

FOR LEASE



18258 E. Colonial Dr.
Orlando, FL 32820

Lease Details:

Lease Type: NNN

Minimum Lease Term: Negotiable

Limited-Time Lease Incentives

- Delayed Rent Commencement (Free Rent)
- Tenant Improvement Funding
- Tenant Rep. Compensation
- Professional Management Team

Property Features

- Customizable combinations of office/yard size - Starting at 1-Acre and ~110 sqft office.
- Up to 3 Acres of contiguous C-3 Zoned Property
- ±1,500 SF warehouse/flex building and (2) grade-level bay doors

Site Lease Rates Starting at: \$6,500/MO

Full Available Space (3.0 Acres + ~1,500

SF Building): \$21,700/MO

Act Now!

Contact us today to schedule a tour or learn more about our leasing options

Tom Narut

Nit Management LLC



(407) 487-2006

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Suite	Base Rent	Estimated NNN
Warehouse: ± 1,387 SF	\$2,200/MO	\$500/MO
Lot 1: 1.00 Acres (can be paired w. ± 110 SF office)	\$6,500/MO	\$200/MO
Lot 2: 1.00 Acres (can be paired w. ± 110 SF office)	\$6,500/MO	\$200/MO
Lot 3: 1.00 Acres (can be paired w. ± 110 SF office)	\$6,500/MO	\$200/MO

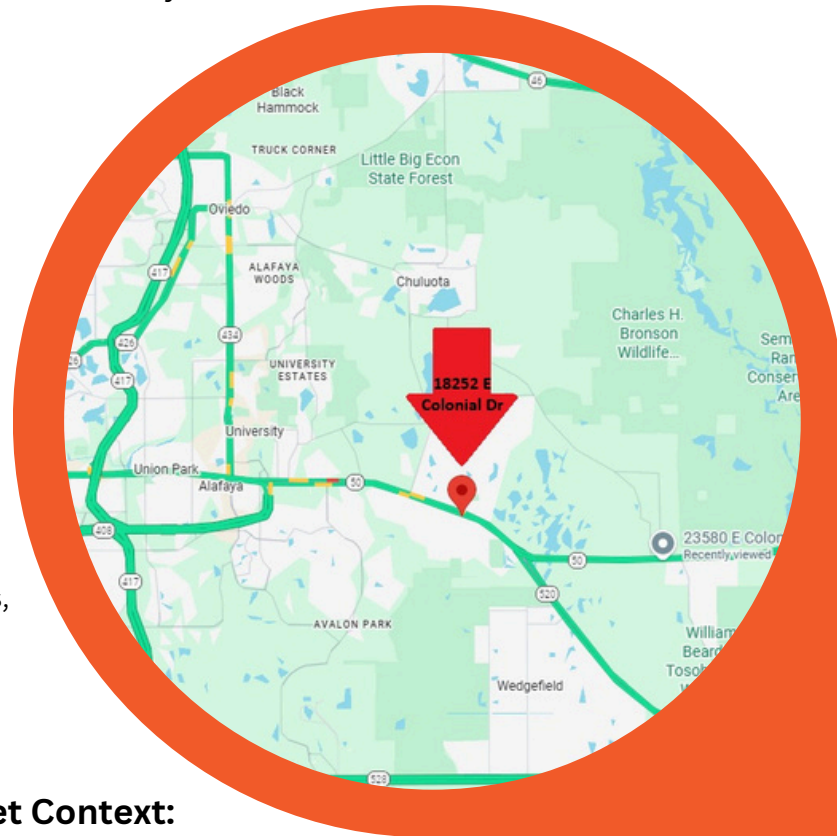


Property Features:

- **Secure, Configurable Yard:** Fully fenced and gated C-3 zoned yard areas with direct, dedicated access from SR-50 with secondary access on 5th Street. Spaces may be leased individually, expanded, contracted, or combined into larger groupings.
- **Functional Multi-Building Layout:** Auto service building with covered repair area, warehouse/flex building with office and multiple grade-level doors, plus additional covered work areas.
- **Excellent Access & Visibility:** Direct frontage on SR-50 with secondary access from 5th Street and efficient internal circulation for trucks, trailers, and service vehicles.
- **C-3 Zoning Flexibility:** Allows for a wide range of heavy commercial uses including salvage yards, automotive sales and service, fleet operations, equipment and material storage, truck and trailer parking, outdoor storage, and related trade and service uses.
- **Scalable Lease Configurations:** Lease individual spaces, combine them, or operate the property as a single contiguous campus.

Incentives & Lease Terms:

At 18258 E. Colonial Dr., we offer competitive lease packages tailored to meet your business needs. Our lease terms are flexible, with attractive incentives such as delayed rent commencement and tenant improvement funding, making this an ideal opportunity for businesses of all sizes. Contact us to learn more about how we can structure a lease that works for you!



Market Context:

Located directly on State Road 50 corridor in Orlando (Orange County), the property benefits from strong regional demand for flexible industrial, contractor, and outdoor storage space serving Orlando and the broader Central Florida region. This submarket has seen increased interest from contractors, trades, automotive users, fleet operators, and outdoor storage users seeking functional space with yard, covered work areas, and convenient arterial access.

The site is strategically positioned with direct frontage on SR-50 and secondary access from 5th Street, providing efficient connectivity to Downtown Orlando, Oviedo, and the broader Central Florida region via SR-50, SR-417 (Central Florida GreeneWay), SR-408 (East-West Expressway), and I-95.

The property is competitively positioned within a supply-constrained market where C-3 zoned land, fenced contractor yards, and sites allowing outdoor storage, fleet parking, and heavy commercial uses are increasingly difficult to source due to zoning restrictions, redevelopment pressures, and entitlement constraints.

Surrounding residential growth and ongoing commercial and infrastructure investment in East Orange County continue to drive demand for locally based service, contractor, and fleet operations, while the limited availability of comparable outdoor-oriented sites supports sustained long-term value.