

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



2 front-load, 10' x 10' covered dock-high door, 1 drive in door



New roof, exterior paint and parking lot



I-G/T Zoning; HUBZone SBA Eligible

12,486 SF Industrial Space

Property Overview:

Introducing 503–553 W Grant Street, a centrally located commercial property positioned just west of Downtown Orlando in the evolving Parramore/Holden Heights corridor. This infill location offers immediate proximity to Orlando's Central Business District, Creative Village, and key civic and entertainment destinations, while providing excellent connectivity to major transportation routes including I-4, SR 408 (East–West Expressway), and John Young Parkway. Situated within a submarket experiencing significant public and private investment, the property benefits from strong urban revitalization momentum, access to a diverse workforce, and close adjacency to downtown employment centers, making it an attractive opportunity for users or investors seeking a well-located asset in the heart of Orlando's growth trajectory.

For leasing information, please contact:

Scott Edwards

scott.edwards@streamrealty.com

T 407.214.0022

M 386.212.1400



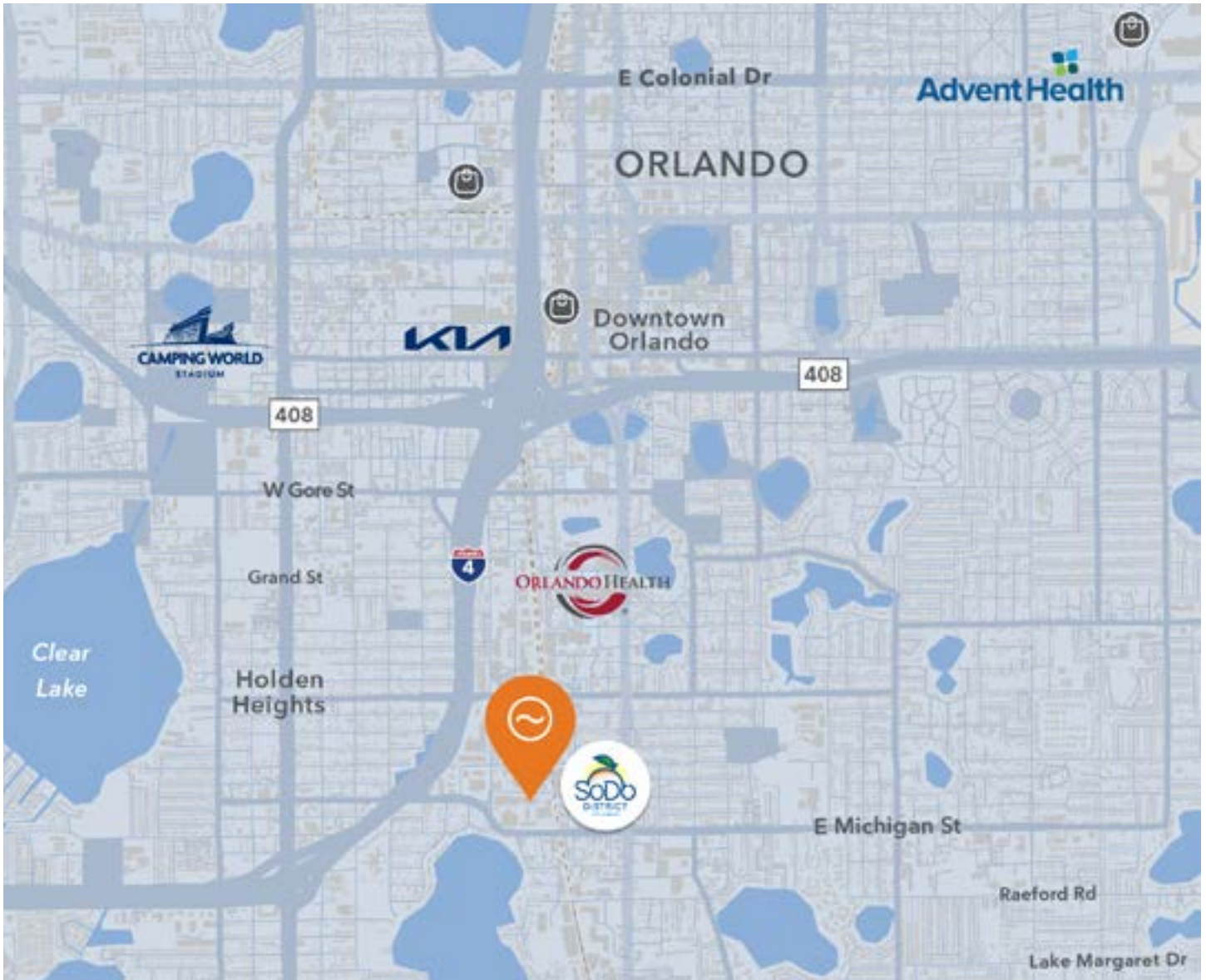
Stream Realty Partners and its affiliates, representatives, partners, employees, agents, brokers, or contractors make no representation, guarantee, or warranty as to the accuracy or completeness of the information provided herein.

For Lease



523 W. Grant St., Orlando, FL 32806

Location Map



For leasing information, please contact:

Scott Edwards

scott.edwards@streamrealty.com

T 407.214.0022

M 386.212.1400



Stream Realty Partners and its affiliates, representatives, partners, employees, agents, brokers, or contractors make no representation, guarantee, or warranty as to the accuracy or completeness of the information provided herein.

For Lease

523 W. Grant St., Orlando, FL 32806



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

For leasing information, please contact:

Scott Edwards

scott.edwards@streamrealty.com

T 407.214.0022

M 386.212.1400



Stream Realty Partners and its affiliates, representatives, partners, employees, agents, brokers, or contractors make no representation, guarantee, or warranty as to the accuracy or completeness of the information provided herein.

For Lease

523 W. Grant St., Orlando, FL 32806



Floor Plan | Suite 519-523-524

12,486 SF

SIZE

11,407 SF

WAREHOUSE

1,079 SF

OFFICE

2

DOCK DOORS

1

DRIVE IN DOOR

18'.6"

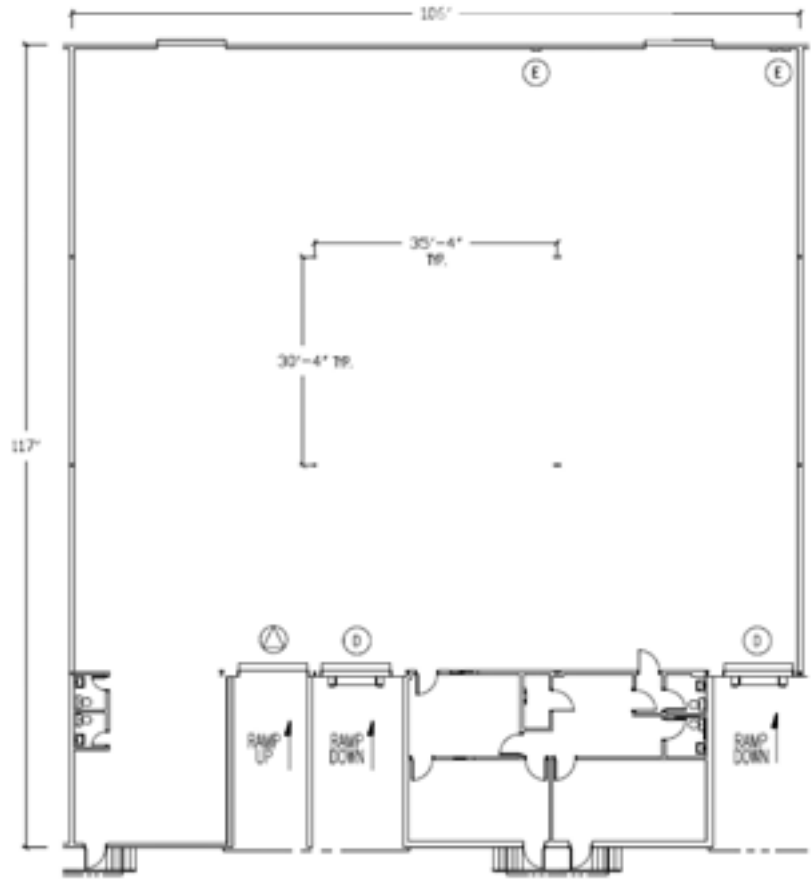
MIN CLEAR HEIGHT

20'.1"

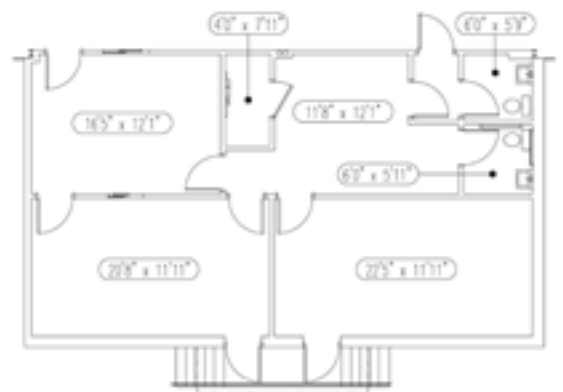
MAX CLEAR HEIGHT

35'.4" x 30'.4"

COLUMN SPACING



Office Floor Plan



For leasing information, please contact:

Scott Edwards

scott.edwards@streamrealty.com

T 407.214.0022

M 386.212.1400



Stream Realty Partners and its affiliates, representatives, partners, employees, agents, brokers, or contractors make no representation, guarantee, or warranty as to the accuracy or completeness of the information provided herein.

For Lease

523 W. Grant St., Orlando, FL 32806



Property Photos



For leasing information, please contact:

Scott Edwards

scott.edwards@streamrealty.com

T 407.214.0022

M 386.212.1400



Stream Realty Partners and its affiliates, representatives, partners, employees, agents, brokers, or contractors make no representation, guarantee, or warranty as to the accuracy or completeness of the information provided herein.