



**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)

Available SF: ±8,640-44,000



- 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

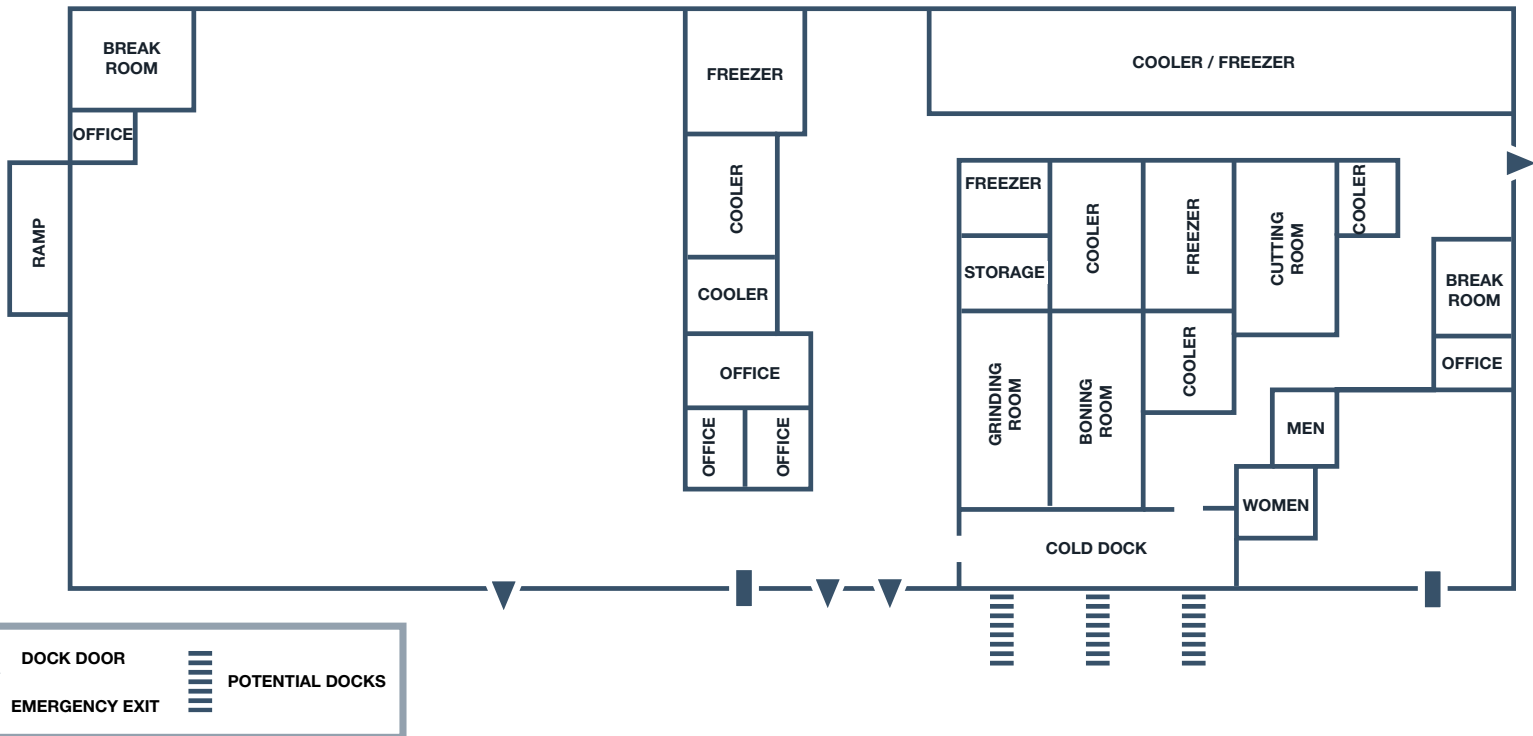
JClayton@MauryCarter.com

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



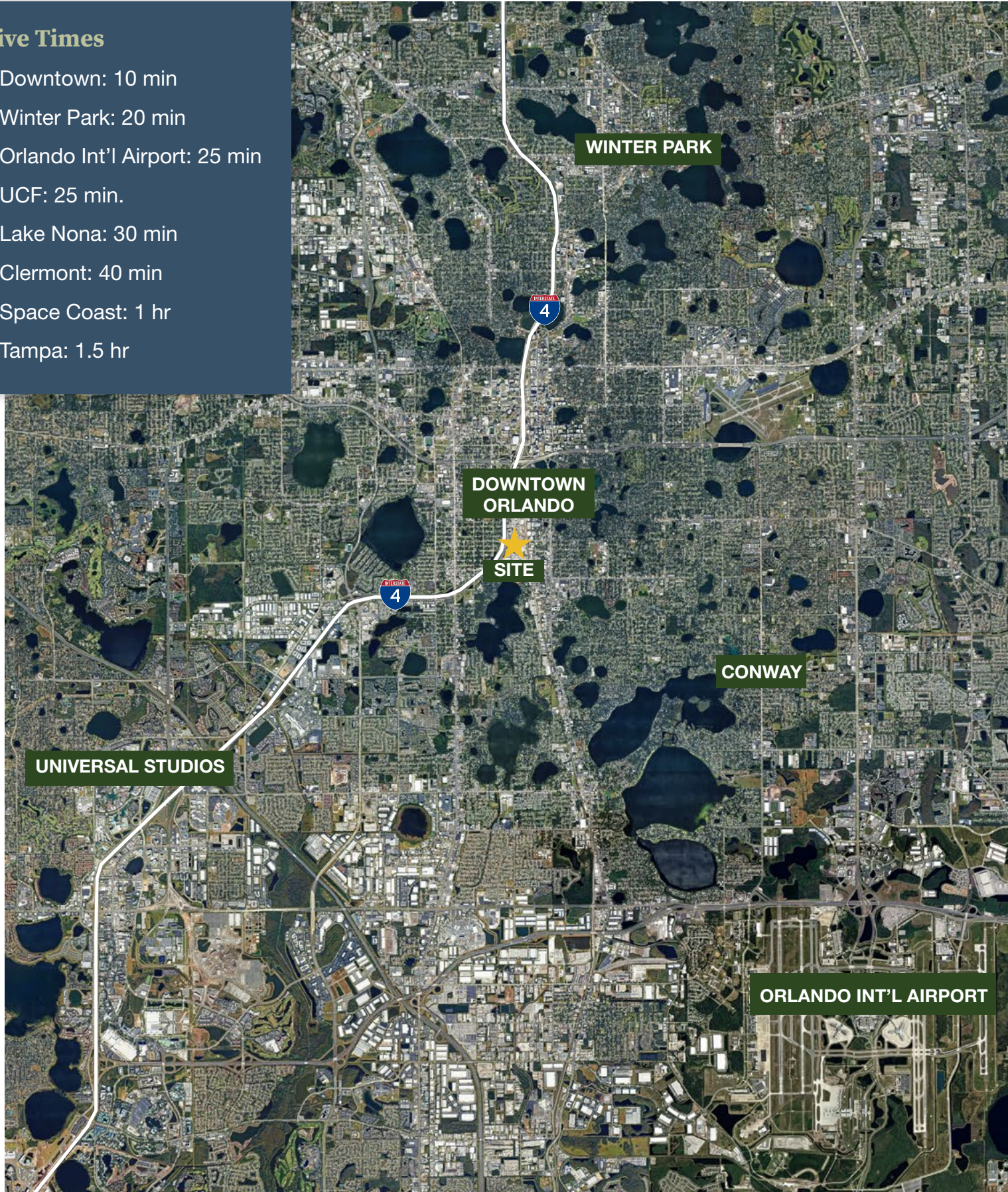
BUILDING INTERIOR







LOCATION DETAILS

Drive Times

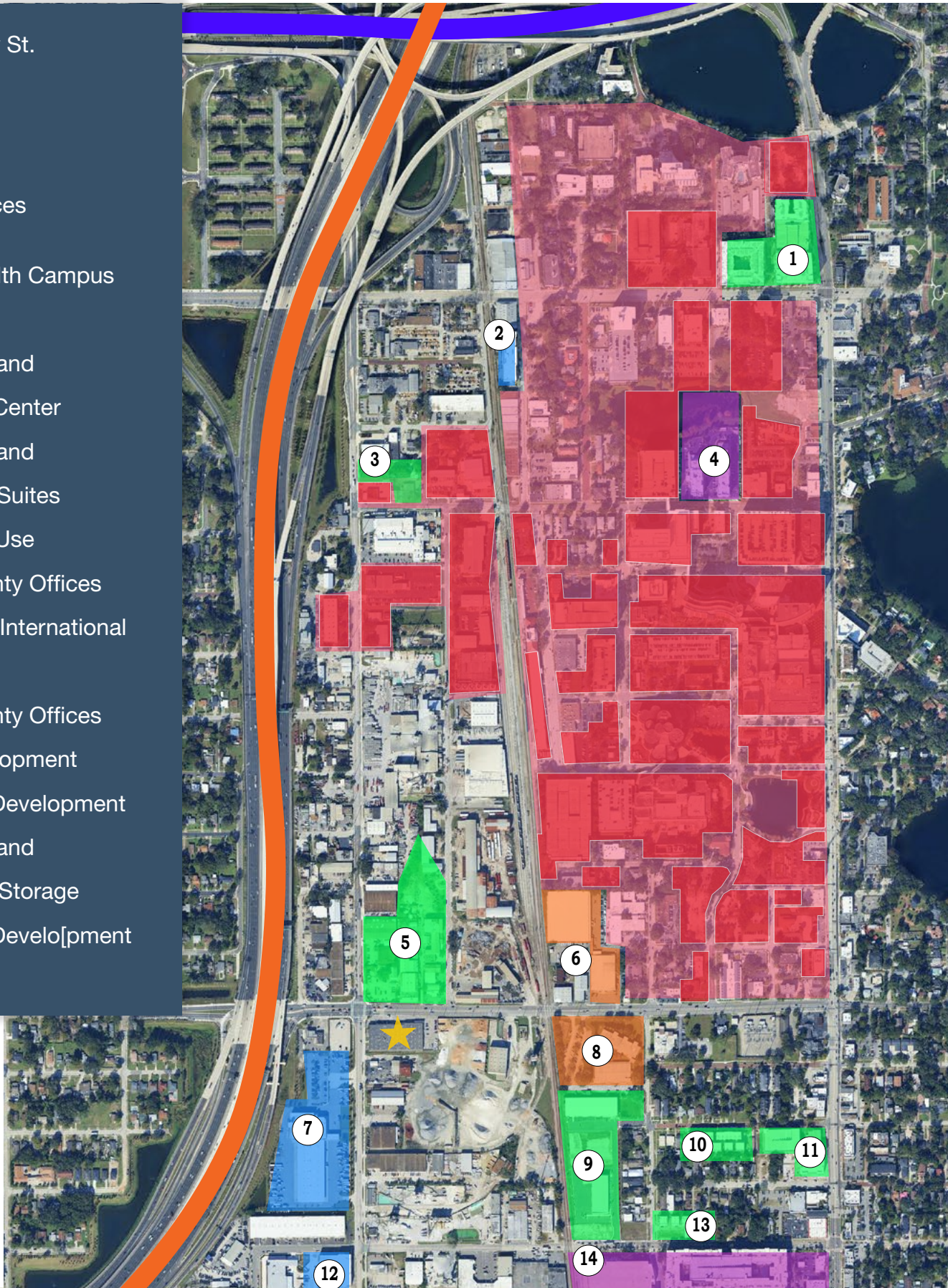
- Downtown: 10 min
- Winter Park: 20 min
- Orlando Int'l Airport: 25 min
- UCF: 25 min.
- Lake Nona: 30 min
- Clermont: 40 min
- Space Coast: 1 hr
- Tampa: 1.5 hr



LOCATION DETAILS

-  438 W. Kaley St.
-  Interstate 4
-  SR 408
-  Medical Offices
-  Orlando Health Campus

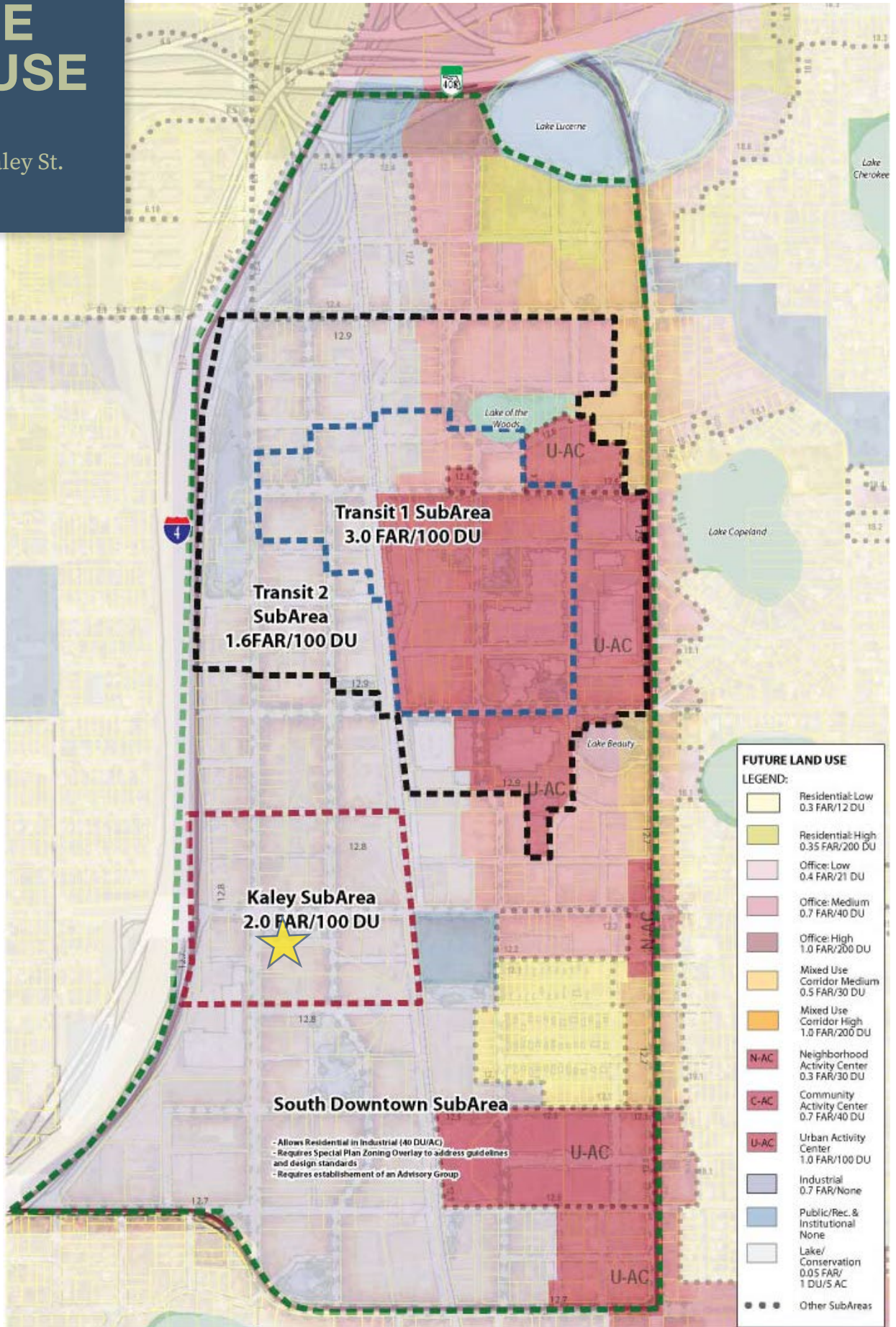
- 1 Mixed Use Land
- 2 US Storage Center
- 3 Mixed Use Land
- 4 TownePlace Suites
- 5 Mixed Land Use
- 6 Orange County Offices
- 7 Cumberland International Trucks
- 8 Orange County Offices
- 9 Flex Redevelopment
- 10 Townhouse Development
- 11 Mixed Use Land
- 12 Extra Space Storage
- 13 Townhouse Development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



FUTURE LAND USE



438 W. Kaley St.



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