

FOR SALE

CBRE

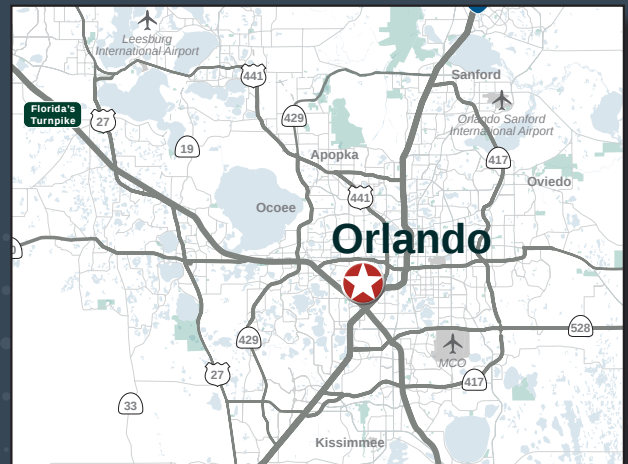
INDUSTRIAL WAREHOUSE DOWNTOWN ORLANDO, FL

1106 WEST CENTRAL BLVD, ORLANDO, FL 32805



Property Highlights

- + Available for immediate owner-user occupancy
- + 22,803 SF RBA on 0.98 acres
- + Single-tenant configuration with fenced yard
- + Dual street frontage on West Central Blvd and W Pine Street
- + Zoning IC/T supports industrial, warehouse, and light-manufacturing
- + One mile west of downtown Orlando infill location
- + Minutes from I-4 and the Florida Turnpike
- + More than 30,500 vehicles per day on nearby South OBT



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Industrial Warehouse | For Sale | Orlando, FL

1106 West Central Blvd, Orlando, FL 32805

Property Details

Parcel ID	27-22-29-8092-01-130
Submarket	NW Orange County
Land Area	0.98 acres (42,689 SF)
Total RBA	22,803 SF
Year Built / Renovated	1942 / 2018
Tenancy	Single tenant
Occupancy	Vacant - immediately available
Zoning	IG/T: Industrial General
Flood Zone	Zone X - minimal flood hazard
Clear Height	16 ft. (max) / 12 ft. (min)
Drive-In Doors	3 grade-level doors, 16'w × 12'h
Construction	Concrete / masonry block
Roof	Metal - good/fair condition
Power	277/480V, 3-phase 600A main + 3 × 125A
Lighting	LED throughout
Sprinklers	Wet system
HVAC	Office conditioned Warehouse - none
Site Features	Fenced yard, reception area, yard storage
Utilities	Electric: OUC Water: OUC Sewer: City of Orlando Waste: City of Orlando

Loading & Power

The front load warehouse is served by three grade-level drive-in doors measuring 16 feet wide by 12 feet high — suitable for straight-truck and van delivery operations. The electrical service is 277/480V, 3-phase with a 600-amp main panel and three additional 125-amp panels, supporting a variety of light industrial and warehouse users.

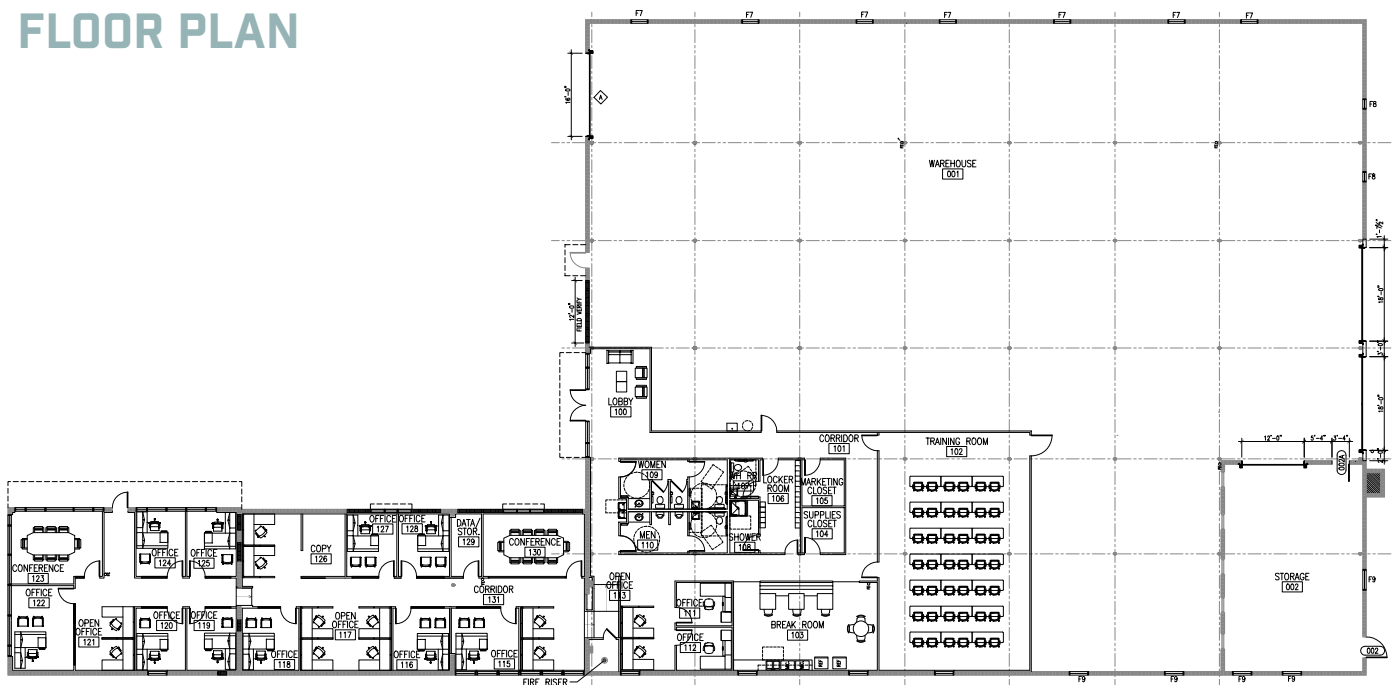
Site Information

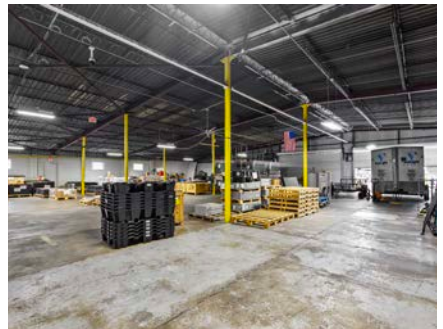
The property sits on West Central Blvd in Orlando's urban infill core, one mile west of downtown and minutes from I-4 and the Florida Turnpike. The surrounding trade area generates strong traffic volumes, with more than 43,000 vehicles per day on nearby South Orange Blossom Trail. SunRail's Church Street station is a 19-minute walk; Lynx Central station is a 4-minute drive — offering multimodal commuter access rarely found at infill industrial sites. Orlando's industrial market continues to see constrained infill supply, making owner-user sites of this size and location increasingly difficult to replace.

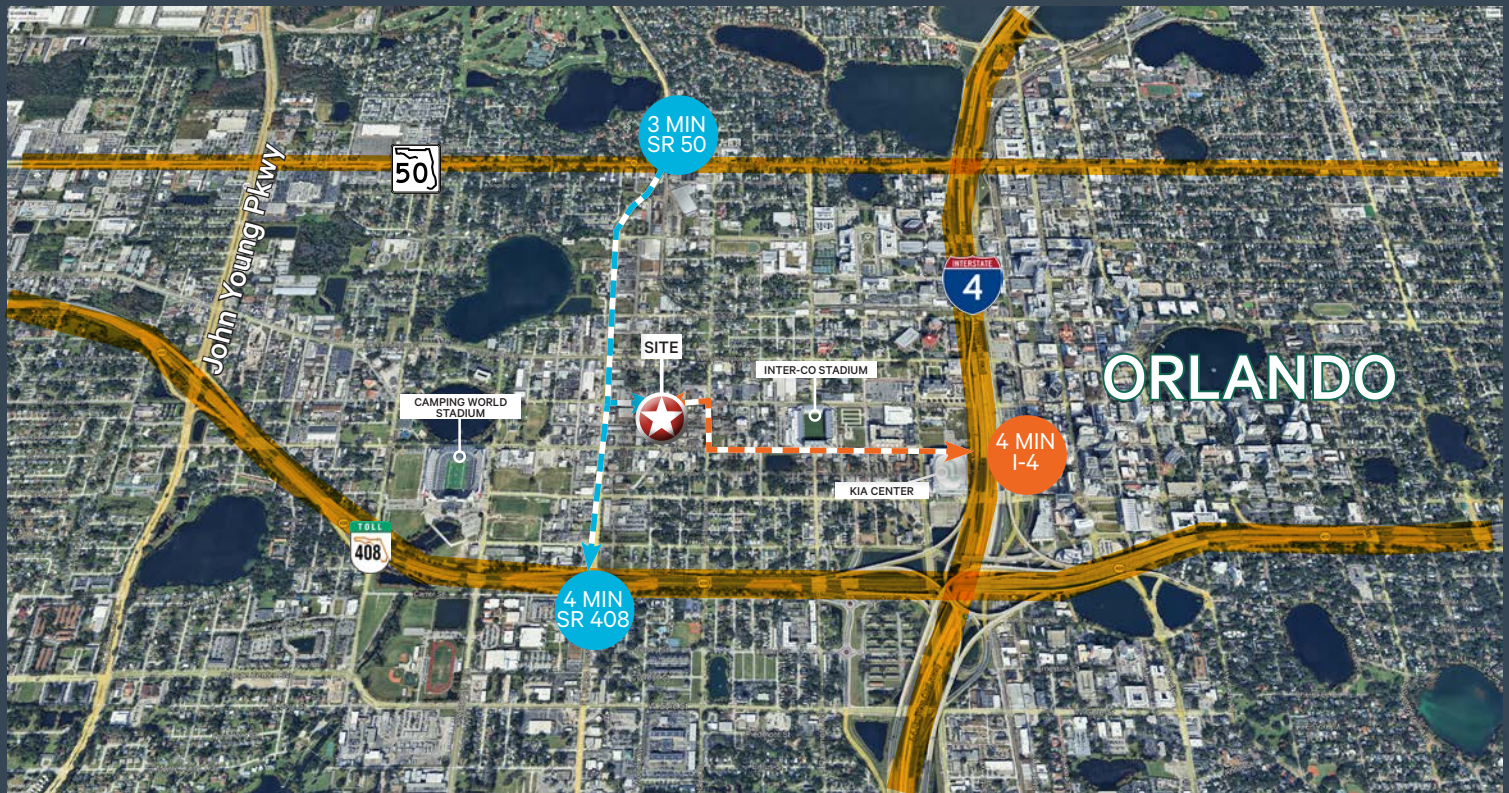




FLOOR PLAN







KEY DISTANCES

- * SR-408 / 0.8 Mile
- * SR-528 / 6 Miles
- * I-4 / 1.0 Miles
- * FL Turnpike / 12 Miles
- * Downtown 0.8 Miles
- * Orlando Intl Airport / 13 Miles

2025 DEMOGRAPHICS	5 MILE RADIUS	15 MILE RADIUS
TOTAL POPULATION	331,611	1,832,863
TOTAL BUSINESSES	24,457	83,136
DAYTIME WORKERS	324,796 (67.3%)	1,129,260 (56.1%)
TOTAL HOUSEHOLDS	137,673	686,203
AVERAGE HOUSEHOLD INCOME	\$108,237	\$118,354
2025-2030 ANNUAL POPULATION GROWTH RATE	0.65%	1.02%

INDUSTRIAL MARKET ORLANDO, FL

Orlando boasts a dynamic economy driven by steady population growth, a burgeoning tech and fintech sector, and a strong defense industry, complemented by its famous theme parks. With an unemployment rate of 4.4% as of mid-2026 — up modestly from recent lows but still reflecting a healthy labor market — and real GDP growth of 3.5% in 2024, Orlando marked its fourth consecutive year outpacing the national economy. The region ranked No. 1 nationally among major metros in nominal GDP growth that year, with its economy surpassing \$233 billion. The construction sector continues to lead, fueled by sustained infrastructure investment and record-breaking tourism of 76.7 million visitors in 2025.

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