

BRENGLE
INDUSTRIAL PARK

FOR LEASE · INDUSTRIAL FLEX

INDUSTRIAL FLEX · THE PACKING DISTRICT · ORLANDO

Industrial Spaces Near the Packing District

Three bays · 3,200 to 5,600 SF · $12 / SF year one

1924 Brengle Avenue | Orlando, Florida 32808

3,200 – 5,600 SF
Three bays · Units 1904, 1912 & 1920

$12.00 / SF
Year-one rate NNN · $16.00 thereafter

12'–14' Clear
10' × 12' grade-level door

200A 3-Phase
120/208V electrical service

CONTACT: COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

4ACRE COMMERCIAL

THE OPPORTUNITY

Eight-building flex park. Three bays ready now.

BRENGLE
INDUSTRIAL PARK

Brengle Industrial Park is a well-kept industrial flex park of eight metal, pre-engineered buildings on 4.04 acres, just west of the Packing District and minutes from Downtown Orlando. Three units are available now: two 5,600 SF bays, one built out as an office-heavy headquarters and one open warehouse with a front office suite, plus a compact 3,200 SF shop.

The first-year rate of **$12.00 per SF** sits below the Central Florida average asking rent[3], which gives a new tenant a lower-cost year to move in and settle.

1 Built for working businesses

Grade-level loading, 12' to 14' clear, 200-amp three-phase power and industrial zoning that unincorporated Orange County applies, not the City of Orlando.

2 A fresh, orderly park

Eight steel buildings on a newly paved, striped central drive, with parking at every door and a pylon sign at the street.

3 Next to the Packing District

Minutes from John Young Parkway, Princeton Street and Orlando's newest mixed-use district, with I-4 and SR 408 a short drive east.



DETAILS AT A GLANCE

ADDRESS	1924 Brengle Avenue, Orlando, Florida 32808
PARK	8 pre-engineered metal buildings · 4.04 AC
AVAILABLE	Unit 1904 · 5,600 SF Unit 1912 · 5,600 SF Unit 1920 · 3,200 SF
LEASE RATE	$12.00/SF year one, then $16.00/SF · NNN[1]
BUILDING	12'–14' clear · one 10' × 12' grade-level door per unit
POWER	200 amp, 3-phase, 120/208V
ZONING	IND-2 / IND-3 · unincorporated Orange County[2]
PARKING	2.5 / 1,000 SF · Signage: building + pylon
PARCEL ID	17-22-29-0000-00-007
USE NOTE	No automotive use





Typical park warehouse interior (Unit 1940, not currently available): clear-span steel frame, grade-level roll-up door.

[1] Lease type per the LoopNet listing; base rent shown, NNN charges extra; confirm terms by written proposal. [2] Zoning per the prior brochure and county records; the LoopNet listing shows IND-1/IND-3, so verify with the Orange County Zoning Division. [3] Colliers, Central Florida Industrial Market Report, Q2 2026: metro asking rent $12.56/SF NNN, vacancy 7.4% (via REBusinessOnline, 09-07-26).

CONTACT: COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

4ACRE COMMERCIAL

SITE PLAN · AVAILABILITY

Three bays. Pick the one that fits.

BRENGLE INDUSTRIAL PARK



UNIT	SIZE	WAREHOUSE	LAYOUT	YEAR-ONE RENT	BEST FIT
Unit 1904	**5,600 SF**	±3,682 SF	7 private offices · conference · reception · 2 restrooms	$5,600 / mo[1]	Contractors and service firms with office staff
Unit 1912	**5,600 SF**	±4,714 SF	Open warehouse · entry · 2 offices · kitchen · 2 baths	$5,600 / mo[1]	Distribution, fabrication, light manufacturing
Unit 1920	**3,200 SF**	±2,366 SF	Reception · 2 offices · workroom · restroom	$3,200 / mo[1]	Trades, e-commerce, small-batch production

[1] Monthly base rent = $12.00/SF × unit SF ÷ 12 (year one; $16.00/SF thereafter), NNN charges extra; lease structure per written proposal. Warehouse areas measured from the Aug-2025 floor plans. All units: 12'–14' clear, one 10' × 12' grade-level door, 200A 3-phase 120/208V. Aerial is an enhanced photograph.

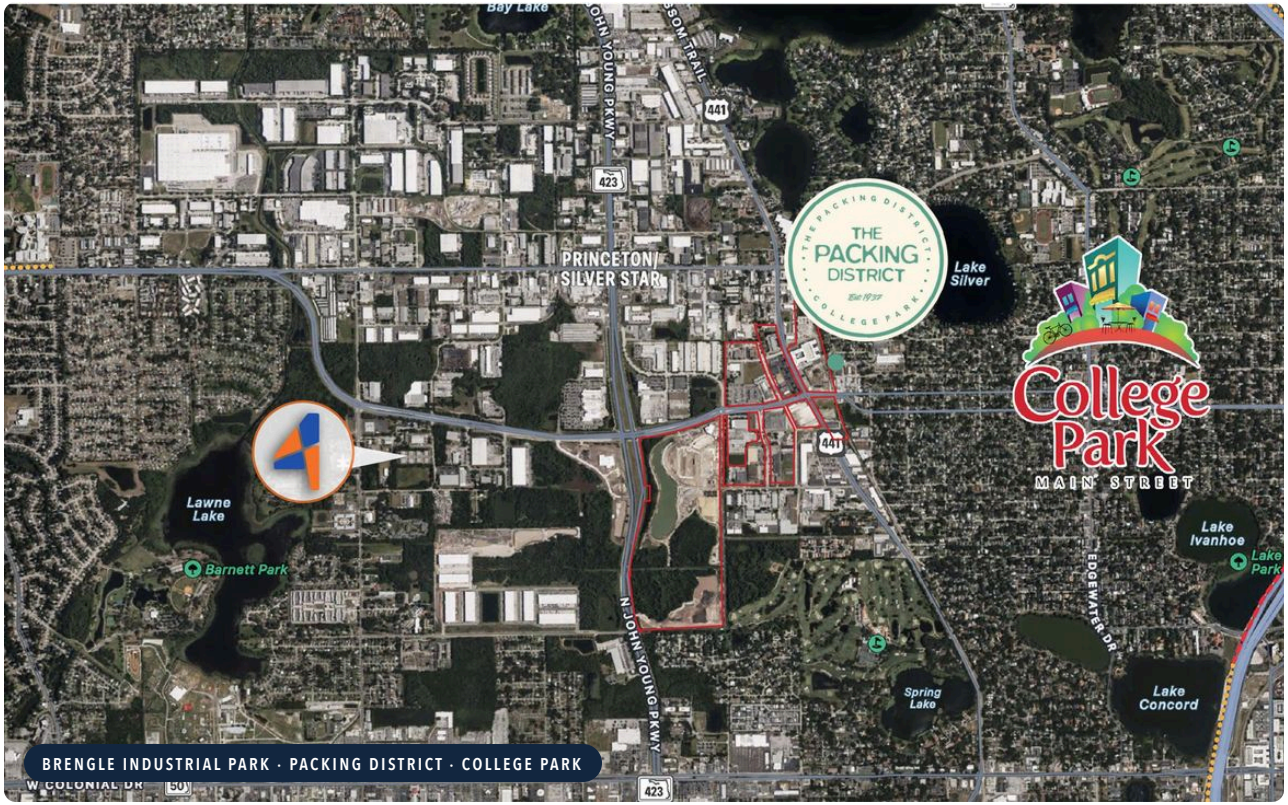
CONTACT: COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

4ACRE COMMERCIAL

LOCATION & ACCESS

Between John Young Parkway and the Packing District

BRENGLE INDUSTRIAL PARK



DRIVE TIMES[1]

John Young Parkway (SR 423)	2 min
Princeton St · Silver Star Rd	3 min
The Packing District	5 min
College Park · Edgewater Dr	8 min
I-4 · Princeton St / Par Ave	10 min
SR 408 East-West Expressway	10 min
Downtown Orlando	12 min
Orlando Int'l Airport (MCO)	27 min

Unincorporated flexibility

The park sits just outside the City of Orlando, under Orange County IND-2 / IND-3 industrial zoning[2], which suits contractors, distributors and light manufacturers.

Crosstown in minutes

John Young Parkway runs north to Silver Star and south to Colonial Drive and SR 408; Princeton Street leads east to I-4 and Downtown.

A neighborhood on the rise

The Packing District's homes, YMCA, Publix and food hall are drawing new residents, workers and service demand to the area.

[1] Approximate drive times in typical traffic; MCO distance (16.7 mi) per the LoopNet listing. [2] Verify zoning and permitted uses with Orange County. Map from the prior Brengle Industrial Park brochure.

CONTACT: COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

4 ACRE COMMERCIAL

THE PACKING DISTRICT · POINTS OF INTEREST

Orlando's newest district, next door

BRENGLE INDUSTRIAL PARK



EAT & SHOP

- Publix · The Cannery
- The Great Southern Box Co. food hall
- Foxtail Coffee · Grain & Berry
- The Gnarly Cuban · Blue Coast Burrito

LIVE & PLAY

- YMCA at the Packing District
- Orlando Tennis Centre
- Citron and The Brix apartments
- 4Roots Farm Campus

INDUSTRIAL NEIGHBORS

- Crane Works
- Catrike
- Rush Truck Centers Orlando
- Foundation Building Materials

Points of interest from the prior Brengle Industrial Park brochure; tenant mix subject to change. The Packing District is a 202-acre mixed-use development by Tavistock in the former citrus-packing area of northwest Orlando.

CONTACT: COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

4ACRE COMMERCIAL

HIGHEST & BEST USE

Three layouts, three users. One easy first year.

BRENGLE INDUSTRIAL PARK

UNIT 1904 · 5,600 SF

Office-heavy flex HQ

Seven private offices, a conference room, reception and foyer up front, with ±3,680 SF of warehouse behind. Ready for a company that runs its office and its shop under one roof.

BEST FIT: CONTRACTORS AND SERVICE FIRMS WITH OFFICE STAFF

UNIT 1912 · 5,600 SF

Warehouse-forward bay

The most warehouse in the park: ±4,710 SF of open floor, about 70' × 79', with an entry lobby, two offices, a kitchen and two baths along one corner.

BEST FIT: DISTRIBUTION, FABRICATION, LIGHT MANUFACTURING

UNIT 1920 · 3,200 SF

Compact trade shop

A 78' × 40' bay with reception, two offices and a 24' workroom at one end and ±2,370 SF of open warehouse at the other.

BEST FIT: TRADES, E-COMMERCE, SMALL-BATCH PRODUCTION

RATE VS. MARKET

Year one at $12.00 / SF, below the Central Florida average asking rent of $12.56 / SF NNN[1].



Compared with buying or building a small industrial building, a lease here puts a business into finished office and warehouse space with three-phase power and grade-level loading, with no capital tied up in real estate.

MONTHLY BASE RENT[2]

UNIT	SIZE	YEAR ONE	THEREAFTER
Unit 1904	5,600 SF	$5,600	$7,467
Unit 1912	5,600 SF	$5,600	$7,467
Unit 1920	3,200 SF	$3,200	$4,267

Units 1904 and 1912 are each 5,600 SF. A user needing more space should ask about combining units, subject to ownership approval.

[1] Colliers, Central Florida Industrial Market Report, Q2 2026: metro asking rent $12.56/SF NNN, vacancy 7.4% (via REBusinessOnline, 09-07-26). [2] Monthly base rent = rate × SF ÷ 12; NNN charges extra; lease structure per written proposal. Uses shown are illustrative and subject to zoning and ownership approval.

CONTACT: COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

4 ACRE COMMERCIAL

OFFICE-HEAVY FLEX · FRONT BUILDING

Unit 1904

SIZE	YEAR ONE	MONTHLY[1]
5,600 SF	$12.00 / SF	$5,600



UNIT 1904 · BRICK OFFICE FRONT

A built-out headquarters with a warehouse behind it.

A brick storefront and awning entry lead to a full office suite; the warehouse opens behind it with grade-level loading.

- 7 private offices + conference room
- Reception, foyer and storage room
- ±3,680 SF warehouse
- 12'–14' clear · 10' × 12' door
- 200A 3-phase 120/208V



UNIT 1904 · FULL ELEVATION

[1] Year-one monthly base rent = $12.00/SF × 5,600 SF ÷ 12; $16.00/SF thereafter; NNN charges extra; lease structure per written proposal.

CONTACT: COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

4ACRE COMMERCIAL

OFFICE-HEAVY FLEX · FRONT BUILDING

Unit 1904 · Floor Plan

SIZE
5,600 SF

The office wing runs the length of one wall: seven private offices off a central reception and hall, a conference room and foyer at the entry, and a storage room at the back. The rest of the building is open warehouse.

OFFICES	7 private
CONFERENCE	10'4" × 19'10"
RECEPTION	7'0" × 36'3"
STORAGE	19'1" × 11'4"
RESTROOMS	2
WAREHOUSE	±3,682 SF

BEST FIT

Contractors, service and installation companies with office and sales staff

FLOOR PLAN



Floor plan measured Aug-2025; dimensions approximate. Not to scale.

CONTACT: COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

WAREHOUSE-FORWARD · FRONT BUILDING

Unit 1912

SIZE	YEAR ONE	MONTHLY[1]
5,600 SF	$12.00 / SF	$5,600



UNIT 1912 · AWNING ENTRY

The most open warehouse in the park.

A brick front with an awning entry and a small office suite, then nearly 4,700 SF of clear warehouse floor.

- ±4,714 SF open warehouse
- Entry lobby + 2 private offices
- Kitchen and 2 baths
- 12'–14' clear · 10' × 12' door
- 200A 3-phase 120/208V


UNIT 1912 · SIDE ELEVATION

[1] Year-one monthly base rent = $12.00/SF × 5,600 SF ÷ 12; $16.00/SF thereafter; NNN charges extra; lease structure per written proposal.

CONTACT: COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

4 ACRE COMMERCIAL

WAREHOUSE-FORWARD · FRONT BUILDING

Unit 1912 · Floor Plan

SIZE
5,600 SF

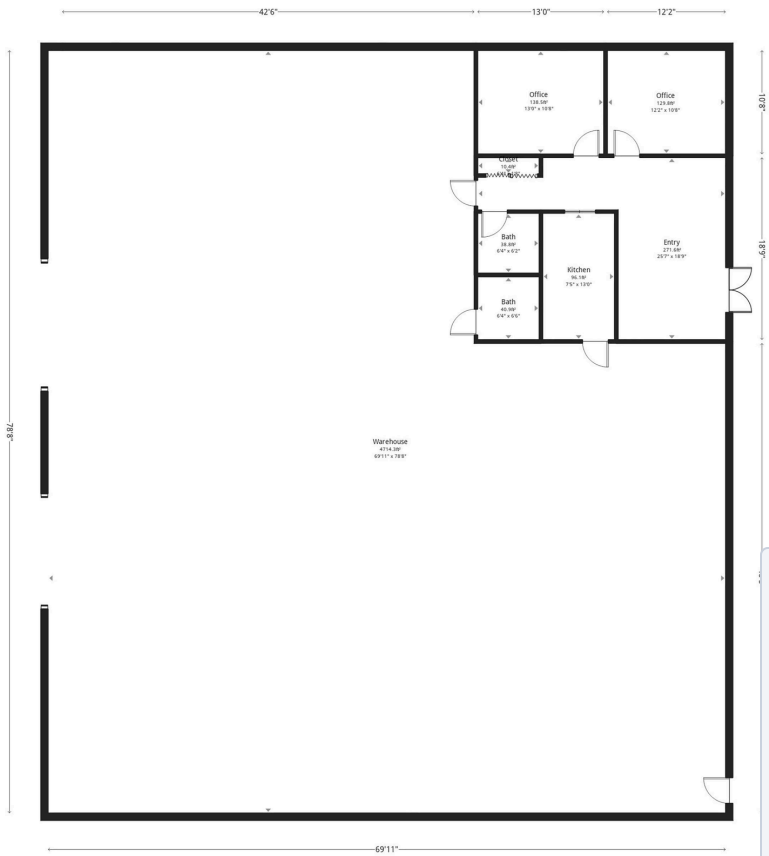
The office block sits in one front corner: an entry lobby, two private offices, a kitchen and two baths. The remaining floor is a single open warehouse of about 70' × 79', ready for racking, staging or production.

WAREHOUSE	±4,714 SF · 69'11" × 78'8"
ENTRY	25'7" × 18'9"
OFFICES	2 private
KITCHEN	7'5" × 13'0"
BATHS	2

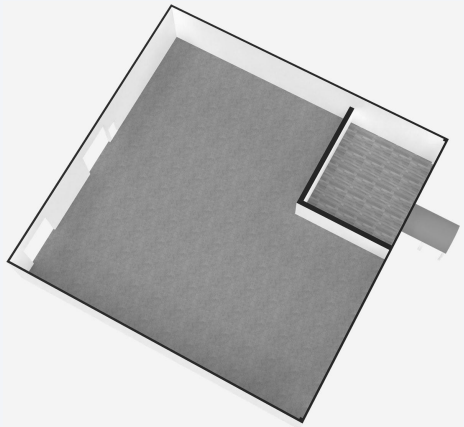
BEST FIT

Distribution, fabrication, light manufacturing, contractor storage

FLOOR PLAN



3D VIEW



Floor plan measured Aug-2025; dimensions approximate. Not to scale. 3D view is a massing study.

CONTACT: COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

COMPACT SHOP · INTERIOR BUILDING

Unit 1920

SIZE	YEAR ONE	MONTHLY[1]
3,200 SF	$12.00 / SF	$3,200



UNIT 1920 · ROLL-UP DOOR + ENTRY

A right-sized shop with its own front office.

Reception and two offices up front, a long workroom, and an open warehouse with grade-level loading off the central drive.

- ±2,366 SF warehouse
- Reception + 2 private offices
- 11' × 24' workroom
- 12'–14' clear · 10' × 12' door
- 200A 3-phase 120/208V



BRENGLE PYLON SIGN AT THE STREET

[1] Year-one monthly base rent = $12.00/SF × 3,200 SF ÷ 12; $16.00/SF thereafter; NNN charges extra; lease structure per written proposal.

CONTACT: COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

4ACRE COMMERCIAL

COMPACT SHOP · INTERIOR BUILDING

Unit 1920 · Floor Plan

SIZE
3,200 SF

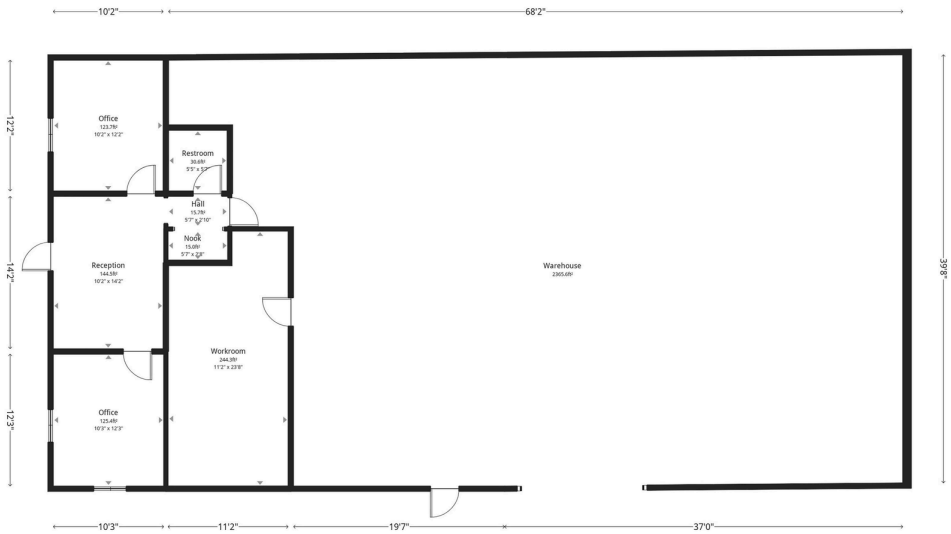
A long, simple bay of about 78' × 40'. Reception and two offices sit at one end with a restroom and a 24' workroom; the rest is open warehouse with the roll-up door on the drive side.

WAREHOUSE	±2,366 SF
RECEPTION	10'2" × 14'2"
OFFICES	2 private
WORKROOM	11'2" × 23'8"
RESTROOM	1

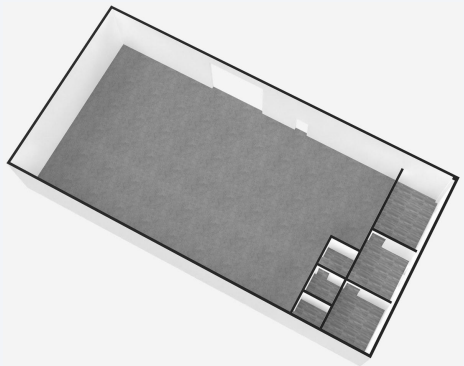
BEST FIT

Trades, e-commerce fulfillment, small-batch production

FLOOR PLAN



3D VIEW



Floor plan measured Aug-2025; dimensions approximate. Not to scale. 3D view is a massing study.

CONTACT: COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

BRENGLE INDUSTRIAL PARK

Let's find your bay.

Three industrial bays from 3,200 to 5,600 SF near the Packing District.

Call Colin or Nick to schedule a tour.

4 ACRE COMMERCIAL



Colin Chou
colin@4acre.com
850.218.1902



Nick Fouraker, CCIM
nick@4acre.com
407.601.1466

4 Acre Commercial Real Estate (4 Acre) does not represent or warrant the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.