

5909 E Anno Ave



Presented by
Wilshire Advisory Group

5909 E Anno Ave, Orlando, FL 32809



Price: \$15.30 /SF/YR

Wilshire Advisory Group is pleased to bring to market a 13,257± SF retail building available for lease - two separate buildings of 5,997 RSF and 7,260 RSF Lot Size: 0.63 Acres• Location: just north of the Orlando International Airport (MCO) with proximity to State Road 528 and the Florida Turnpike• Industrial Warehouse Built in 2001 - Renovated 2017 (including significant upgrades in office and mezzanine) • Zoning: C-3 (Wholesale Commercial District - Unincorporated Orange County)• Property Type - 2740 Auto Repair Garage• Includes 2,500± SF Office with Second Story Mezzanine, with front office, cubicle areas, reception, break room and interior offices on second floor. • Four Oversized Grade Level Doors (14' W x 14' H and 16' W x 14' H)• Clear Height: 18' - 21'• LED Lighting• Power: 3 Phase, 240 Volts, 400 Amps• Construction: Block and Metal• Parking: covered parking• Utilities: (i) Electric: Duke Energy, (ii) Water: Orlando Utilities Commission• Signage: visible/monument signage facing E Oak Ridge Rd. and Anno Ave

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Unique corner retail space (C-3 Zoning)
Convenient location near Orlando Airport
Ideal for retail uses or Auto- Related uses (check zoning)
Immaculate offices second floor (see video)
Excellent exposure and visibility from both Anno Ave and Oak Ridge Rd



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Exterior - Building 1

Listing space

1st Floor

Space Available	13,257 SF
Rental Rate	\$15.30 /SF/YR
Date Available	November 10, 2025
Service Type	Triple Net (NNN)
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Wilshire Advisory Group is pleased to present this unique 13,257 SF owner user opportunity for an auto related use for lease:

- 13,257± SF Available for Lease (two separate buildings of 5,997 RSF and 7,260 RSF - see flyer)
- Location: just north of the Orlando International Airport (MCO) with proximity to State Road 528 and the Florida Turnpike
- Industrial Warehouse Built in 2001 - Renovated 2017 (including significant upgrades in office and mezzanine)
- Zoning: C-3 (Wholesale Commercial District - Unincorporated Orange County)
- Property Type - 2740 Auto Repair Garage
- Includes 2,500± SF Office with Second Story Mezzanine, with front office, cubicle areas, reception, break room and interior offices on second floor.
- Four Oversized Grade Level Doors (14' W x 14' H and 16' W x 14' H)
- Clear Height: 18' - 21'
- LED Lighting
- Power: 3 Phase, 240 Volts, 400 Amps
- Construction: Block and Metal
- Parking: covered parking. Total 19 spaces
- Utilities: (i) Electric: Duke Energy, (ii) Water: Orlando Utilities Commission
- Signage: visible/monument signage facing E Oak Ridge Rd. and Anno Ave
- Permitted Uses in Edgewood C-3 Zoning - In the City of Edgewood, Florida, the C-3 zoning district is designated as Wholesale Commercial. This contrasts with C-1 (Retail Commercial) and C-2 (General Commercial) districts and is intended to accommodate a wide range of commercial and light industrial activities. Uses permitted in the C-3 Wholesale Commercial district are extensive and include any use permitted in the previous commercial categories (C-1 and C-2). The types of activities generally allowed include: * Wholesaling and Warehousing: These activities are generally permitted, which is a key distinction from other commercial zones.* Retail and Service: A wide variety of retail and personal service establishments are permitted, similar to C-1 and C-2 zones.* Automotive Services: Specific uses related to vehicles, such as repair, sales, or service, may be allowed.* Institutional and Office: General office space, medical offices, clinics, hospitals, and educational facilities (colleges, trade schools) may be permitted. * Entertainment and Lodging: Hotels, motels, inns, restaurants, bars, and certain recreational facilities are also considered as potential uses(Tenants responsible for checking whether uses are compatible with their operation)

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Property Photos



Exterior Building 1



Interior - Office

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Property Photos



Interior - Building 1 Reception



Exterior - Building 1

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Property Photos



Exterior - Building 1



Exterior - Building 2

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Property Photos



Interior - Building 1



Interior - Office

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Property Photos



Interior - Office



BUILDING ONE: 7,260 SF
Two Roll-up Doors
Approximately: 100' x 75'
Features: Front Office / Receptionist, Break Room, Mezzanine office space, Covered Parking
Exterior Construction: Concrete/Cinder Block

**BUILDING 1:
7,260 SF**

**BUILDING 2:
5,997 SF**

Two Roll-up Doors
Approximately: 74' X 107'
Exterior Construction: Concrete Block Stucco
Features: Covered Parking, Tech Office and Breakroom

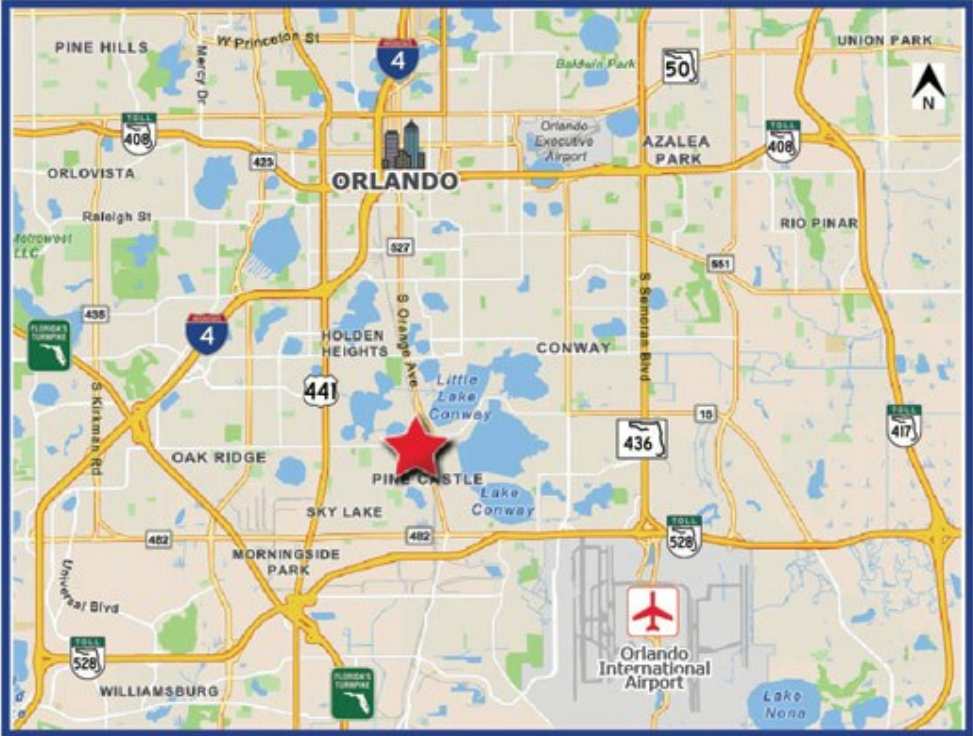
BUILDING TWO: 5,997 SF

Aerial Plan - 5909 Anno Industrial

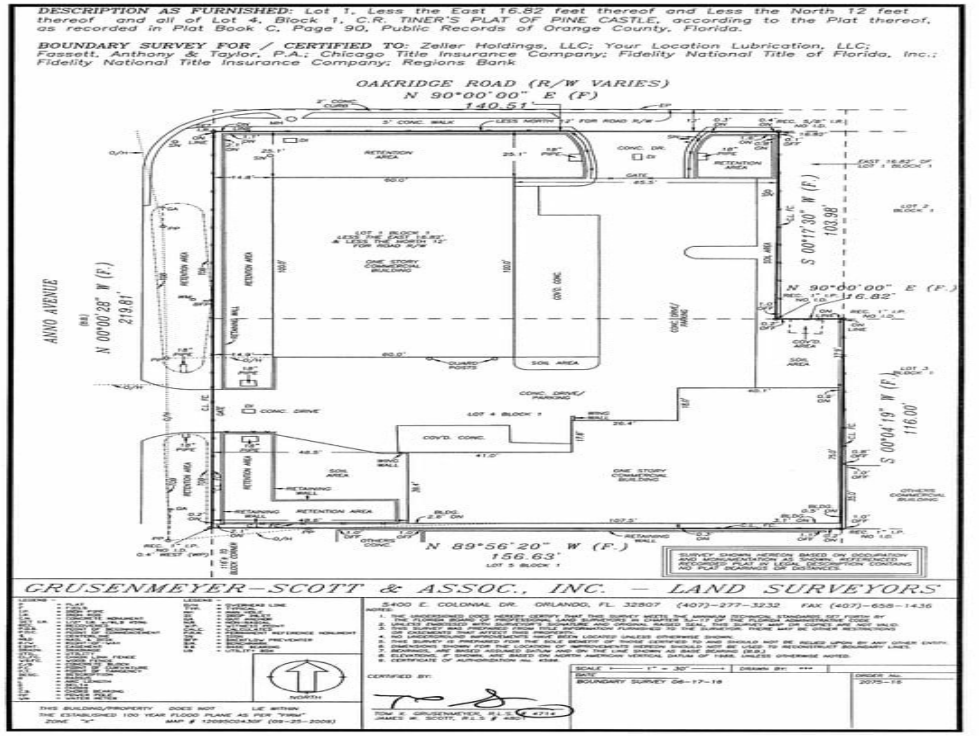
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Property Photos



Map



Survey - 5909 Anno Ave.

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Location

