MAURY L. CARTER & ASSOCIATES, INC.
FLORIDA LICENSED REAL ESTATE BROKER

PRICE REDUCED

IRREPLACEABLE DOWNTOWN ORLANDO WAREHOUSE

$1,750,000 (23%) DISCOUNT!

PRICE: ~~$7,700,000 ($175/SF)~~
NEW PRICE: $5,950,000 ($135/SF)

LEASE: ~~$9.95/SF NNN~~
NEW LEASE RATE: $6.95/SF NNN

AVAILABLE SF: ±8,640 - 44,000

* *SMALLER SPACES WILL REQUIRE LANDLORD FLEXIBILITY - CALL FOR MORE INFO!*
* *SHORT TERM LEASE OPTIONS AVAILABLE*



- **438 W. Kaley St. Orlando, FL 32806**
- 1.74± ac Lot
- 44,000 sf Building
- **Zoning:** I-G/T
- **City of Orlando Municipality**
- Opportunity Zone
- Natural Gas Available

Call now!

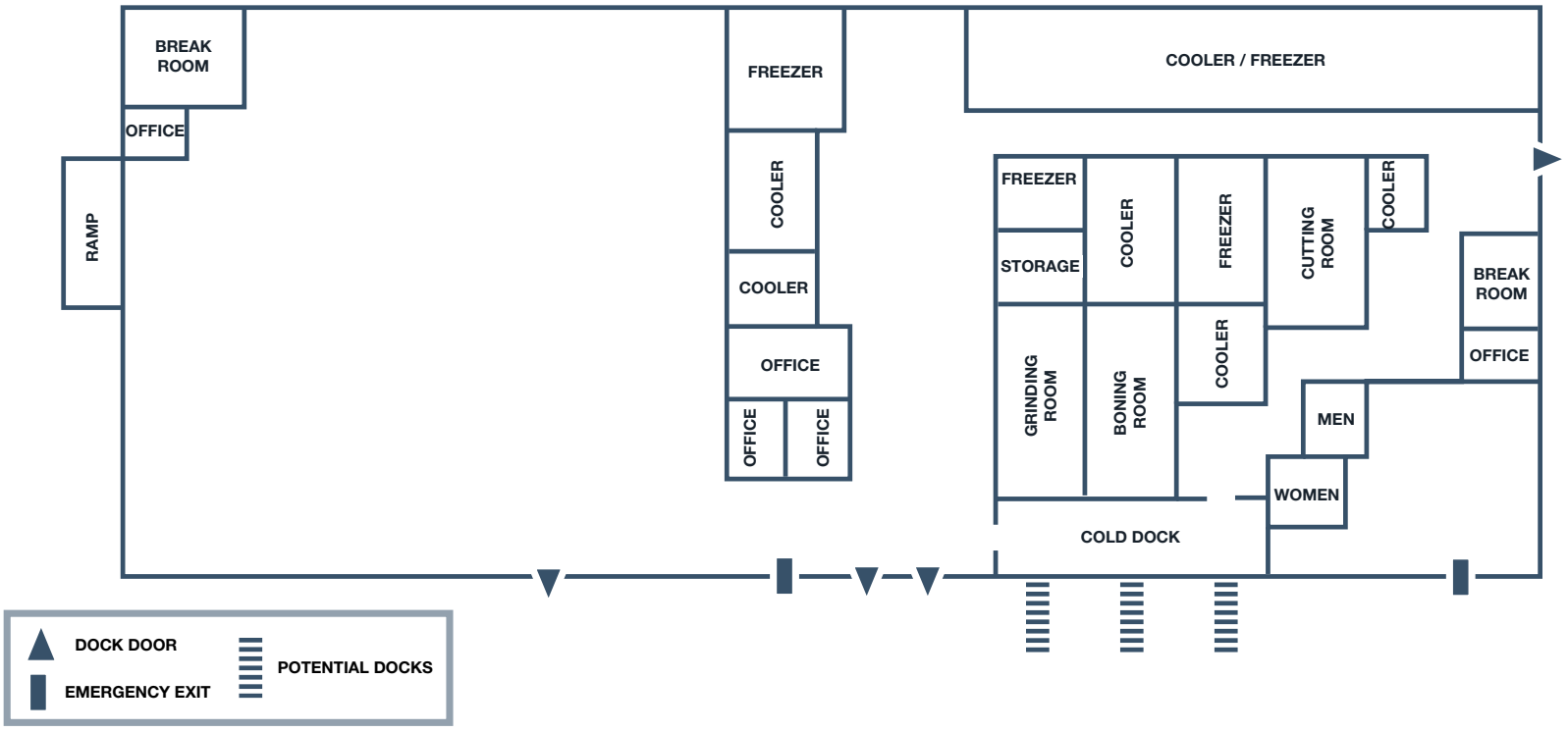
Jonathan Clayton,
Vice President/Broker
C: 407-670-9113
JClayton@MauryCarter.com

BUILDING DETAILS



- **Built 1954**
- **City of Orlando: Water/Sewer/Power**
- **Size:** 44,000± sf building
  - 1.74± ac lot
  - 12,000+ sf of Processing Rooms
  - 3,500+ sf of Freezer Space
  - 4,500+ sf of Cooler Space
  - 20,000+ sf of Dry Space
  - 4,000+ sf of Office Space
  - Four Dock-High Doors
  - 15’ Ceiling Height
  - 46 Parking Spots
- **Power Specs:** 1600 amps total
  - » 3 phase parallel
  - » 120/208v
  - » 480V

FLOOR PLAN



BUILDING INTERIOR

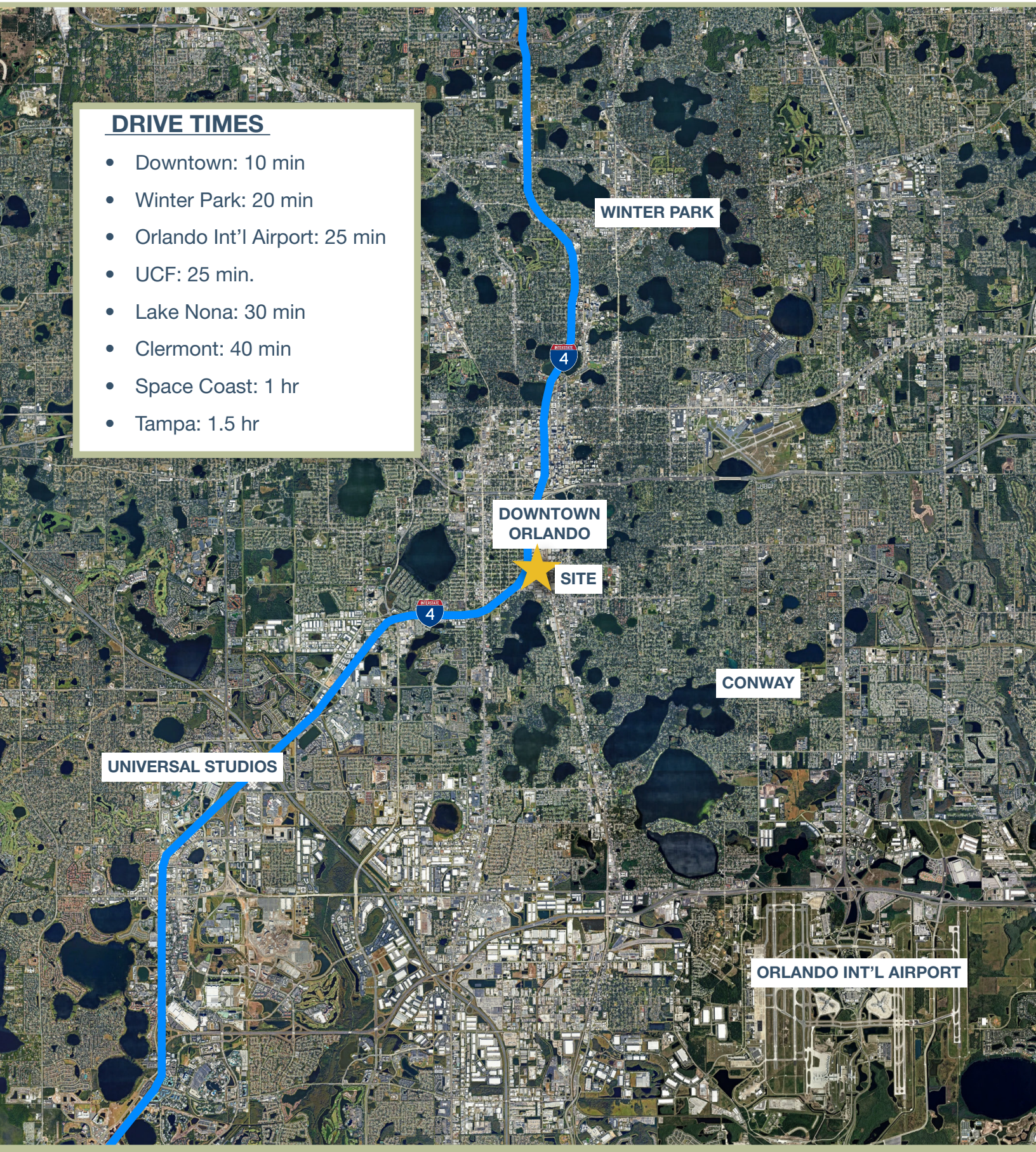








LOCATION DETAILS



LOCATION DETAILS

438 W. Kaley St.

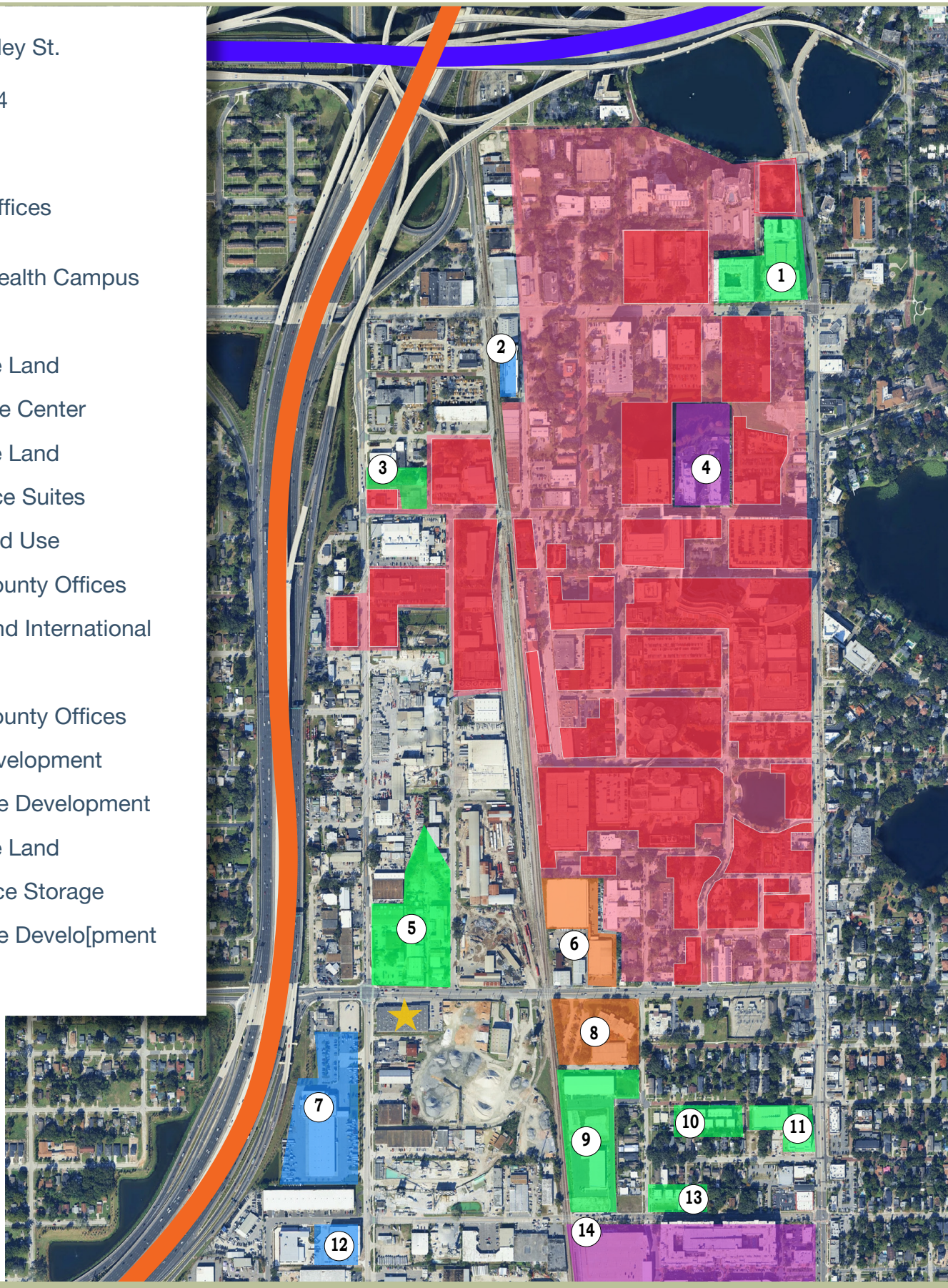
Interstate 4

SR 408

Medical Offices

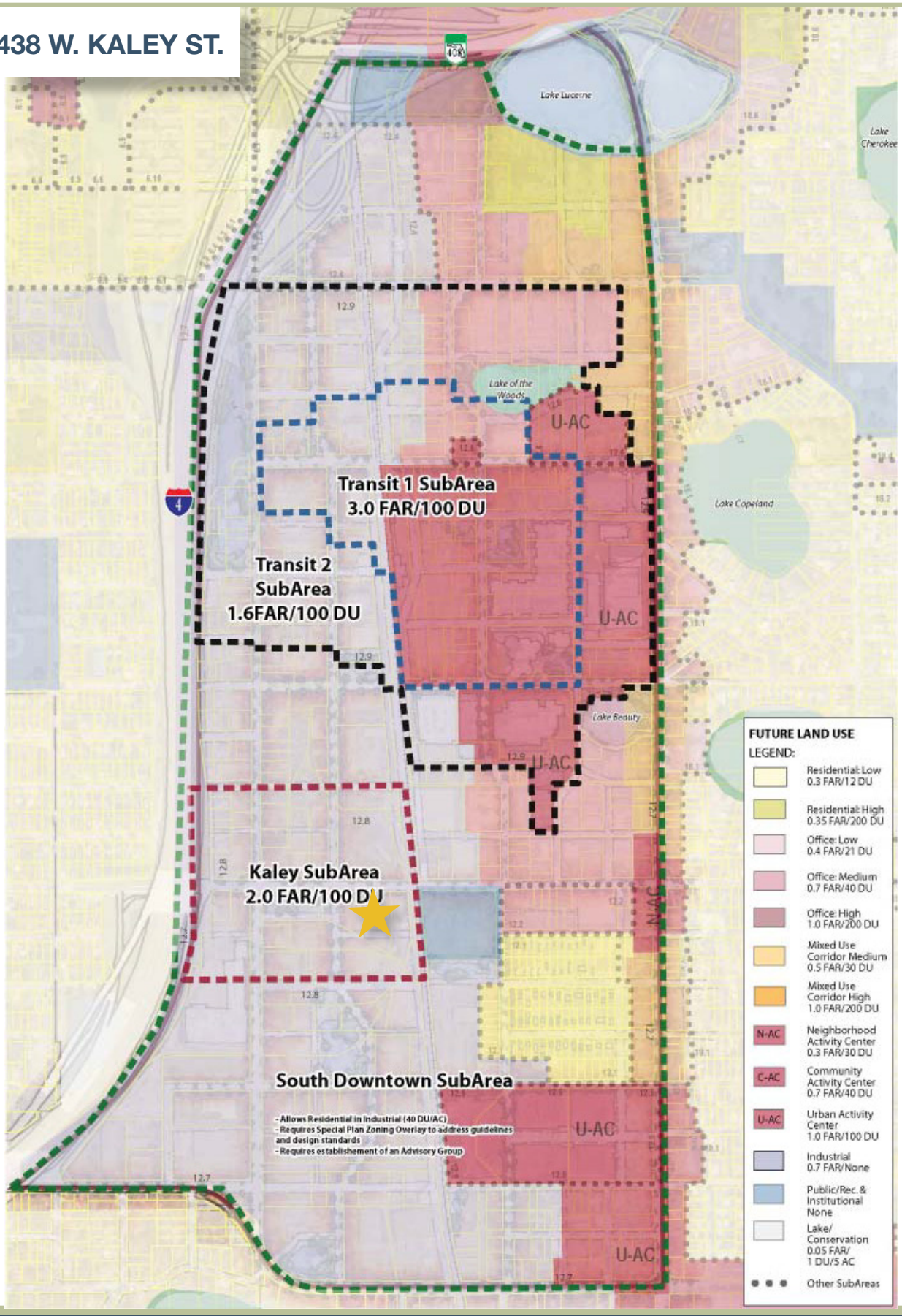
Orlando Health Campus

1 Mixed Use Land
2 US Storage Center
3 Mixed Use Land
4 TownePlace Suites
5 Mixed Land Use
6 Orange County Offices
7 Cumberland International Trucks
8 Orange County Offices
9 Flex Redevelopment
10 Townhouse Development
11 Mixed Use Land
12 Extra Space Storage
13 Townhouse Develo[pment
14 SODO



FUTURE LAND USE

438 W. KALEY ST.



SODO IN THE NEWS

DeVos-owned pickleball social club partners with Michelin chef, to open soon in SoDo

By Patricia Tolley | Orlando Business Journal Published: October 10, 2025

Opening December 2025, Hamlin House is a new 28,000 SF private social and sports club by Michelle and Ryan DeVos — located at 231 W. Grant St. in Orlando's SoDo district, just minutes from downtown.

Featuring indoor and outdoor pickleball courts, vibrant lounge and dining spaces, and cuisine curated by Michelin-starred chef John Fraser's JF Restaurants, Hamlin House will offer a unique gathering place, drawing new attention to the district.

With memberships starting at $200/month and more than 65 local jobs expected to be created, Hamlin House adds to the appeal for residents, professionals, and investors alike.

Full Artcile: https://www.bizjournals.com/orlando/news/2025/10/10/devos-pickleball-private-social-club-hamlin-house.html



Source: HamlinHouse.com