

Northeast Orlando Warehouse & Office

1810 Alden Rd. Orlando, FL 32803

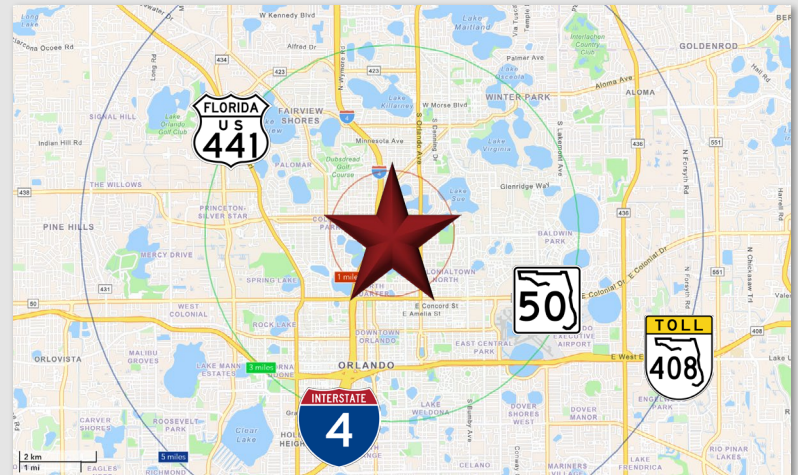
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



\$15psf/yr Mod. Gross

LOCATION HIGHLIGHTS

Located in the northeast corner of Orlando less than half a mile from the I-4 on-ramps at Princeton St and Ivanhoe Blvd, with quick access to Downtown Orlando and the surrounding areas. Nearby amenities include Loch Haven Park, Ivanhoe Village Main Street, and Mills 50, offering a wide range of cultural, dining, and entertainment options.



LISTING HIGHLIGHTS

- **15,672± SF total** - Office and warehouse available
- **6,687± SF warehouse** featuring **3 roll-up doors**: two with a covered truck well and one with a ramp leading to the adjacent paved lot
- **Large office space** includes 3 large work areas, 4 private offices, a reception area, and a mail sorting area
- **2-year lease term**

2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	12,237	101,588	285,337
Median HH Income	\$110,916	\$102,185	\$81,992
Average HH Income	\$156,843	\$152,248	\$125,479

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM

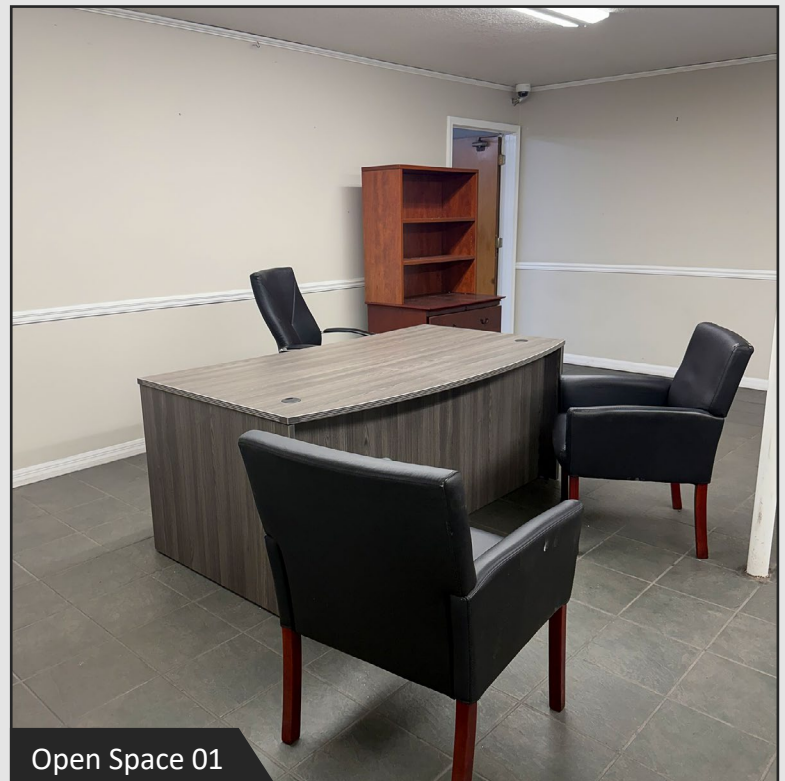
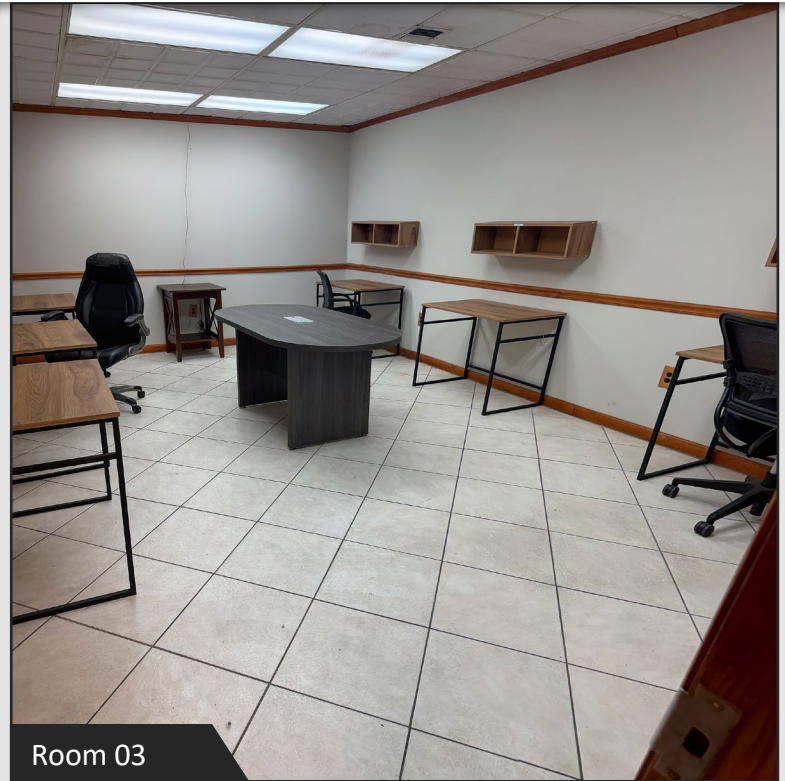
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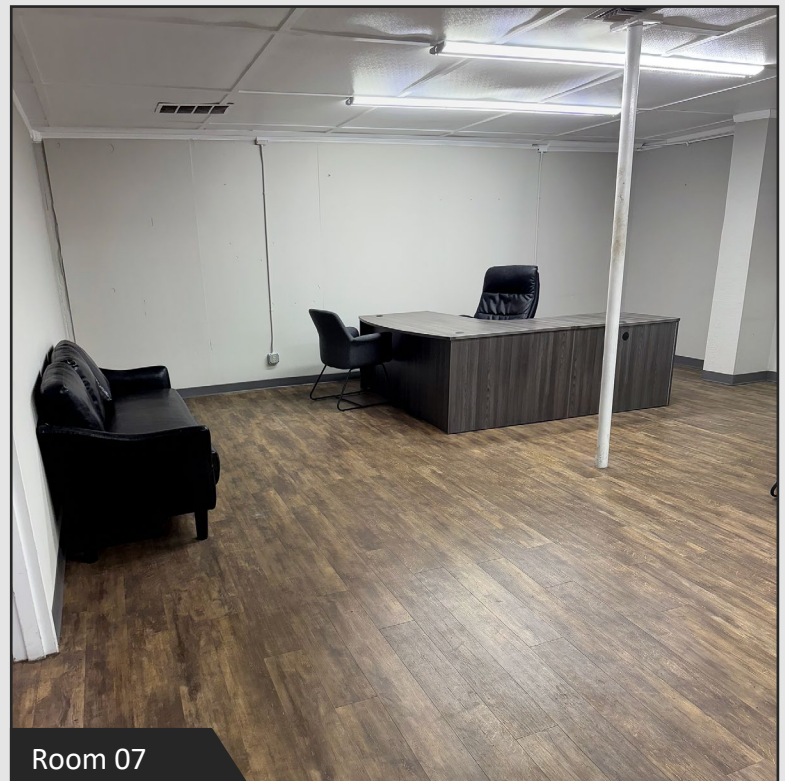
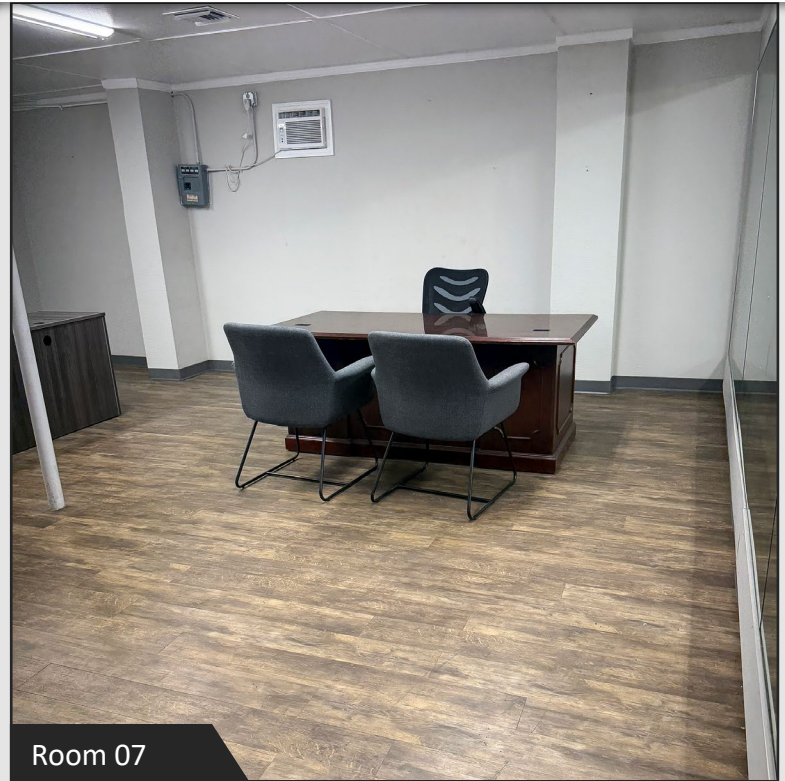
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Ramp to Yard



Door to Office



Stairs to Mezzanine Storage

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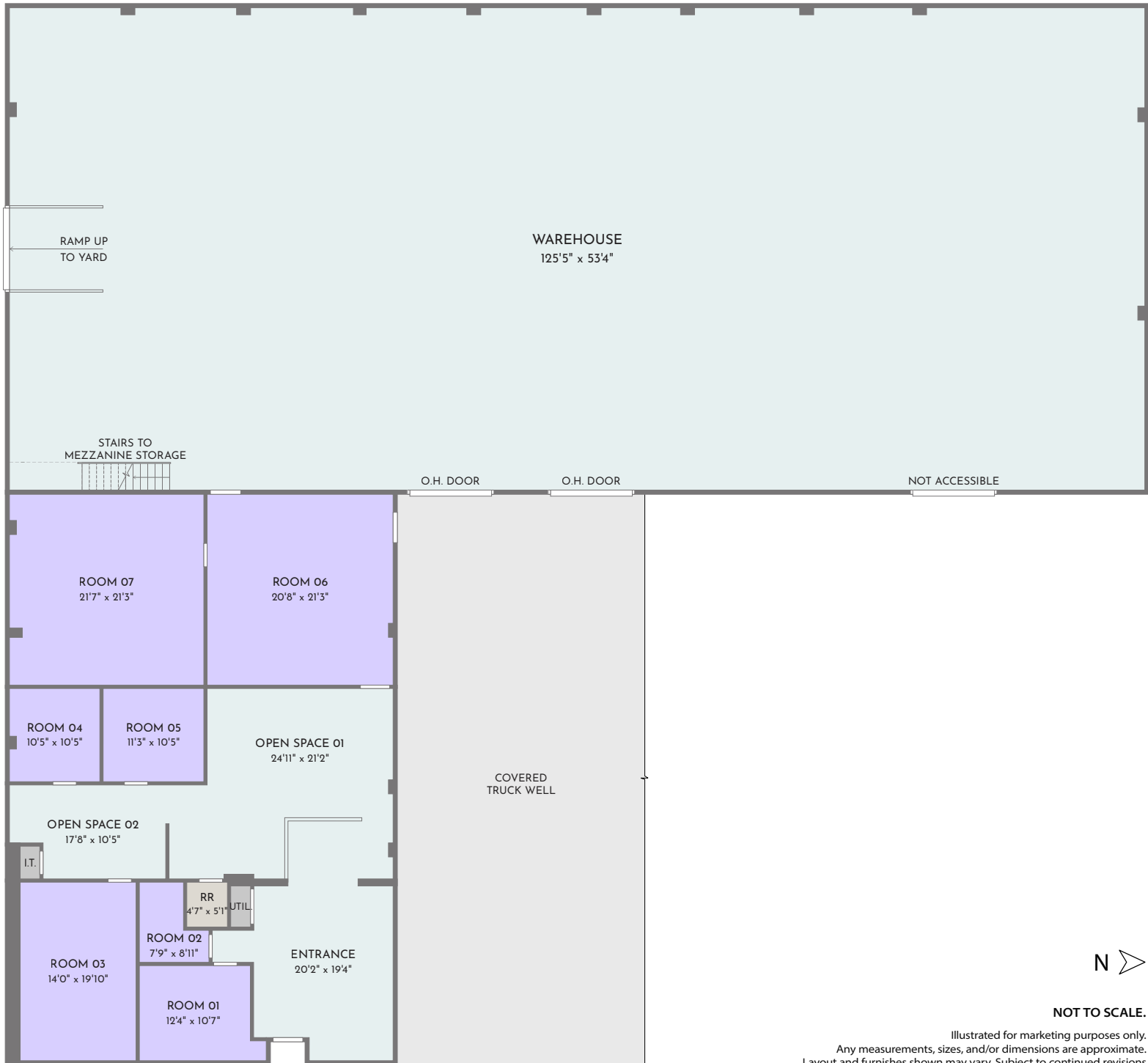
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NOT TO SCALE.

Illustrated for marketing purposes only.
Any measurements, sizes, and/or dimensions are approximate.
Layout and furnishes shown may vary. Subject to continued revisions.

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