



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

# INDUSTRIAL OUTDOOR STORAGE (IOS) SITE NEAR ORLANDO INTL AIRPORT

9250 SIDNEY HAYES RD. ORLANDO, FL 32824

## PROPERTY HIGHLIGHTS

- ±6.24 acre lot
  - ± 1,900 sq ft office
- Zoning: ORG-IND-2/IND-3
- Quick access to major Central Florida thoroughfares including SR 528 (Beachline Expwy) & Florida's Turnpike

*Rare opportunity to purchase or lease ±6.24 ac of IOS land near the Orlando International Airport, Disney, Universal Studios, Orange County Convention Center, and Downtown Orlando. This site is immediately available and ready for a wide range of Heavy Industrial Outdoor Storage uses as well as warehouse development in one of Central Florida's most active industrial sub-markets.*



## PRICING

**Sale: \$7,800,000**

**Lease: \$50,000/month NNN**

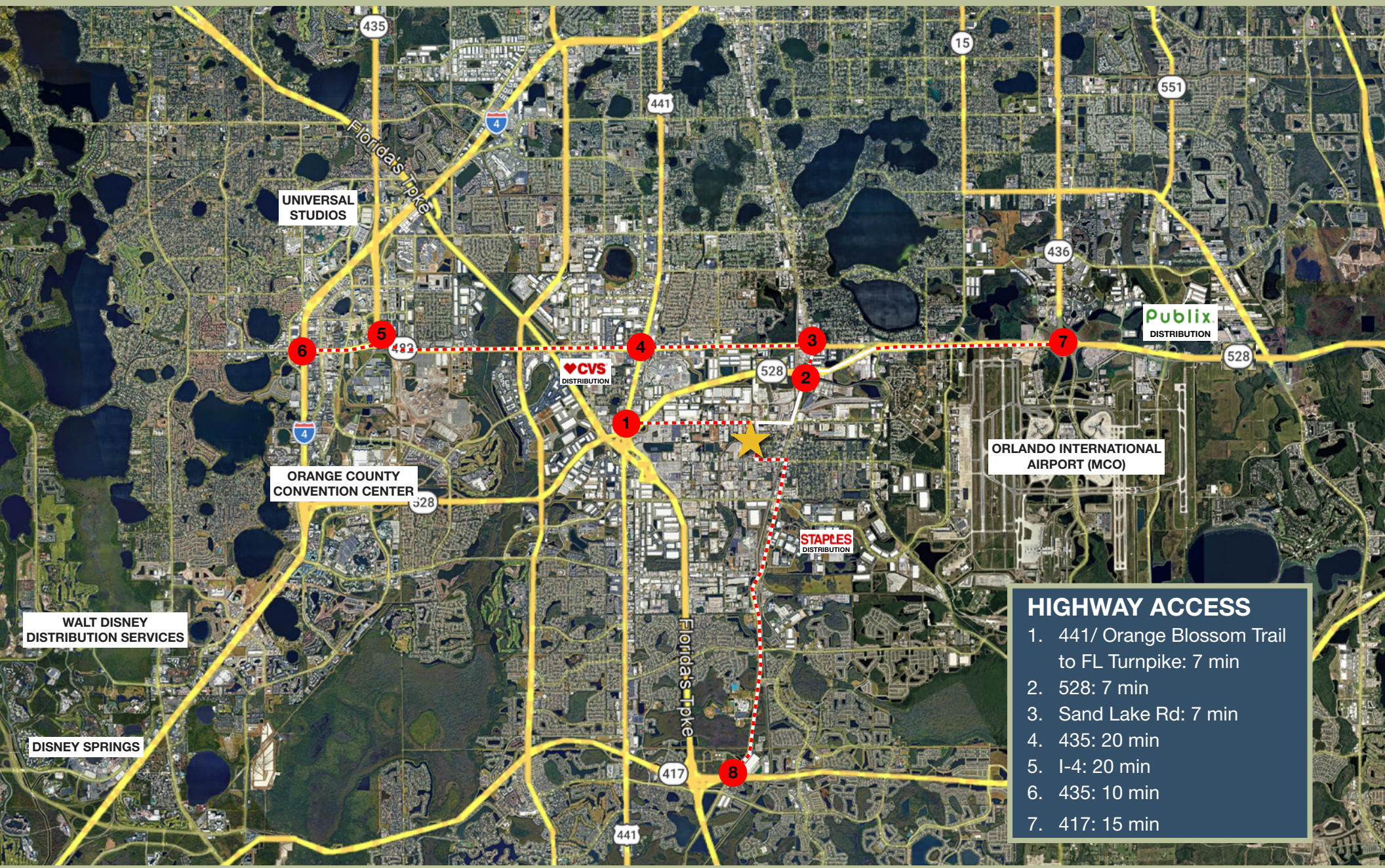
**Build-to-Suit: Call for Details**

**Call Today!**

**Jonathan Clayton**, Vice President

407-670-9113

JClayton@maurycarter.com

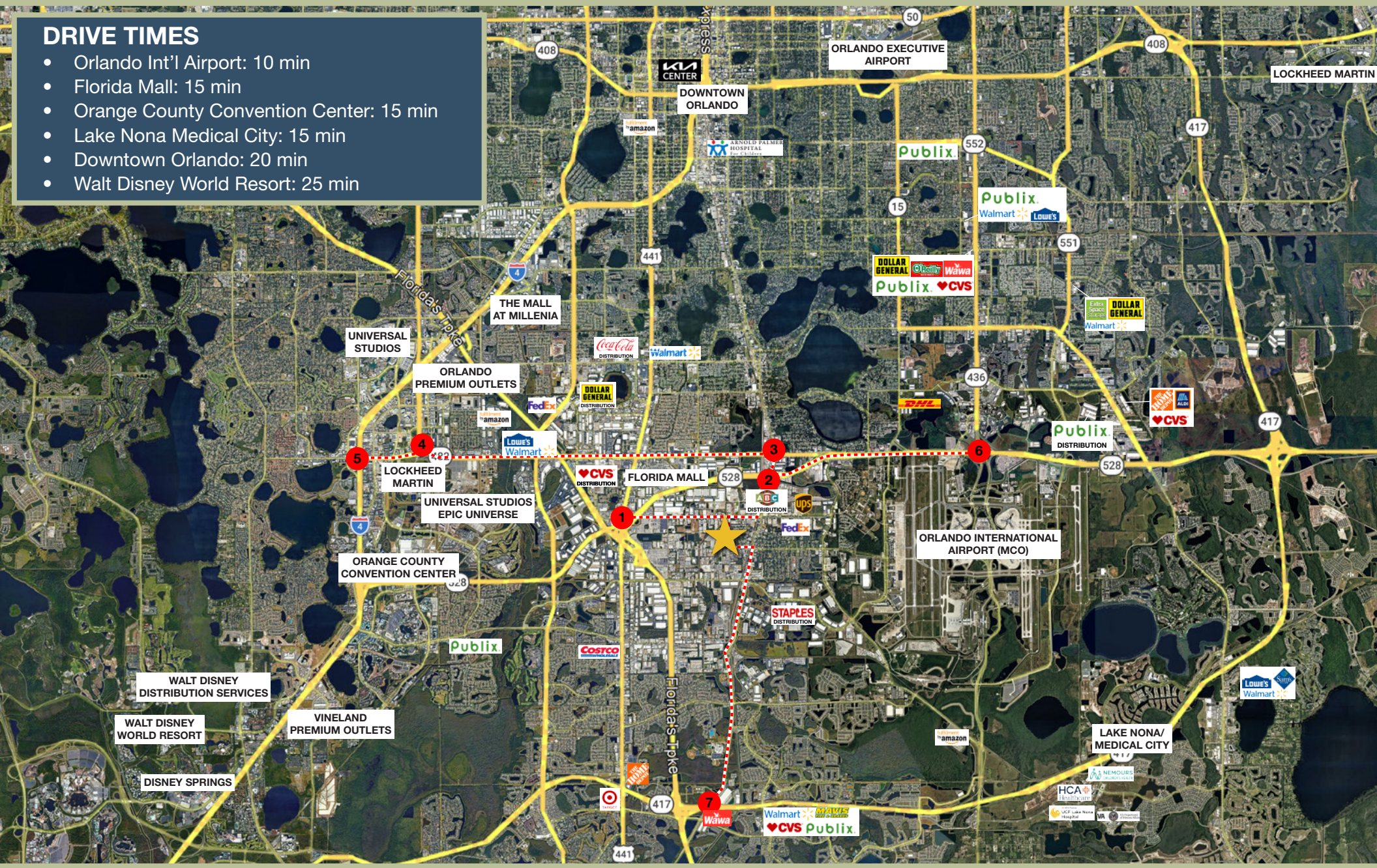


**HIGHWAY ACCESS**

- 1. 441/ Orange Blossom Trail to FL Turnpike: 7 min
- 2. 528: 7 min
- 3. Sand Lake Rd: 7 min
- 4. 435: 20 min
- 5. I-4: 20 min
- 6. 435: 10 min
- 7. 417: 15 min

### DRIVE TIMES

- Orlando Int'l Airport: 10 min
- Florida Mall: 15 min
- Orange County Convention Center: 15 min
- Lake Nona Medical City: 15 min
- Downtown Orlando: 20 min
- Walt Disney World Resort: 25 min



## REGIONAL MAP

- St. Cloud: 30 min
- Univ. of Central Florida: 30 min
- Kennedy Space Center: 45 min
- Deltona: 45 min
- Groveland: 45 min
- Lakeland: 1 hr 14 min
- Lake Wales: 1 hr 15 min
- The Villages: 1 hr 15 min
- Tampa: 1 hr 40 min

