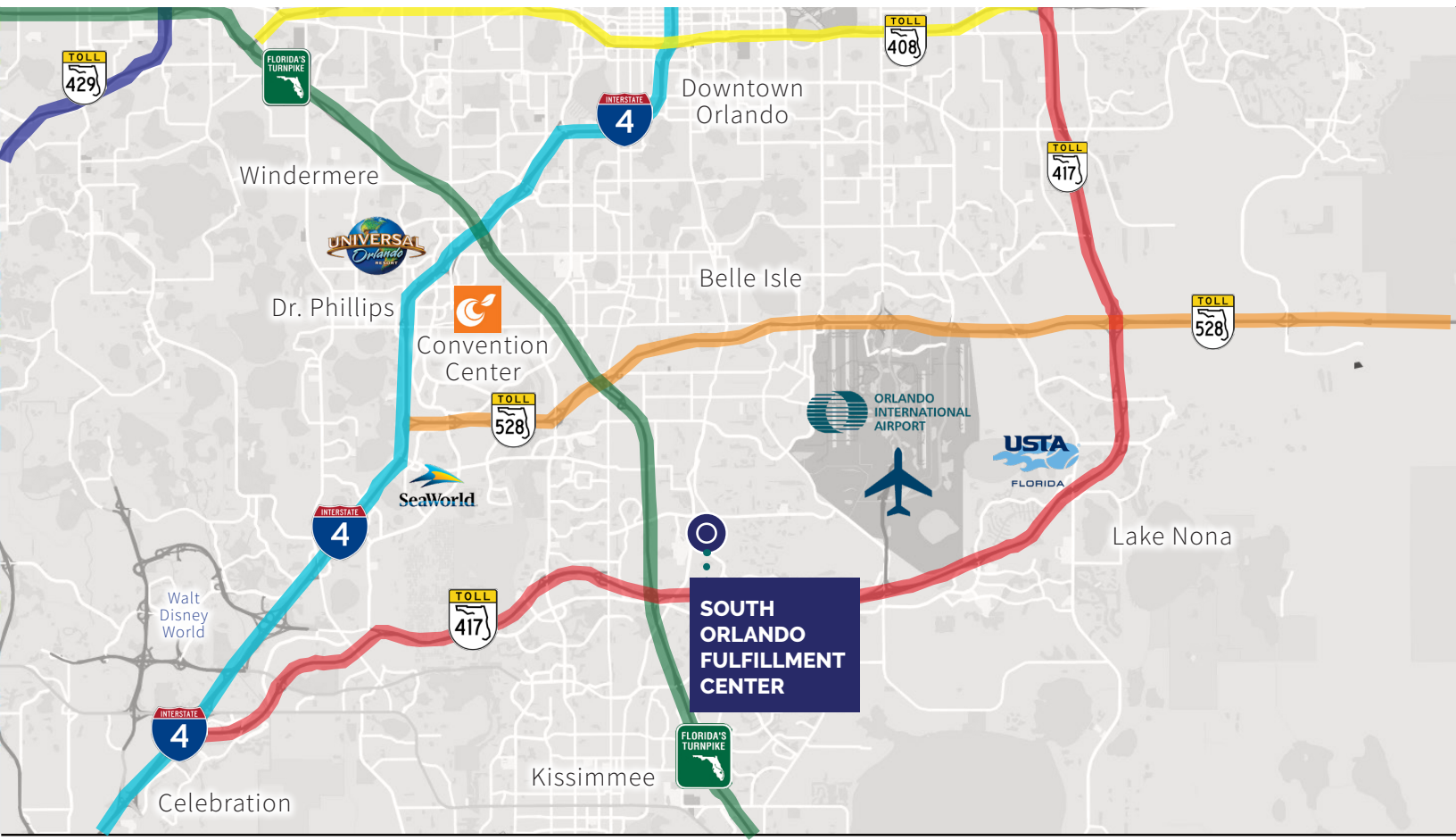
Orlando is a rapidly growing metropolitan area with a diverse economy, including industries such as tourism, technology, manufacturing, and distribution. Leasing a warehouse in this location could provide access to a large consumer market and potential business opportunities.

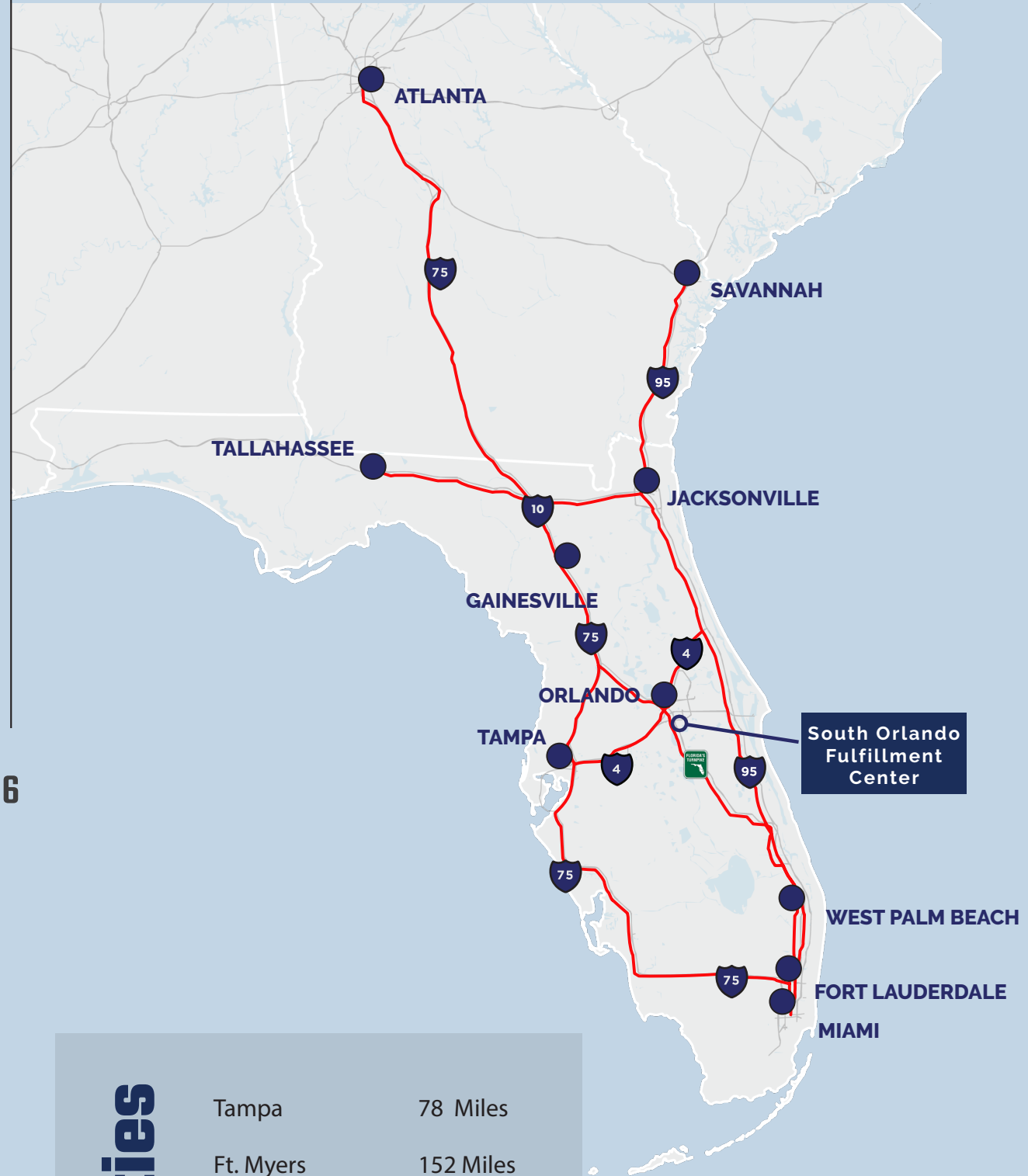
## MAJOR HIGHWAYS & AMENITIES

SR 417	7 min / 3 miles
SR 528	18 min / 7 miles
Florida's Turnpike (Exit 12)	12 min / 4 miles
USTA 	19 min / 10 miles
I-4	25 min / 10 miles
SR 408	26 min / 18 miles
Orlando Convention Center	27 min / 10 miles
Downtown Orlando	28 min / 20 miles
SR 429	43 min / 40 miles
I-95	1 hr 11 min / 69 miles

## MAJOR TRANSPORTATION HUBS

Orlando Int'l Airport	16 min / 9 miles
Sanford Int'l Airport	46 min / 41 miles
Port Canaveral	54 min / 53 miles
Port of Tampa	1 hr 41 min / 78 miles
Port of Jacksonville	2 hrs 35 min / 162 miles
Port of Everglades	3 hrs 23 min / 204 miles
Port of Miami	3 hrs 54 min / 222 miles
CSX Intermodal	29 min / 20 Miles





# Major Cities

Tampa	78 Miles
Ft. Myers	152 Miles
Jacksonville	159 Miles
Miami	221 Miles
Savannah, GA	298 Miles
Atlanta, GA	447 Miles



## CONTACT US

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