

77

W ILLIANA ST

WAREHOUSE/FLEX SPACE
FOR LEASE

\$9,600
MONTHLY
RENT+CAM



\$16.50 PSF
NNN

5120 SF Sodo Orlando Warehouse/Flex Space

77 W ILLIANA ST, ORLANDO, FL 32806

conceptual photocomposite



PROPERTY DETAILS

Lease Rate \$16.50 PSF NNN
\$9,600 Monthly Rent+CAM
Size: 5,120 SF
Parcel ID: 02-23-29-1184-03-080
Zoning: I-G
Land Size: 0.34 AC
Parking: 2.92/1,000
Signage: Building

OVERVIEW

Positioned in the heart of Orlando's urban industrial corridor, 77 W Illiana St offers a rare opportunity to secure a flex/warehouse asset undergoing a comprehensive renovation. The warehouse component is being transformed to deliver a clean, modern industrial space, paired with a functional and well-integrated office buildout—ideal for users seeking both operational efficiency and a professional front-of-house presence.

The planned upgrades will significantly enhance the usability and aesthetic of the space, creating a refreshed environment that supports a wide range of uses including light manufacturing, distribution, showroom, and service-oriented businesses. This is a unique chance to lease a near “like-new” industrial space in a centrally located submarket with strong access to major transportation routes and Orlando's core labor pool.

HIGHLIGHTS

- Renovated warehouse space delivering a modern, clean industrial environment
- Strong office component for administrative, showroom, or client-facing use
- Flex layout ideal for a wide range of industrial and service users
- Central Orlando location with convenient access to major roadways
- Positioned in a tight infill submarket with limited quality inventory

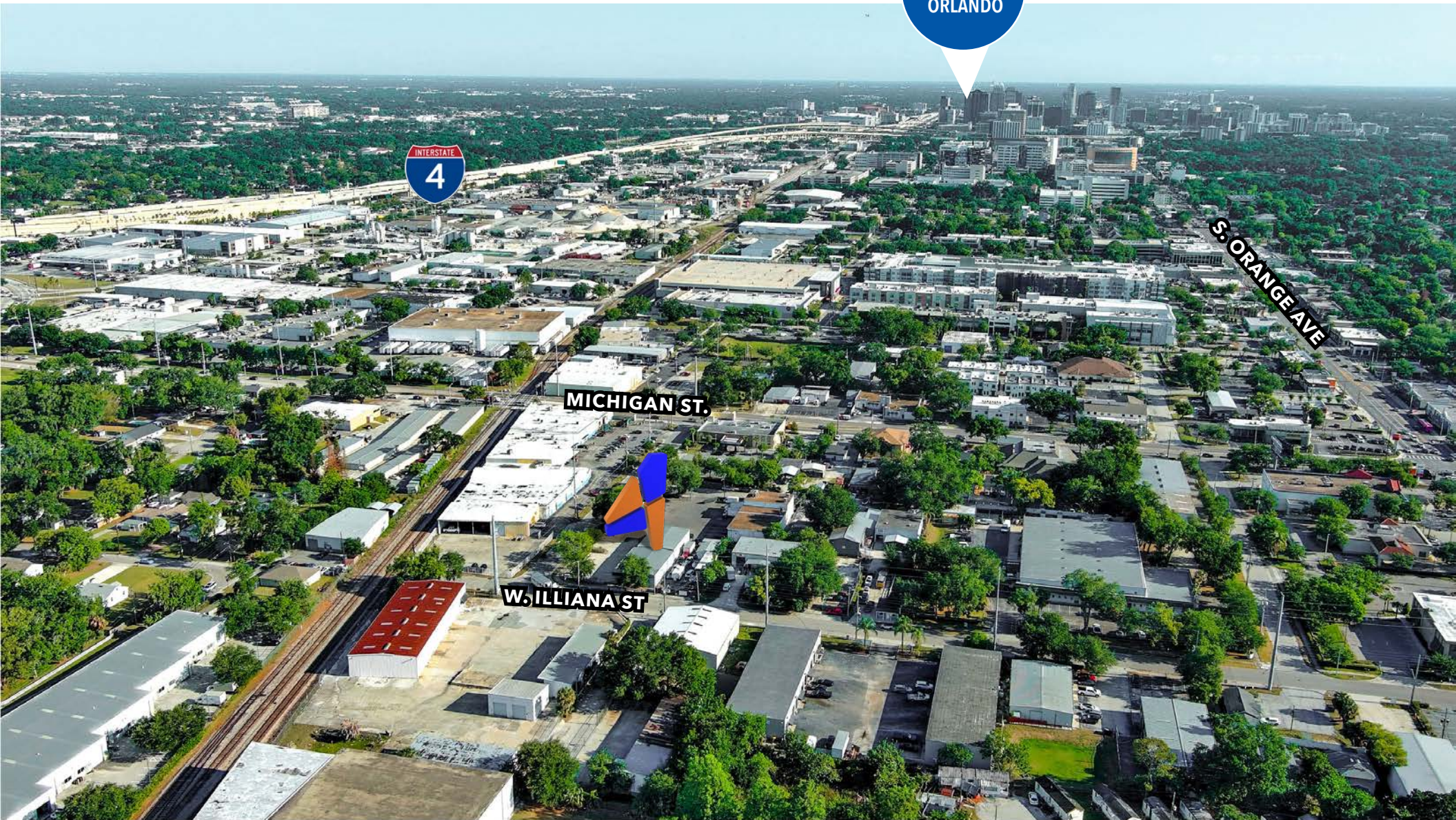


Trey Dyer

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LOCATION AERIAL



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PROPERTY AERIAL

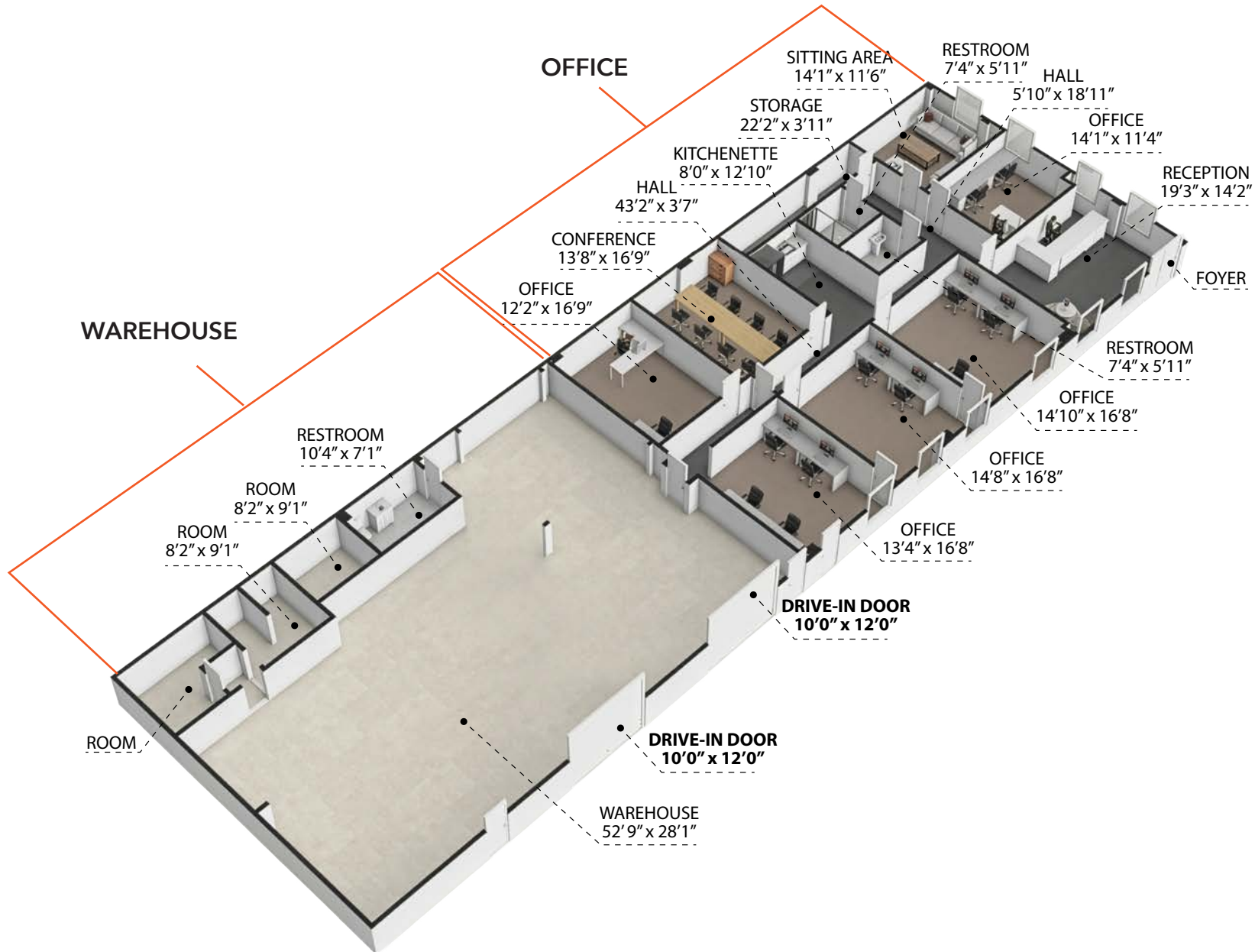


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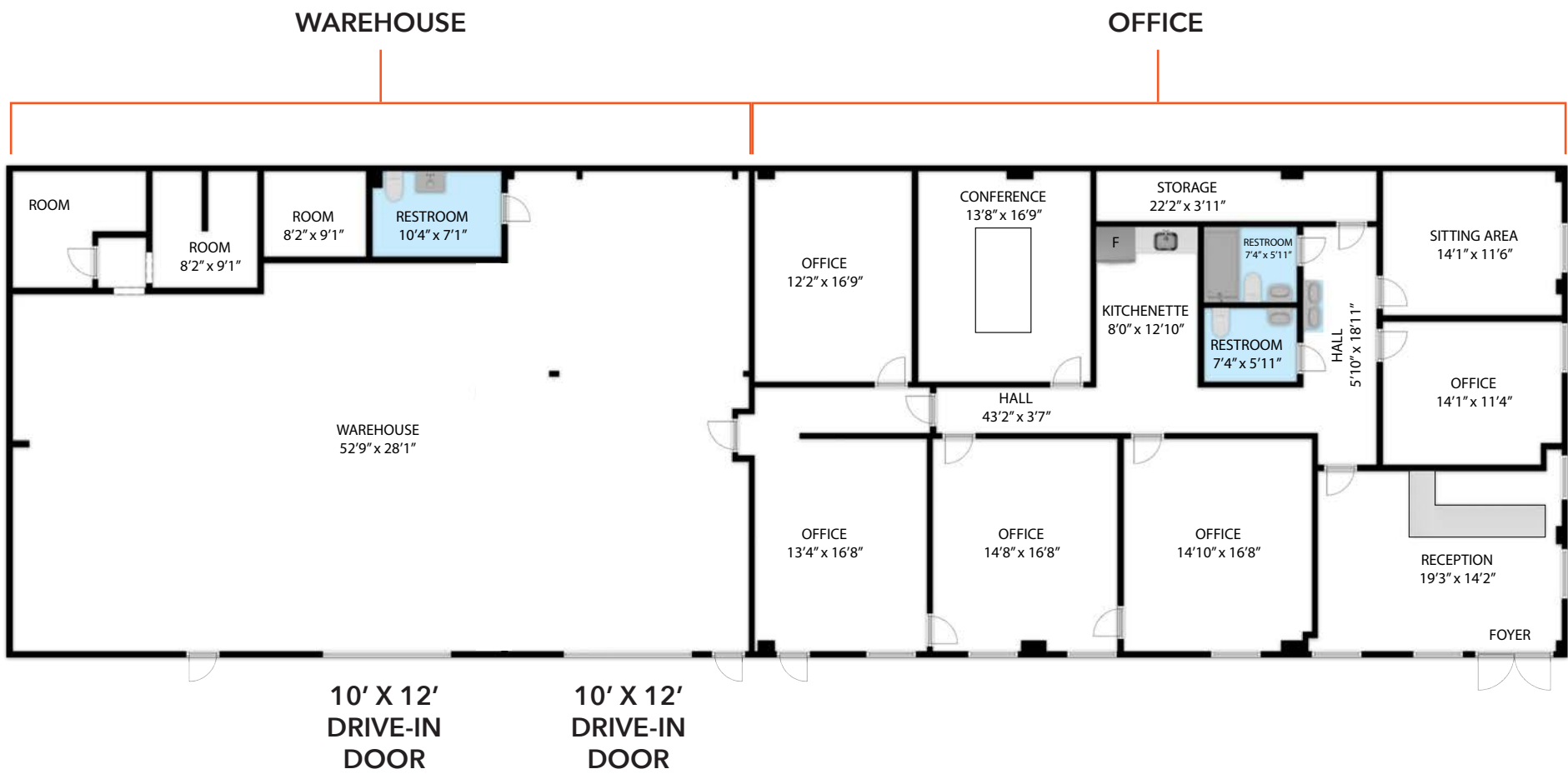
SPACE LAYOUT 5,120 SF TOTAL

THE 3D LAYOUT BELOW IS CONCEPTUAL AND BASED ON PRELIMINARY RENOVATION PLANS THAT ARE SUBJECT TO CHANGE.

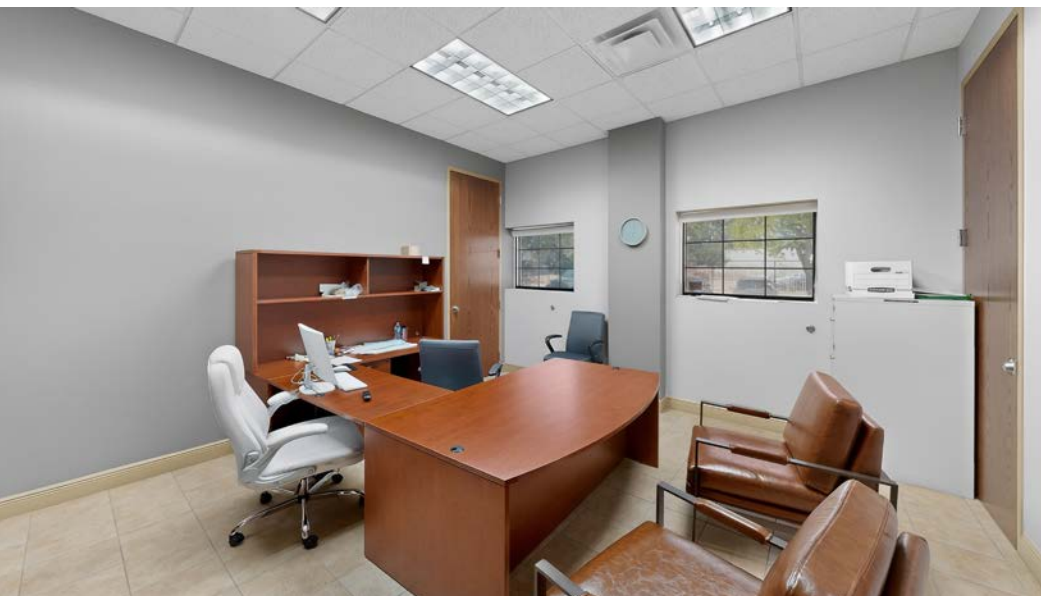
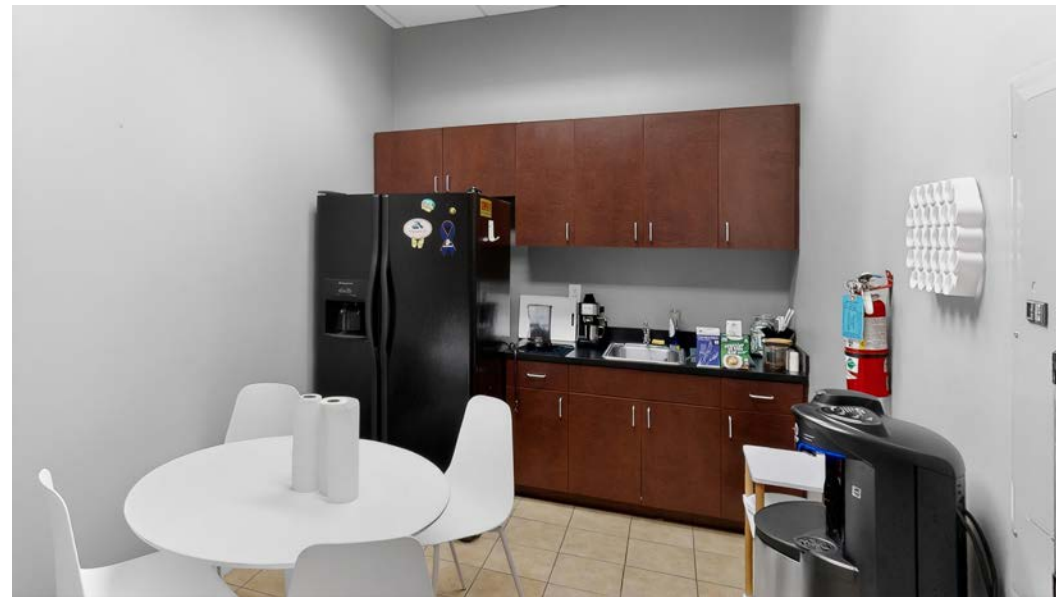


FLOOR PLAN 5,120 SF TOTAL

THE FLOOR PLAN BELOW IS CONCEPTUAL AND BASED ON PRELIMINARY RENOVATION PLANS THAT ARE SUBJECT TO CHANGE.



INTERIORS | OFFICE



INTERIORS | OFFICE



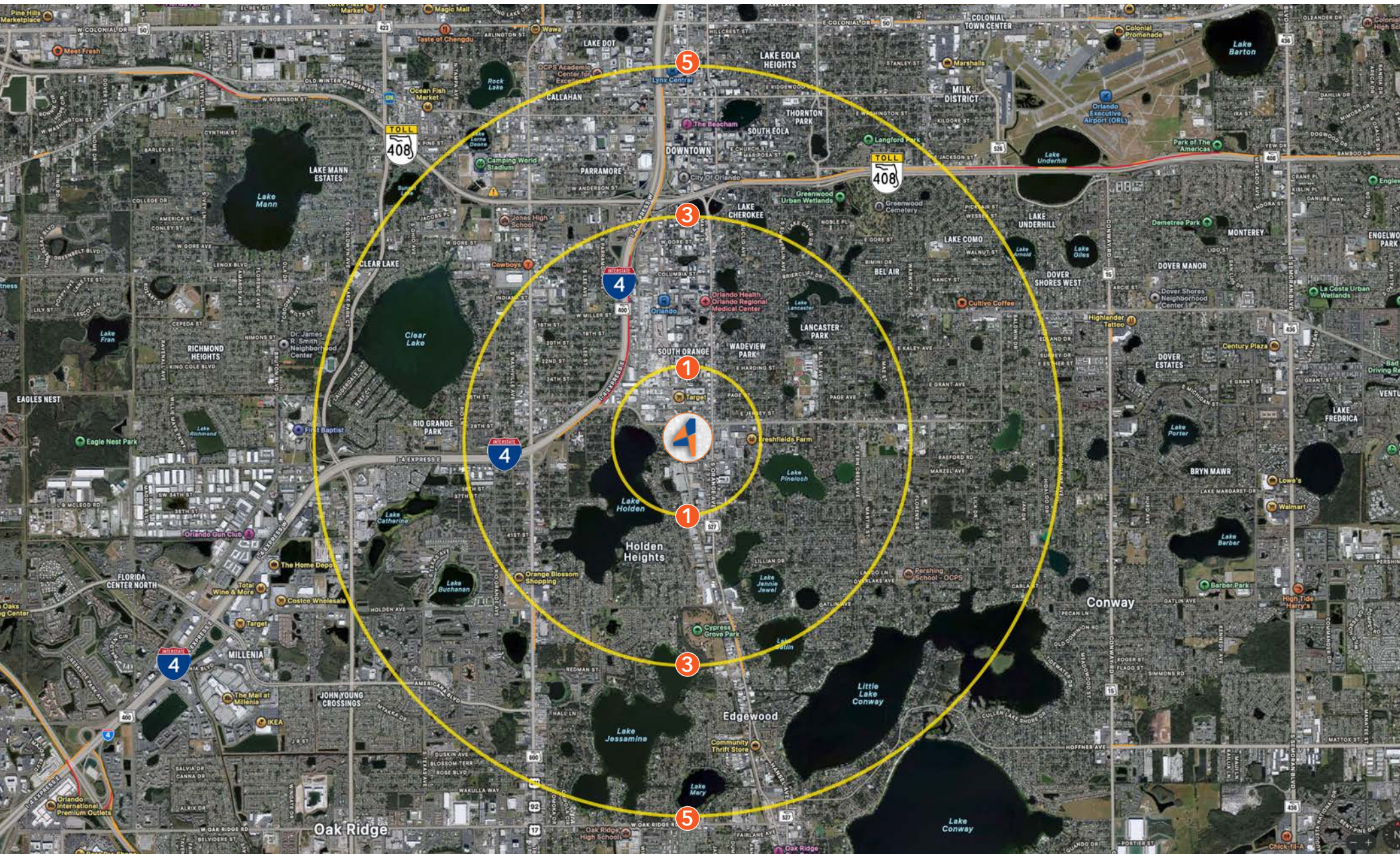
GRADE-LEVEL DOCK DOORS



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LOCATION MAP



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