

4.32 Acres of Land Available For Lease

4901 Patch Rd
Orlando, FL 32822

ZONED IND-1/IND-5

4.32 AC | 1,436 SF Office Building | 5 Metal Buildings | Outdoor Parking & Storage



Usable Land Area	2.75 AC
Zoning	IND-1/IND-5
Office Size	1,436 RSF
Power	2Phase Power
Lighting	New LED Lighting
Year Built	2023
Parking	8 Office Parking Spaces (Includes 1 handicap)
Fire Suppression	Wet, Office Fire Alarm Systems with fire extinguishers in all buildings
Electric	Duke Energy
Water	Orange County
Sewer	Septic
Site Access	Two (2) - Separate Truck & Employee Access
Security	Fully Fenced with gate access code; LED lighting surround property

Property Highlights

4.32 acres of industrial land for lease in Orlando, Florida. The property is zoned IND-1/IND-5 and is located 4.7 miles from Orlando International Airport. This property offers superb access to major highways like SR-528 and SR-417, facilitating easy commuting and logistics management. Its strategic location in Orange County enhances its value, making it an ideal choice for establishing a successful commercial operation in a well-connected area close to amenities.

Office Building **A** 1,436 SF

+ Main Office (1) 308 SF

+ Bathroom

+ Parking 8 Spaces (1) Handicap

Metal Bus-Truck Port **B** 1,800 SF; 40' W x 45' D x14' H

Metal Bus-Truck Port **C** 1,716 SF; 33' W x 52' D x14' H

+ Two (2) Dock Doors 12'Wx14"H

Metal Storage Shed **D** 1,820 SF; 35' W x 52' D x 14' H

+ Repair Facility for Truck/Buses

+ Electricity outlets along walls

+ Exhaust & Interior Fans for ventilation

+ LED lighting

+ Two (2) Dock Doors 12'Wx14"H

Metal Bus-Truck Port **E** 1,040 SF; 20' W x 52' D x 18' H

+ Two (2) Truck/Bus Lifts

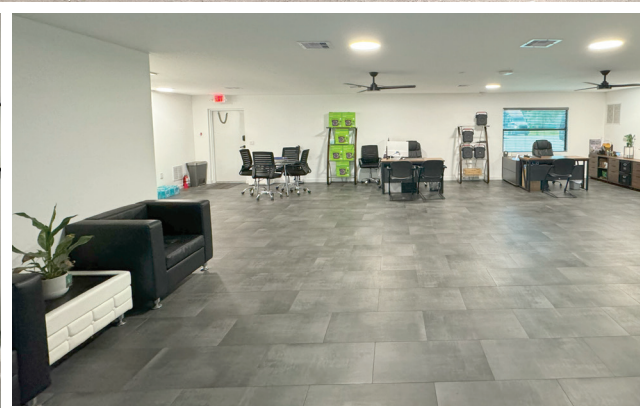
+ Electricity & Water

Metal Bus-Truck Port **F** 945 SF; 21' W x 45' D x 14' H

+ Electricity & Water

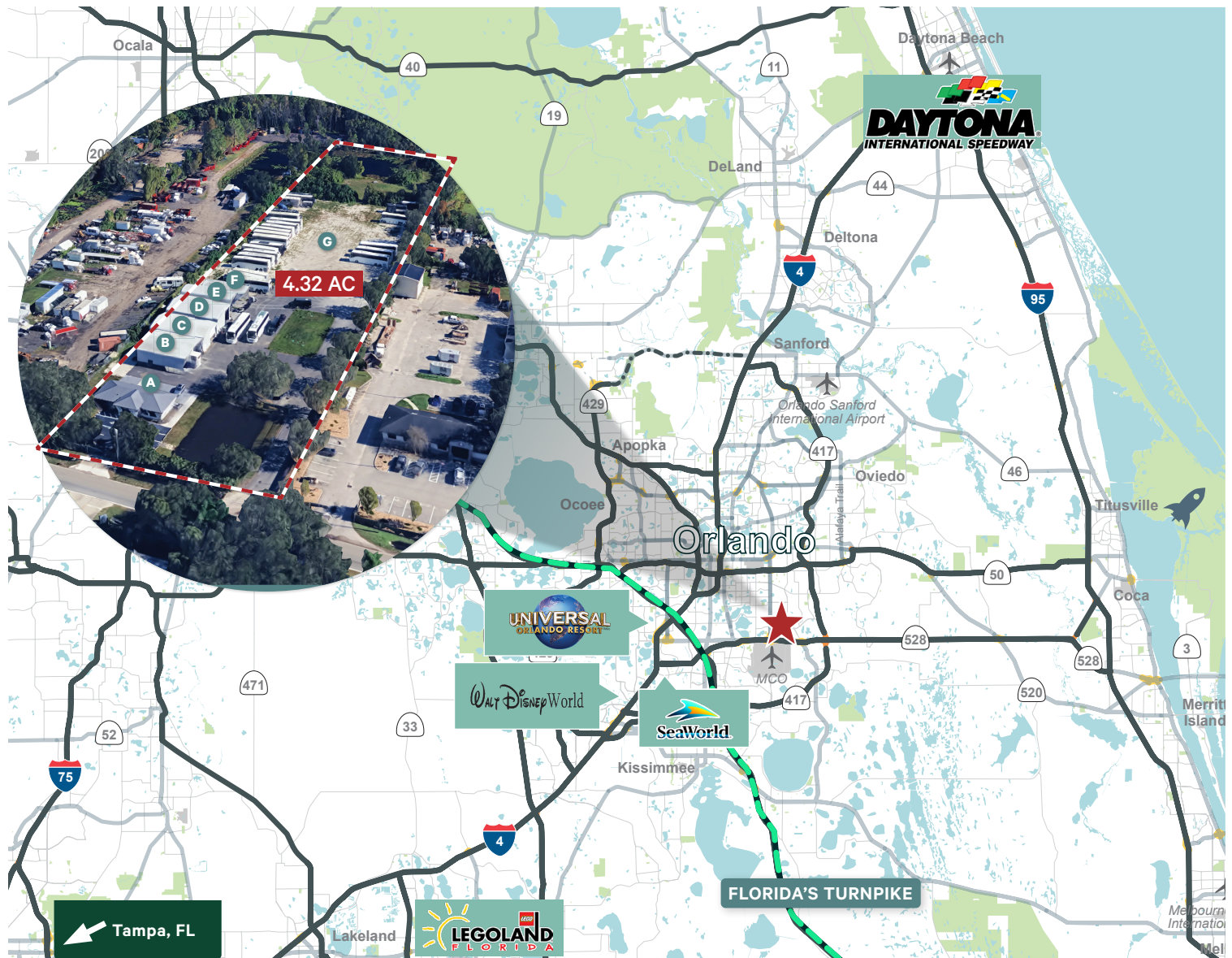
G Graveled Outdoor Storage Yard- +/- 1.5 acres





Permitted Uses:

- + Flex Space (Office/Warehouse Units)
- + Office Space (Professional/Building Trades & Contractors)
- + Zoning In Place To Accommodate IOS and Laydown Yards
- + Mini-Warehouse/Storage Units
- + Veterinarian Offices And Facilities
- + Indoor Entertainment/Outdoor Recreation (Fields, Games)



Florida Industrial & Logistics

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