



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

TAFT PACKING HOUSE

2630-2634 Taft Avenue
Orlando, Florida 32804

FLEX/WAREHOUSE/OFFICE SPACE FOR LEASE NEAR PACKING DISTRICT

AIR-CONDITIONED WAREHOUSE



FOR LEASE

- + Asking Rate: \$16.50/SF NNN
- + Building Size: 8,266 SF
- + Available SF: Suite C: 2,810 SF
- + Ideal Use: Flex/Office/Warehouse/Retail
- + Zoning: IND-2/IND-3
- + Renovated: 2022



Highlights

- Fully Air-Conditioned Creative Flex/Warehouse/Office Space
- Superior Location in College Park on the East side of The Packing District - Servicing Downtown Orlando, Mills 50, Baldwin Park & Winter Park
- Access to all of Central Florida's major roadways, including I-4, 408, U.S. 441, 17-92 and Colonial Drive (Hwy 50)
- **Building Details:**
 - + 14' Clear Height, 16' Ceiling Height
 - + (1) 8'x8' Dock High Door (35" Dock Height)
 - + Parking: ~6 spaces + street parking and loading area
 - + Power: 3-Phase Power

JONATHAN CLAYTON

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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

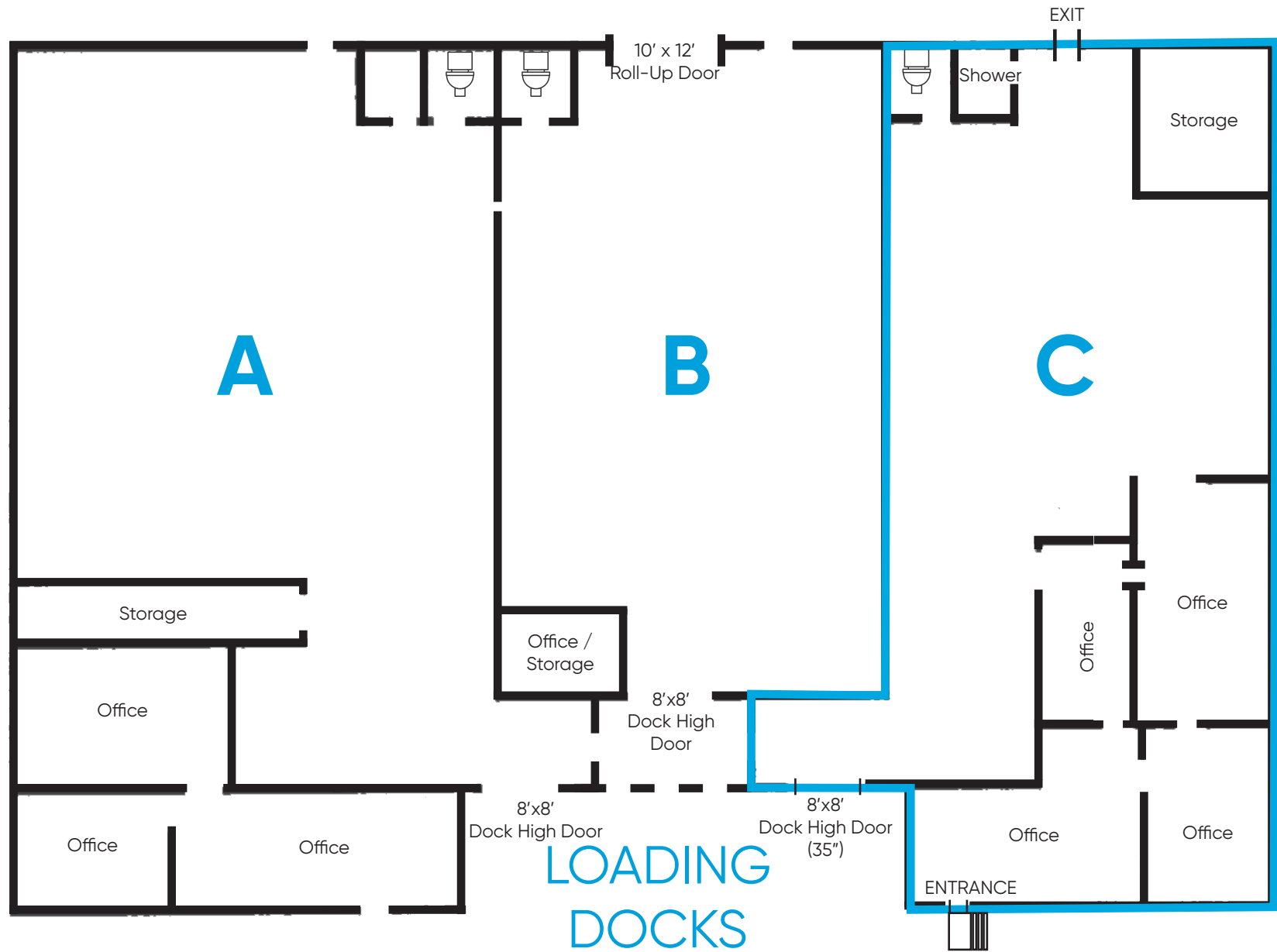


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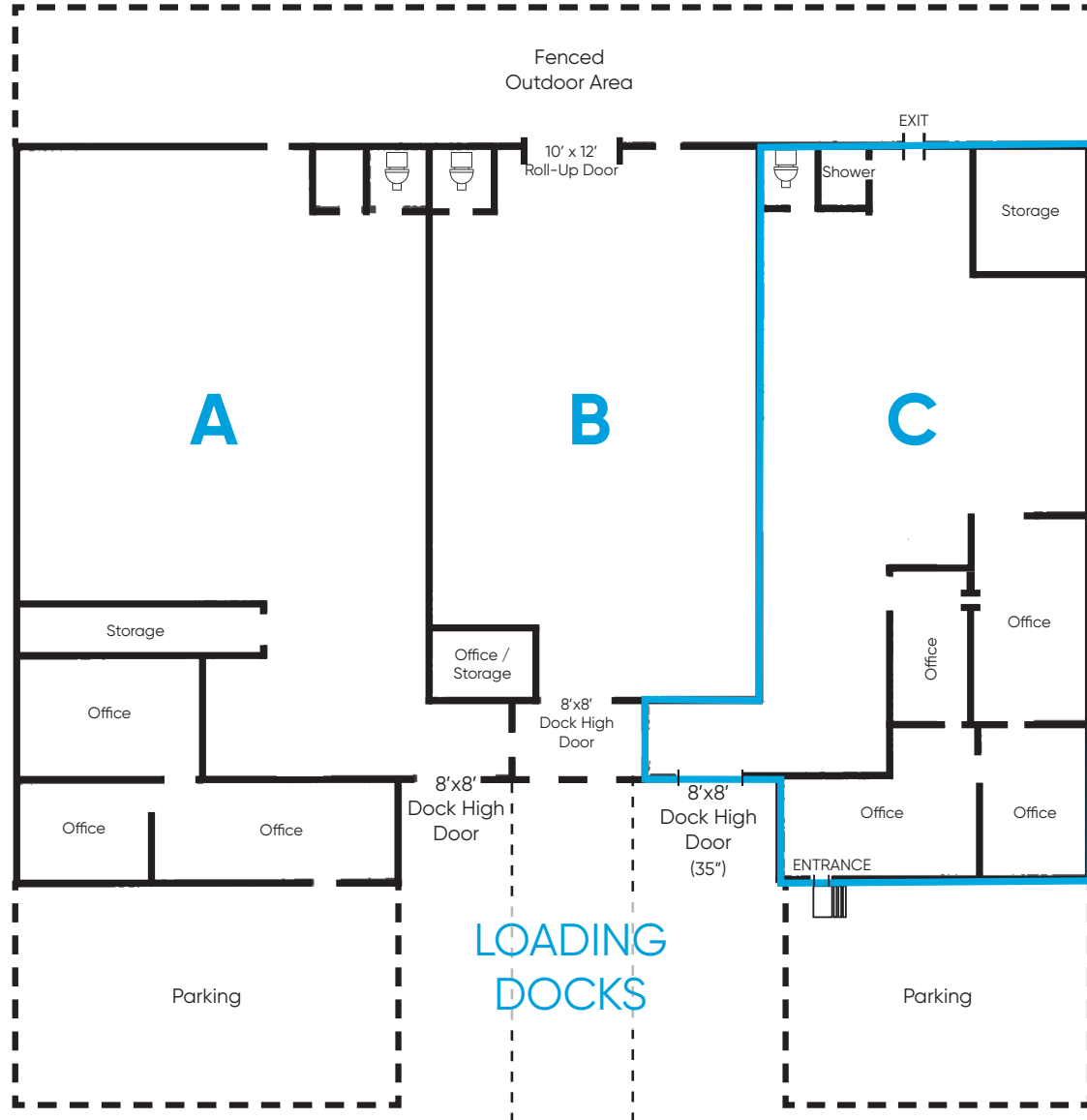
250 N. Orange Ave., Ste. 1500
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Floor Plan



Floor Plan



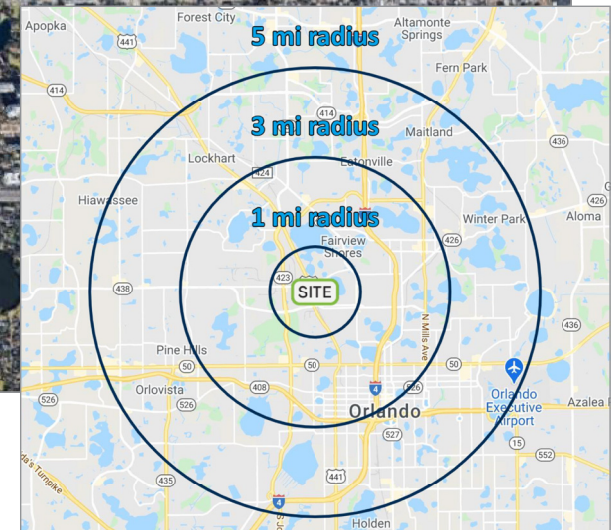
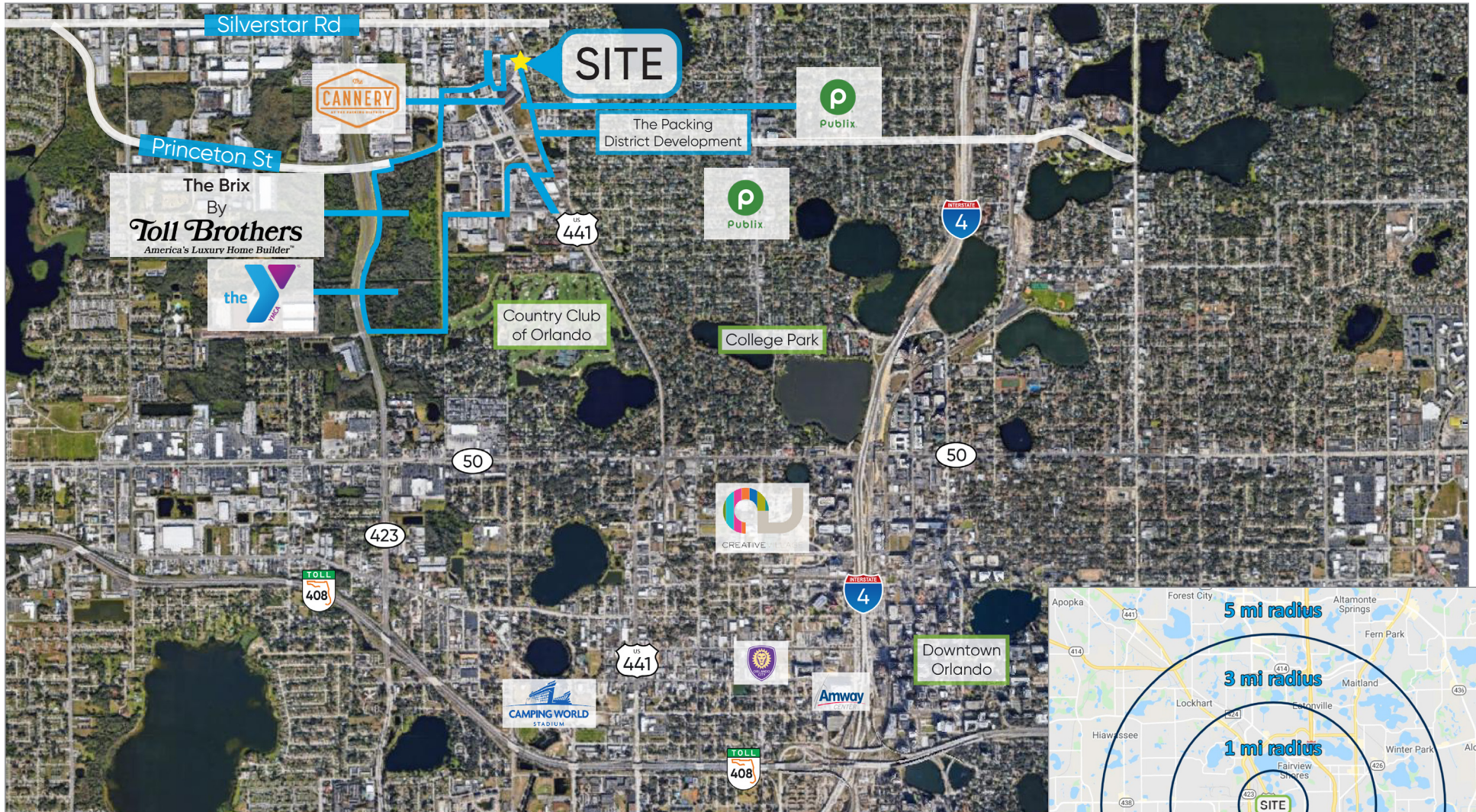
TAFT AVENUE



Site Images



Location Aerial & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	5,039	\$126,755	872	7,949
2-Mile	87,503	\$78,495	11,815	122,008
3-Mile	283,548	\$84,093	27,367	289,085



The Packing District Development



Development Overview

- + 202 Acres of Land in the City of Orlando
- + 97 Acres of Land Currently Industrial/ Commercial to be Converted to Mixed-Use and Residential
- + 105 Acres of Dedicated Regional Park, Including a 40-Acre Urban Farm
- + 3,500 Units of Projected Residential, ±1 Million Square Feet of Projected Retail and Office Space
- + Annexed into the City of Orlando in 1996 with PD

