



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

PRICE REDUCED

\$1,000,000 (13%) Discount!

FOR SALE/LEASE

IRREPLACEABLE DOWNTOWN ORLANDO WAREHOUSE

Price: \$7,700,000 (\$175/sf)

Lease: \$9.95/sf NNN

New Price: \$6,700,000 (\$152/sf)



- 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

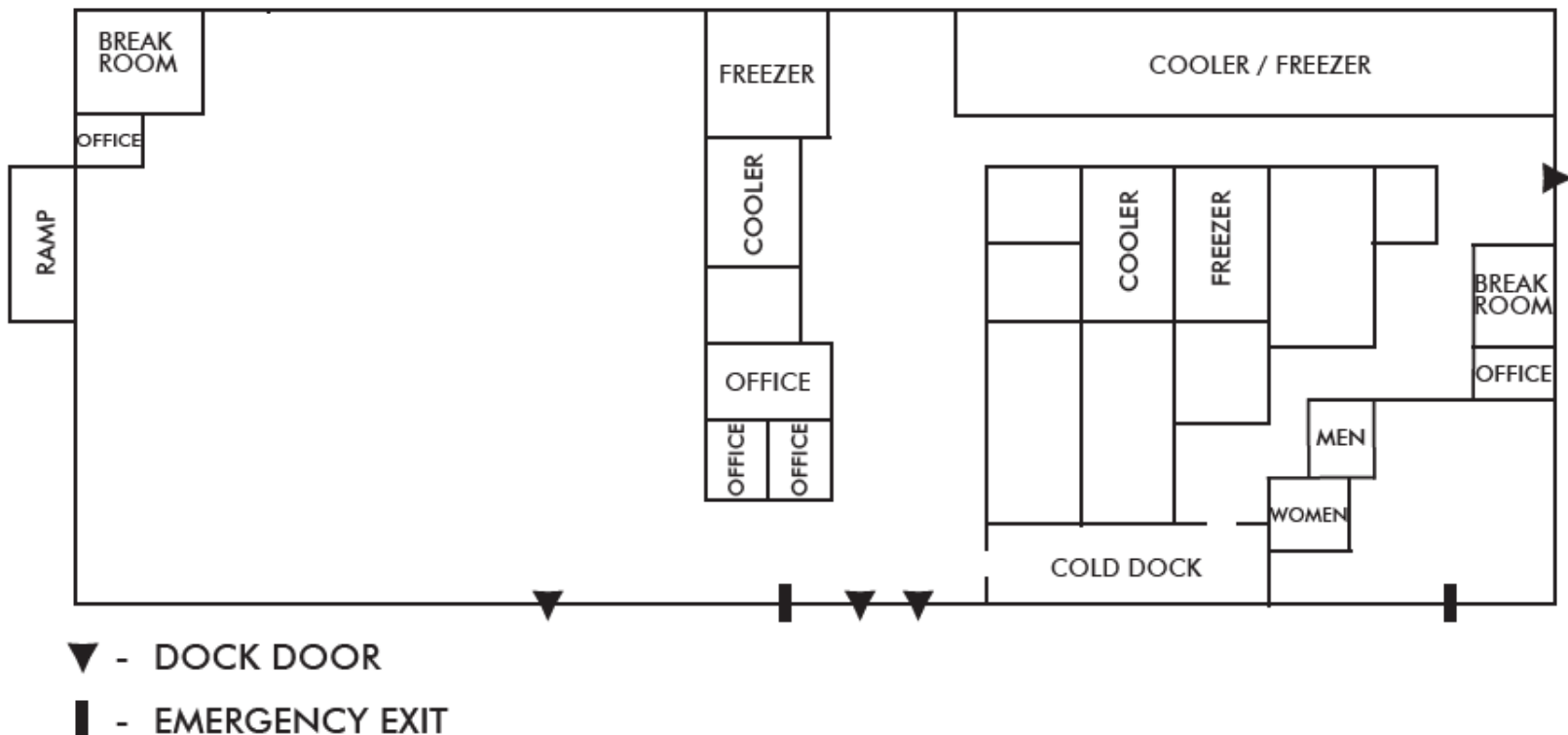
JClayton@MauryCarter.com

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



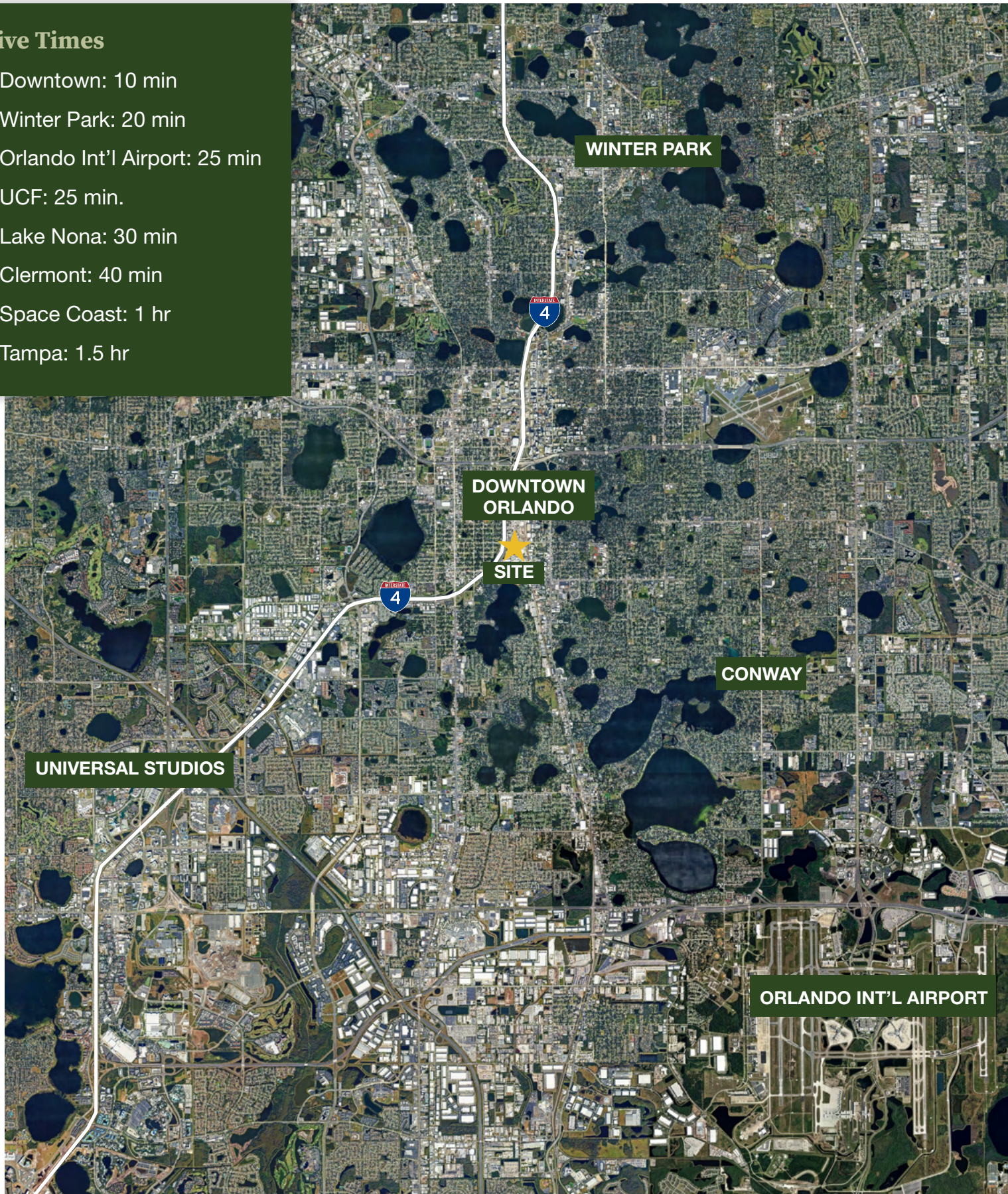
BUILDING INTERIOR



LOCATION DETAILS

Drive Times

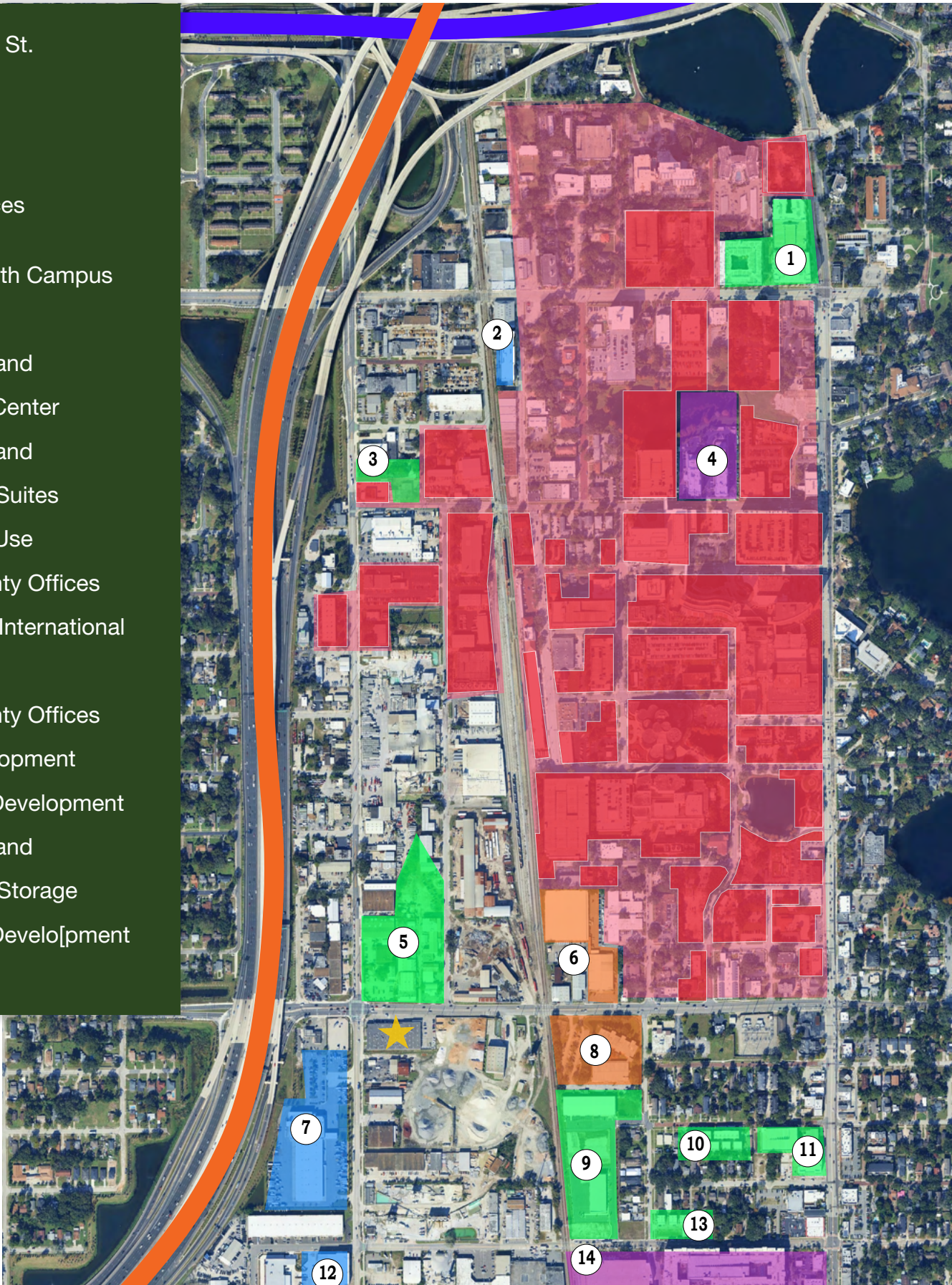
- Downtown: 10 min
- Winter Park: 20 min
- Orlando Int'l Airport: 25 min
- UCF: 25 min.
- Lake Nona: 30 min
- Clermont: 40 min
- Space Coast: 1 hr
- Tampa: 1.5 hr



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 Development
- 14 SODO



FUTURE LAND USE



438 W. Kaley St.

