



AVAILABLE
FOR LEASE

3305 Silver Star Road, Orlando, FL 32808

HIGHLIGHTS

- 63,000 SF
- Frontage on Silver Star Road
- 32' Clear Height
- Dock High and Ramp Loading
- Industrial Zoning



BUILDING SPECIFICATIONS:

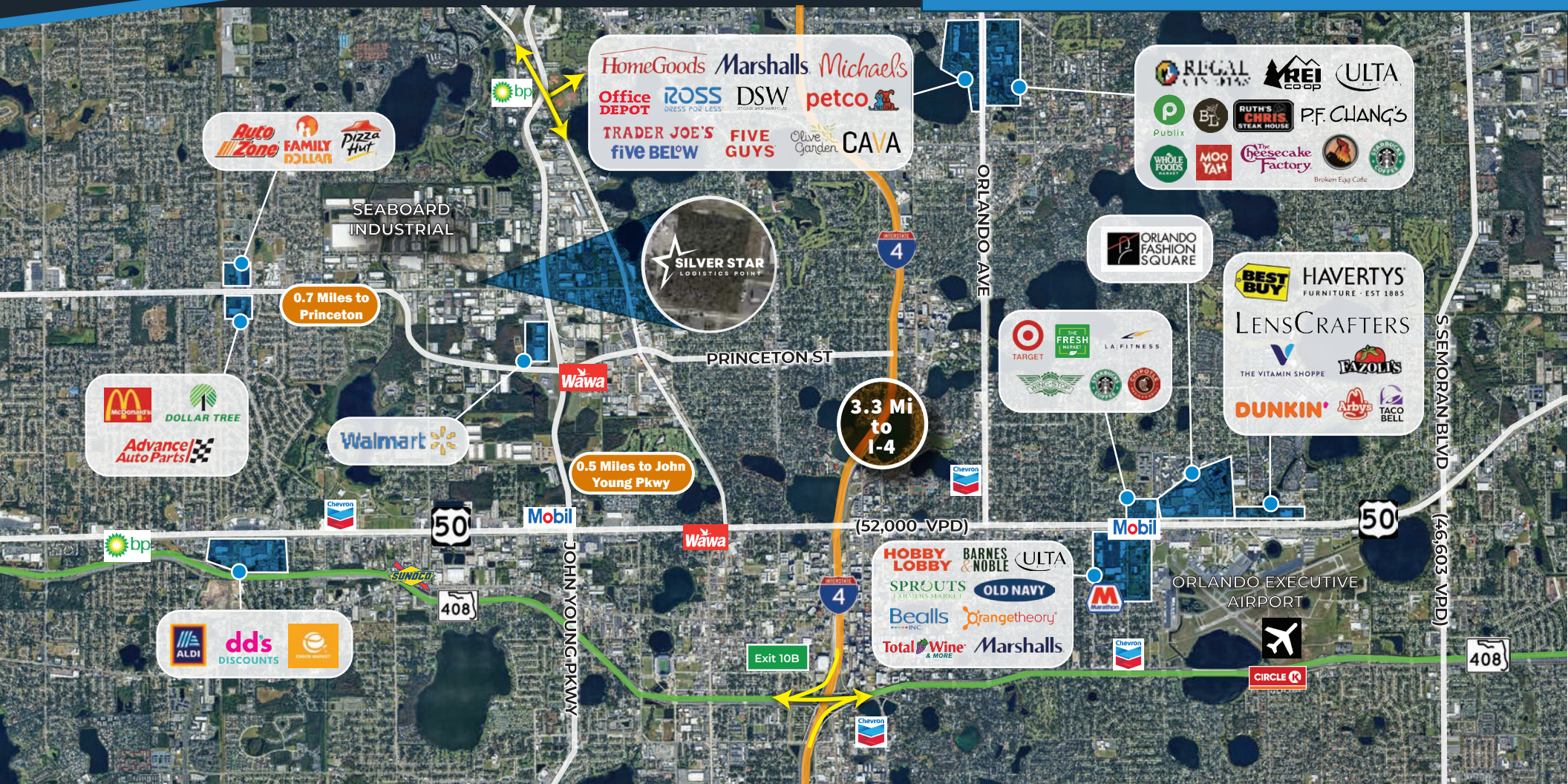


Total Area:	4.77 Acres
Building Size:	63,000 SF
Construction:	Tilt Wall
Dimensions:	200' x 315'
Loading:	Front Load
Ceiling Height:	32'
Office Space:	Build to Suit
Loading Doors:	21 (9'x10') Dock-Doors
Drive-In:	1 (12'x14') Oversized Ramp
Column Spacing:	54' x 50'
Truck Court:	120' with 60' Concrete Apron
Employee Parking:	72 Spaces (expandable by an additional 17 spaces)
Roof:	.60 MIL TPO roof with R-10 insulation
Sprinkler System:	ESFR
Warehouse Lighting:	LED
Floor:	6" Reinforced Slab
Power:	1,200 Amps
Zoning:	Industrial

AMENITIES AND NEIGHBORS

- Manufacturing
- Distribution

Silver Star Logistics Point benefits from direct frontage on Silver Star Road, providing convenient ingress and egress for trucks and employee vehicles, and is just minutes from major routes like John Young Parkway, U.S. 441, and SR-408, ensuring efficient connectivity across Central Florida. This location offers the right balance of accessibility, functionality, and proximity to both workforce and transportation infrastructure.



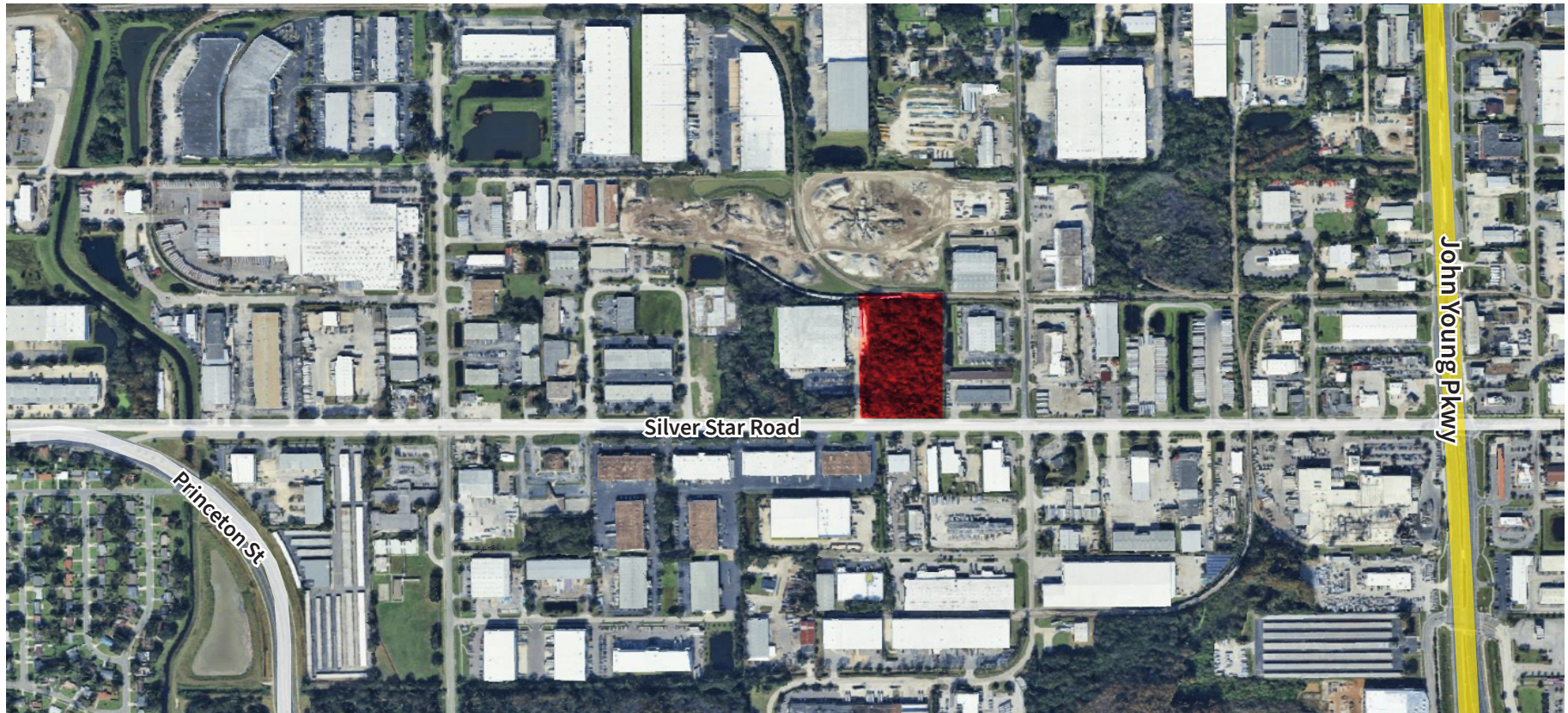
KEY INSIGHTS

- Located in the Silver Star Industrial corridor, this site offers direct access to major arterial roads, including John Young Parkway, US-441, and SR-408, enabling efficient transportation and last-mile delivery throughout Greater Orlando and Central Florida.
- The location is surrounded by dense residential zones and near downtown Orlando, offering access to a large, diverse labor pool, particularly important for warehousing, logistics, and value-added services.
- Approx. 15 minutes to I-4, 20 minutes to Orlando International Airport (MCO), and less than 10 miles from downtown — ideal for regional distribution and minimizing shipping timelines.



REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	35,761	294,296	992,542
Households	13,549	117,612	388,524
Employees	24,822	279,358	632,945
Ave. HH Income	\$72,973	\$78,362	\$83,947



LOCATED IN FLORIDA'S EPICENTER

KEY DRIVE TIMES

MAJOR CITIES

Orlando.....	5.8 Miles
Tampa.....	85 Miles
Jacksonville	139 Miles
Miami	239 Miles
Savannah	283 Miles
Atlanta	440 Miles

MAJOR TRANSPORTATION HUBS

Orlando Int'l Airport	22 Miles
Port Canaveral.....	57 Miles
Port of Tampa	94 Miles
Tampa Int'l Airport	90 Miles

MAJOR HIGHWAYS

FL 423 (John Young Pkwy).....	0.5 Miles
FL 438 (Princeton St).....	0.7 Miles
US 441 (Orange Blossom Trail).....	1.0 Miles
SR 50	2.2 Miles
FL 408	3.0 Miles
I-4	3.3 Miles
FL Turnpike.....	8.4 Miles
FL-417.....	13 Miles
SR 429.....	14 Miles
S SR 528	15 Miles
SR 27.....	23 Miles
I-95.....	53 Miles



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