

For Lease

523 W. Grant St., Orlando, FL 32806



Property Highlights



Direct access to I-4, SR 408, Orange Blossom Trail & Orange Ave



18' - 20' ceiling height



Block construction



Fully sprinklered



3 front-load, 10' x 10' covered dock-high door



New roof, exterior paint and parking lot



I-G/T Zoning; HUBZone SBA Eligible

16,536 SF Industrial Space

Property Overview:

- Centrally located at 503-553 W Grant St., just west of downtown Orlando in the evolving Parramore/Holden Heights corridor
- Premier end-cap space with excellent exposure along Division Avenue
- Less-than-a-minute access to I-4 via a simple, all-right-turn route from the property
- Strong connectivity to State Road 408 (East-West Expressway) and John Young Parkway
- Close proximity to Orlando's central business district, Creative Village and key civic and entertainment destinations
- Located in a submarket benefiting from significant public and private investment and urban revitalization momentum

For leasing information, please contact:

Scott Edwards

scott.edwards@streamrealty.com

T 407.214.0022

M 386.212.1400



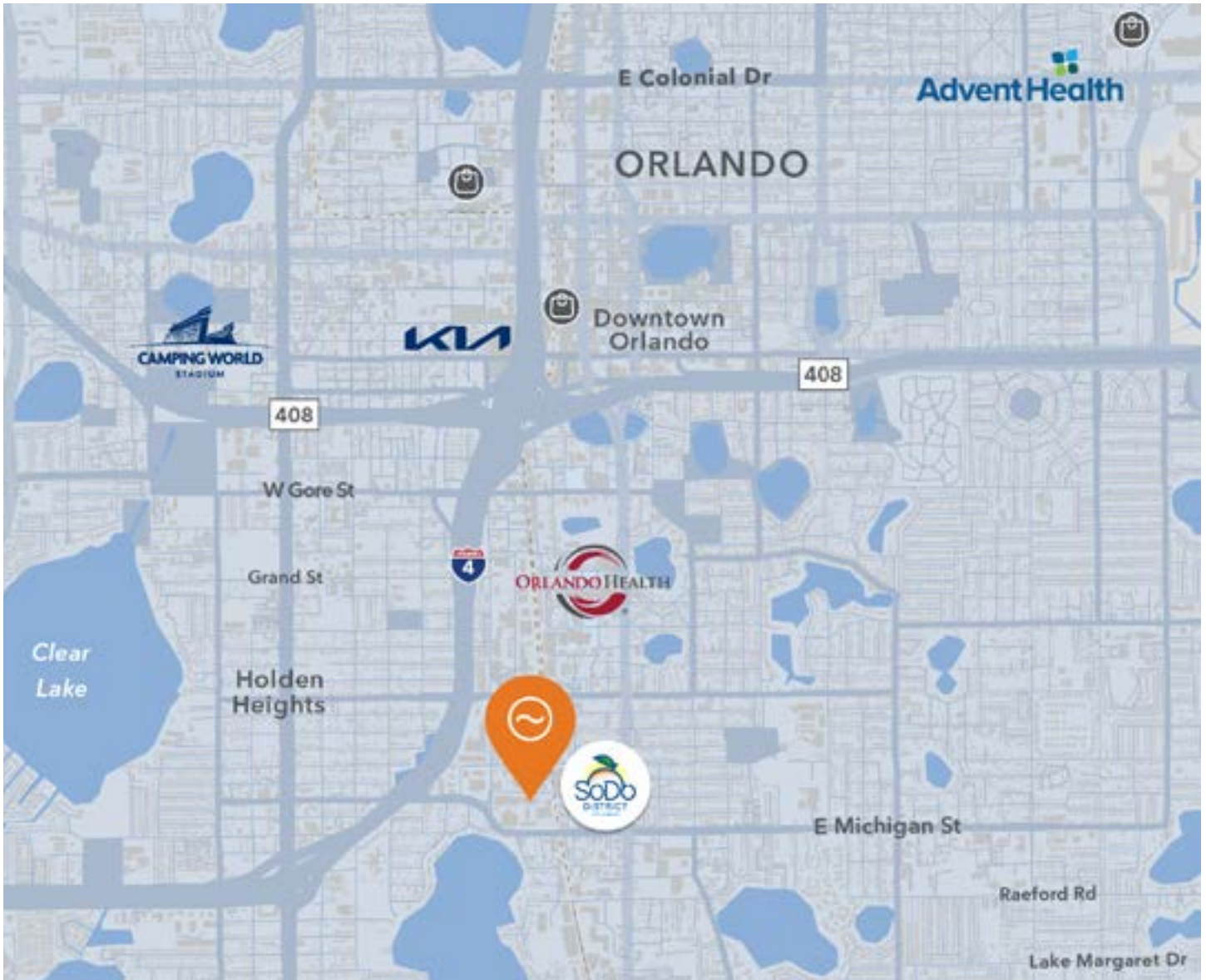
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Location Map



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Prime Access. Maximum Connectivity



LESS THAN A MINUTE DRIVE

Quick and easy access to I-4



ALL RIGHT TURNS

A hassle-free route from the property to I-4



STRATEGIC LOCATION

Seamless connectivity to downtown Orlando and beyond

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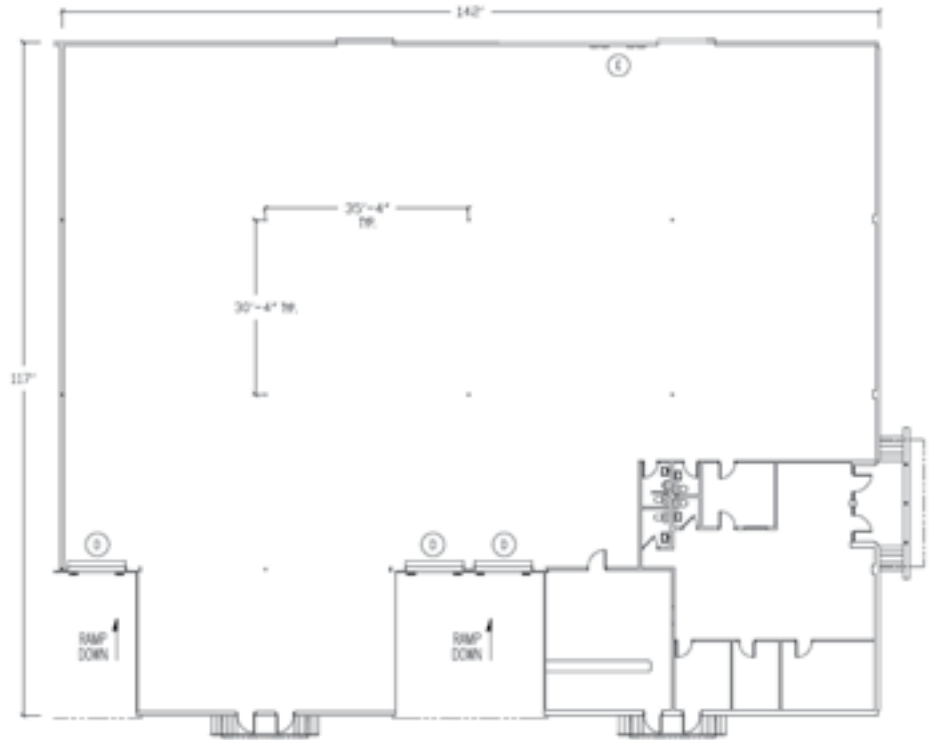
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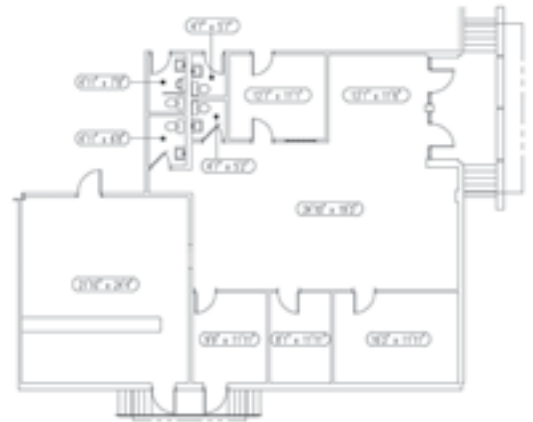
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Floor Plan | Suite 503-507-511

COLUMN SPACING



Office Floor Plan



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Property Photos



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