



Orlando Infill Industrial Development Site

21± Acres Between S. Rio Grande Avenue and U.S. Highway 441, Orlando, FL 32805

This land is comprised of 21± acres located in the City of Orlando. Rio Grande Acquisition and Colliers International put together the entire assemblage. There are multiple access points and road frontage along U.S. Highway 441 (South Orange Blossom Trail) to the east and South Rio Grande Avenue to the west, both of which are five-lane major arterial roads. The property is two miles southwest of Downtown Orlando, and close to Interstate 4 and State Road 408.

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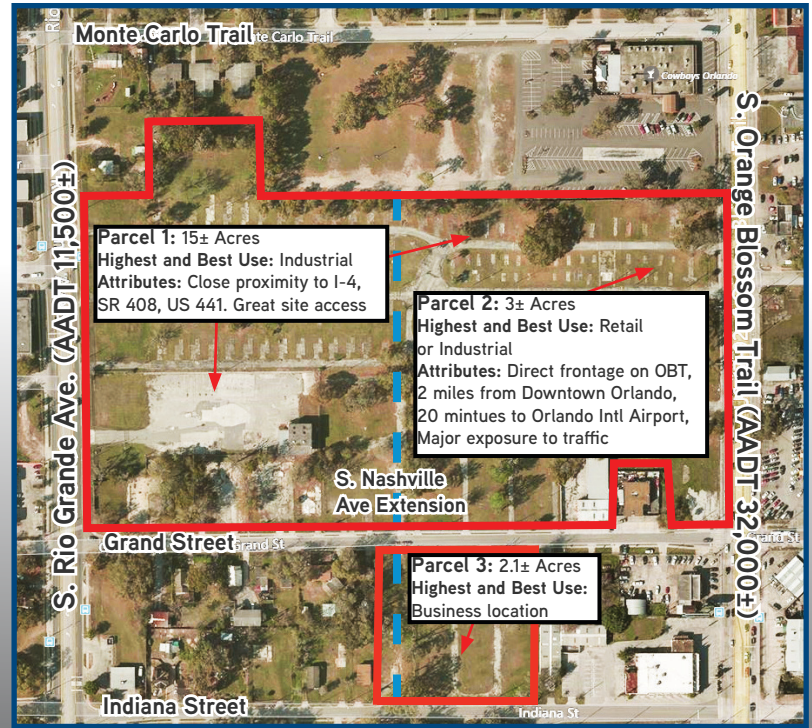
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PROPERTY PARCELS: HIGHEST AND BEST USE

Parcel	Size (Acres)	Parcel ID	Address	Zoning
A	1.10	34-22-29-8803-00-010	1175 S RIO GRANDE AVE	I-G
B	9.02	34-22-29-0000-00-046	1224 S ORANGE BLOSSOM TRL	I-G
C	3.44	34-22-29-5332-00-010	1290 S ORANGE BLOSSOM TRL	I-G
D	0.31	34-22-29-5332-00-190	1321 GRAND ST	I-G
E	0.50	34-22-29-5332-00-130	1298 S ORANGE BLOSSOM TRL	I-G
F	0.72	34-22-29-7448-00-010	1409 GRAND ST	I-G
G	0.19	34-22-29-7448-00-030	1410 COLUMBIA ST	I-G
H	1.89	34-22-29-7448-00-040	1285 S RIO GRANDE AVE	I-G
I	0.64	34-22-29-7448-00-140	1509 GRAND ST	I-G
J	0.33	34-22-29-7448-00-180	1501 GRAND ST	I-G
K	0.33	34-22-29-7448-00-200	1415 GRAND ST	I-G
L	0.17	34-22-29-7448-00-220	1413 GRAND ST	I-G
M	0.17	34-22-29-7448-00-230	1411 GRAND ST	I-G
A - M Total		18.81		
N	1.74	34-22-29-5332-00-270	1330 GRAND ST	O-1
S	0.17	34-22-29-7448-00-260	1410 GRAND ST	O-1
T	0.17	34-22-29-7448-00-500	1411 INDIANA ST	O-1
N S T: Total		2.08		

We assert the highest and best use of Parcel 1 is for industrial distribution buildings, to be built on the 15+ acres fronting S. Rio Grande Ave. Parcel 2, which is 3+ acres fronting on S. Orange Blossom Trail, may have retail potential, or may be best combined with Parcel 1 for industrial development. Grand Street serves as the south boundary for both parcels. This site is ideal for industrial use because of its close proximity to two limited access major highways, its multiple accesses from Grand St., S. Rio Grande Ave. and S. Orange Blossom Trail, together with close proximity to Orlando and its urban population for final mile distribution. Parcel 3 consists of 2.1± acres and can be utilized for local small businesses in need of a new building on a site with two-street access and no restrictions, allowing for open storage. That land may also best serve as a storm-water pond for parcels 1 and 2.



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PROPERTY STRENGTHS

- Large rectangular site with potential for industrial and multiple uses.
- Multiple access points and road frontage along four roads.
- Paucity of infill tracts of land this size.
- Successful nearby industrial developments.
- Five minutes (2 miles) to Downtown Orlando and 20 minutes to Orlando International Airport.
- Half a mile from State Road 408, the East-West Expressway, a CFX toll road
- 3/4 mile from Interstate 4 westbound and 1.5 miles from Interstate 4 eastbound
- Prime frontage on Orange Blossom Trail for Retail use if not needed for anticipated industrial/multiple use development.
- OBT-CRA infrastructure funding possible with Industrial General (IG)/Multiple Use zoning.

ZONING AND UTILITIES

- Bulk of property is in the City of Orlando allowing for a variety of commercial and industrial uses.
- 2.08± acres south of Grand St. is zoned O-1, in Orange County's jurisdiction, allowing for multiple commercial and residential uses in Orange County. Up-zoning is likely, as is annexation.
- Orlando Utilities Water and Orange County Sanitary Sewer at site



View from S. Rio Grand Avenue



View from Grand Street

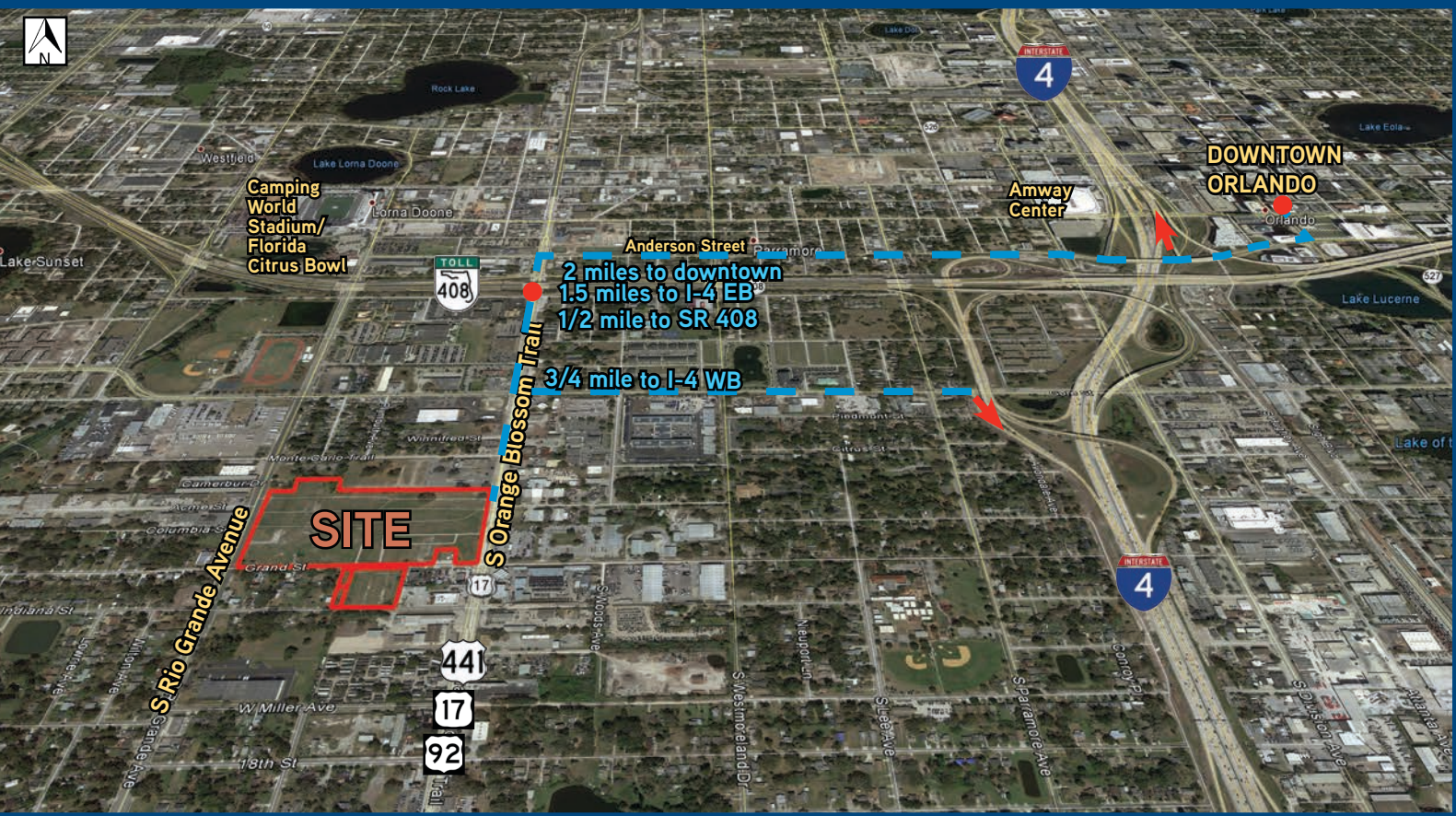


View from S. Orange Blossom Trail

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PRIME LOCATION



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