FOR SALE OR LEASE • INDUSTRIAL OUTDOOR STORAGE

2.29± Acre Fenced C-3 Yard

with Office & Warehouse

7032 Old Cheney Hwy, Orlando, FL 32807

Dual access on Old Cheney Hwy & Aber Rd • Available January 2027

$2,999,000	$18,000 / MO	2.29± AC	4,302 SF
SALE PRICE	LEASE RATE (NNN)	FENCED SITE	OFFICE + WAREHOUSE



PROPERTY HIGHLIGHTS

- **Drive-Through Access —** A paved drive runs straight through the property from Old Cheney Hwy to Aber Rd, letting trucks and trailers pull in one entrance and out the other with no turnaround needed in the yard.
- **Fully Fenced Gravel Yard —** 2.29± acres of secured yard space for equipment, materials, fleet vehicles, and trailer storage.
- **Professional 2,410 SF Office —** A brick-front office in good condition with a covered entry and landscaped frontage — a true headquarters building rather than a yard trailer.
- **1,892 SF Warehouse —** Three roll-up doors and ±10’ clear height for vehicle service, parts, and covered storage.
- **Flexible C-3 Zoning —** Commercial zoning in unincorporated Orange County supports a wide range of service, contractor, and outdoor storage operations.
- **Available January 2027 —** Currently leased to a national landscaping company through 12/31/2026; offered for sale or for lease to an owner-user or new tenant.
- **Built For —** Landscaping and nursery companies, contractor headquarters and lay-down yards, vehicle and equipment storage, vehicle sales and repair, and truck parking.





THE OPPORTUNITY

Close-in sites that pair a fenced acreage yard with a real office building, warehouse space, and drive-through access rarely come to market this close to downtown Orlando. 7032 Old Cheney Hwy offers all four just off E Colonial Dr — available for purchase at $2,999,000 or for lease at $18,000/month NNN, with occupancy as early as January 2027.

PROPERTY SUMMARY

Address	7032 Old Cheney Hwy, Orlando, FL 32807
Parcel ID	23-22-30-0000-00-113
Sale Price	$2,999,000 ($1,310,000±/acre • $30±/land SF)
Lease Rate	$18,000/month NNN
Site Area	2.29± acres (99,558± SF), fully fenced
Zoning	C-3 (Orange County)
Office	2,410 SF • built 1997
Warehouse	1,892 SF • built 1972 • ±10’ clear • 3 roll-up doors
Site Surface	Paved drive between entrances; gravel yard
Access	Old Cheney Hwy and Aber Rd
Frontage	234± ft Old Cheney Hwy • 60± ft Aber Rd
Utilities	Well and septic
Building FAR	0.04±
2026 Taxes	$14,617
Occupancy	Leased to a national landscaping company through 12/31/2026



2.29± AC
FENCED YARD • DUAL ACCESS

DRIVE TIMES		
SR 408 (Goldenrod Rd)	1.5± mi	**4 min**
SR 436 (Semoran Blvd)	1.5± mi	**4 min**
SR 417	4.5± mi	**9 min**
Downtown Orlando	7± mi	**15 min**
I-4	7± mi	**13 min**
Orlando Int’l Airport (MCO)	10± mi	**17 min**
UCF	9± mi	**18 min**

LOCATION & AREA OVERVIEW

East Colonial Service Corridor

The site sits one block south of E Colonial Dr (SR 50) between N Forsyth Rd and N Goldenrod Rd, in an established pocket of contractor yards, landscaping and fence companies, storage operators, and service businesses — a neighborhood already proven to work for yard-based operations.

Expressway Connectivity

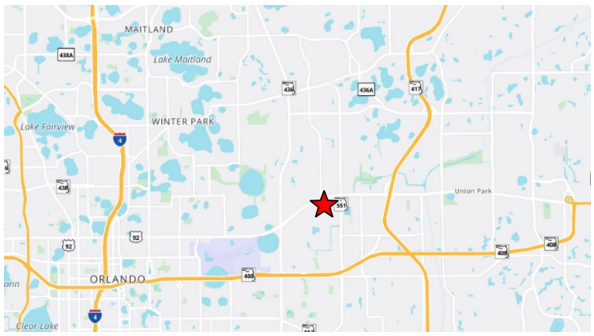
Goldenrod Rd reaches SR 408 in minutes, SR 436 is just to the west, and SR 417 is a short run east on Colonial, giving crews and fleets fast routes to downtown Orlando, Orlando International Airport, UCF and Research Park, and the rest of the metro.

Orlando, Florida

Orlando continues to rank among the nation’s fastest-growing metros, and steady population and construction growth keeps demand high for close-in service and outdoor storage sites — a property type in short supply as infill land is redeveloped for other uses.

EXCLUSIVELY OFFERED BY

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