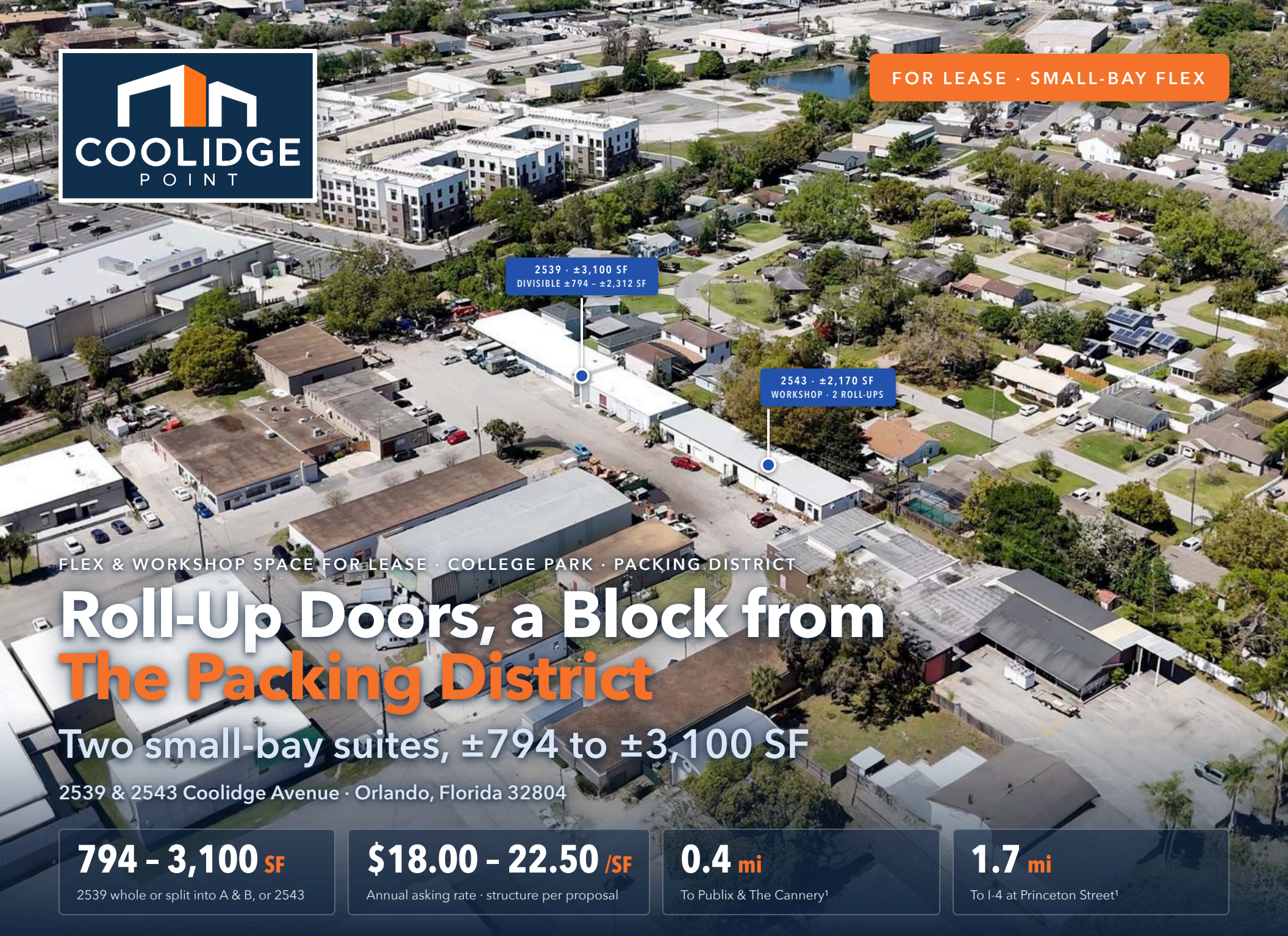
COOLIDGE POINT

FOR LEASE · SMALL-BAY FLEX



FLEX & WORKSHOP SPACE FOR LEASE · COLLEGE PARK · PACKING DISTRICT

Roll-Up Doors, a Block from The Packing District

Two small-bay suites, ±794 to ±3,100 SF

2539 & 2543 Coolidge Avenue · Orlando, Florida 32804

794 – 3,100 SF
2539 whole or split into A & B, or 2543

$18.00 – 22.50 /SF
Annual asking rate · structure per proposal

0.4 mi
To Publix & The Cannery[1]

1.7 mi
To I-4 at Princeton Street[1]

CONTACT: TREY DYER | TREY@4ACRE.COM | 407.797.7767 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

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COOLIDGE POINT

THE OPPORTUNITY

Working Space in a Neighborhood on the Rise

Coolidge Point is a pair of small-bay industrial buildings in the Coolidge Avenue light-industrial pocket of College Park, a short walk from Publix and The Cannery at the Packing District.

2539: renovated flex. ±3,100 SF with a new glass entry, finished front rooms and two restrooms, plus warehouse bays with two dock-high doors and a box-truck door. Lease it whole or as Suite A (±2,312 SF) and Suite B (±794 SF).

2543: a ready workshop. ±2,170 SF with a 44' × 31' open work area, two grade-level roll-up doors, a small office and a restroom.

Close to everything. Orange Blossom Trail is around the corner, with John Young Parkway, I-4 and SR 408 minutes away.

DETAILS AT A GLANCE	
ADDRESS	2539 & 2543 Coolidge Ave, Orlando, FL 32804
BUILDING	±11,731 SF · built 1951
2539	±3,100 SF · or Suite A ±2,312 + Suite B ±794
2543	±2,170 SF workshop
LEASE RATE	2539 $22.50/SF · 2543 $18.00/SF
LOADING	2539: 2 dock-high + box-truck door · 2543: 2 roll-ups
ZONING	ORL-I-P/AN (City of Orlando)
PARCEL ID	15-22-29-0000-00-008
SIGNAGE	Building

.15 mi
To Orange Blossom Trail at Princeton St[1]

0.4 mi
To Publix and The Cannery at the Packing District[1]

1.7 mi
To I-4 at Princeton Street[1]

2.9 mi
To Downtown Orlando (City Hall)[1]

[1] Straight-line distances from 2539 Coolidge Ave (Esri World Geocoder); drive distances are longer. Building size, year built, zoning and parcel per the prior marketing package; to be verified. Lease structure per written proposal.

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AVAILABLE SPACE

Two Buildings, Four Ways to Lease

Take 2539 whole or split into two suites, or the 2543 workshop next door.



SPACE	SF	RATE / SF / YR	MONTHLY[2]
2539 · Full suite	±3,100	$22.50	$5,813
2539 · Suite A	±2,312	$22.50	$4,335
2539 · Suite B	±794	$22.50	$1,489
2543	±2,170	$18.00	$3,255

Splitting 2539? Suites A and B share the entry hall and the second restroom as common area; A takes the warehouse and open room, B the end bay with the box-truck door.



2539 · ±3,100 SF

Showroom-ready front rooms with a glass entry, behind them two warehouse bays and three loading doors.

FULL SUITE · $22.50/SF

Suite A · ±2,312 SF

The warehouse/staging bay with two dock-high doors and the finished open room with its own restroom.

SPLIT · $22.50/SF

Suite B · ±794 SF

A 21' × 31' end bay with a box-truck door, off the shared entry hall and restroom.

SPLIT · $22.50/SF

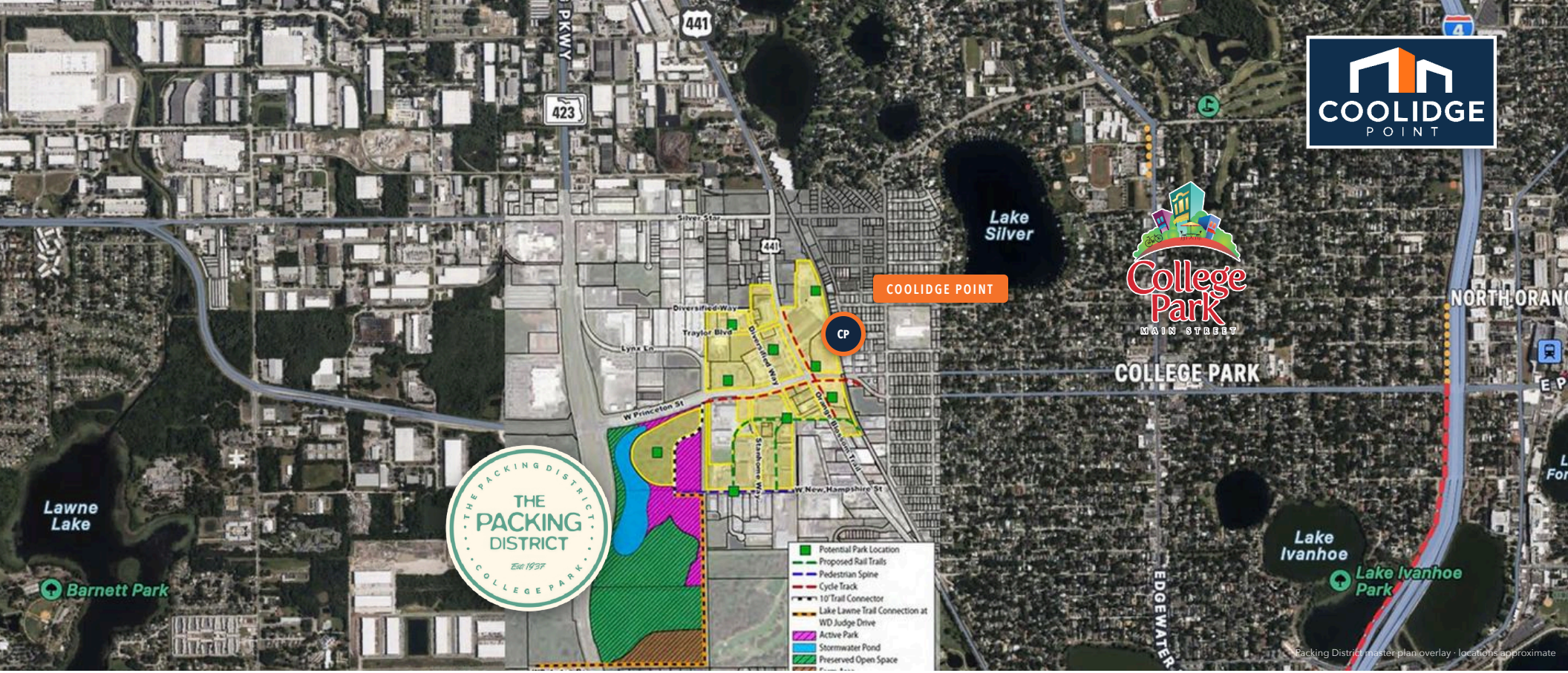
2543 · ±2,170 SF

A 44' × 31' open work area with two roll-ups, plus an open room, office and restroom.

WORKSHOP · $18.00/SF

[2] Monthly = annual rate × SF ÷ 12, base rent only; lease structure, operating expenses and sales tax per written proposal. Suite A and Suite B SF per the split plan and exclude shared common area. Aerial is illustrative; building outlines approximate.

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LOCATION

Next Door to Orlando's Newest Neighborhood

Dr. Phillips Charities is turning the old citrus-packing land west of College Park into the Packing District: homes, shops, a food hall and a regional park with an urban farm. Coolidge Point sits in the working blocks just east of it, off Orange Blossom Trail.

202 ac	105 ac	3,500	1M+ SF
Packing District	Park and urban farm	Homes planned	Retail and office planned

MILES FROM COOLIDGE POINT

Orange Blossom Trail	0.1 mi
John Young Pkwy	0.7 mi
Edgewater Dr · College Park	0.9 mi
I-4 at Princeton	1.7 mi
AdventHealth Orlando	2.1 mi
SR 408	2.2 mi
Downtown Orlando	2.9 mi

Packing District figures per the Dr. Phillips Charities master plan as published in prior marketing; subject to change. Distances are straight-line and approximate (Esri World Geocoder).

CONTACT: TREY DYER | TREY@4ACRE.COM | 407.797.7767 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

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PACKING DISTRICT POINTS OF INTEREST

Lunch, Groceries and Coffee Down the Street

The Packing District puts a Publix, a food hall, apartments and parks within about half a mile.



AROUND THE CORNER

1. **Groceries & daily needs**
   Publix at the Packing District · Farmers Market · YMCA
2. **Food & coffee**
   Great Southern Box Co. food hall · Foxtail Coffee · Blue Coast Burrito · Grain & Berry · The Gnarly Cuban
3. **Living**
   The Cannery, The Brix and Citron apartments
4. **Recreation**
   The Grove Park · Orlando Tennis Centre · 4Roots urban farm

0.1 mi
To Publix on Orange Blossom Trail[1]

0.4 mi
To The Cannery at the Packing District[1]



WHY IT MATTERS

Crews, staff and customers get food, coffee and errands on foot, and the apartments next door add a workforce and a customer base within walking distance.

Business names and logos are for location reference only and do not imply affiliation or endorsement. Points of interest per the prior marketing package; openings and tenants subject to change. [1] Straight-line (Esri World Geocoder).

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HIGHEST & BEST USE

Built for the Trades, Finished for Clients

Each suite matches a different kind of small business that needs a door, a floor and a front room.

2539 · Showroom + Warehouse

A design-build firm, cabinet or tile showroom, e-commerce brand or production studio that meets clients up front and ships from the back.

±3,100 SF · FULL SUITE

Suite A · Contractor Flex

A trade contractor or distributor that needs dock-high loading, staging space and a finished room for estimating and staff.

±2,312 SF · SPLIT

Suite B · Small Bay

Storage and a workbench for a small contractor, maker or event business, with a box-truck door and a shared restroom.

±794 SF · SPLIT

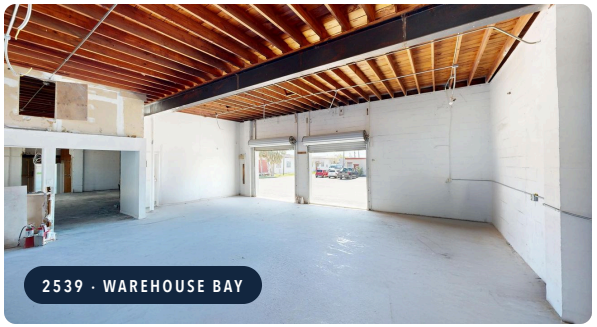
2543 · Workshop

Light fabrication, millwork, sign shop, equipment service or a maker studio that wants two roll-ups, an office and room to work.

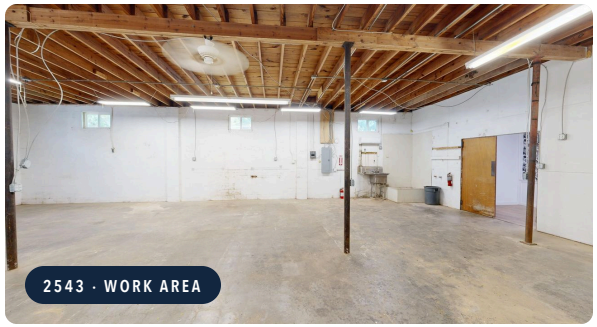
±2,170 SF · WORKSHOP

WHY IT WORKS

Small bays with roll-up doors are hard to find this close to the urban core. Coolidge Point puts one minutes from College Park, Downtown and the hospital district, so a business saves drive time on every job and every delivery, and its staff get the Packing District's food and services on foot.



2539 · WAREHOUSE BAY



2543 · WORK AREA

INDUSTRIAL MARKET · Q3 2026

ORLANDO METRO, ALL INDUSTRIAL[1]

10.6% Vacancy

$10.48 Avg. asking rent / SF

The metro average is set by large distribution buildings. Small bays with finished office, inside the core, are a different product, and the number that matters to a small business is the monthly check.

CENTRAL FLORIDA INDUSTRIAL & FLEX · Q2 2026[3]

7.4%

Vacancy, down from 7.5% in Q1

MONTHLY BASE RENT AT COOLIDGE POINT[2]

2539 · Full suite	$5,813 /mo
2539 · Suite A	$4,335 /mo
2539 · Suite B	$1,489 /mo
2543	$3,255 /mo

[1] CBRE, Orlando Industrial Figures, Q3 2026. [3] Colliers Central Florida industrial & flex, Q2 2026 (via REBusinessOnline, Sept. 2026). [2] Annual asking rate × SF ÷ 12; base rent only, lease structure and expenses per written proposal. Uses are illustrative and subject to zoning (ORL-I-P/AN) and ownership approval.

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RENOVATED FLEX · DIVISIBLE

2539 Coolidge Ave

SIZE	SPLIT	LOADING	RATE
±3,100 SF	±2,312 / ±794	3 Doors	$22.50/SF

COOLIDGE POINT



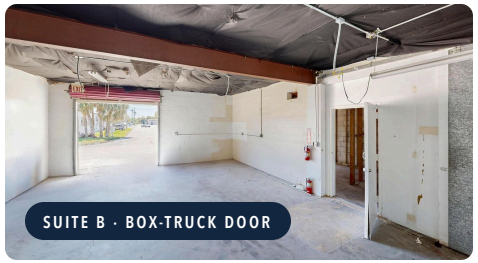












THE SPACE

Renovated in 2025: a new glass entry, finished white front rooms and two restrooms, with open wood-truss ceilings and skylights in the bays.

Loading on two sides: two dock-high doors on the warehouse bay and a box-truck door on the end bay.

Showroom & Fulfillment

Meet clients in the finished front rooms and stage, store and ship from the warehouse bays.

BEST FIT: FULL ±3,100 SF

Two Smaller Users

Split into Suite A for a contractor or distributor and Suite B for a small bay with a box-truck door.

BEST FIT: ±2,312 + ±794 SF

Front-room photos from the August 2025 post-renovation scan; warehouse photos from March 2025 and may not reflect current condition. Uses are illustrative and subject to zoning and ownership approval. Lease structure per written proposal.

CONTACT: TREY DYER | TREY@4ACRE.COM | 407.797.7767 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

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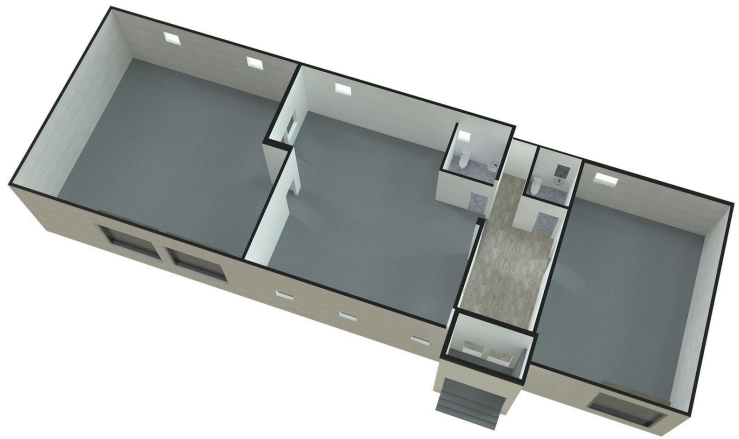
2539 · OPTION 1 · FULL SUITE

±3,100 SF, Front Rooms to Loading Doors

Two warehouse/staging bays, an open room, an entry hall and two restrooms.

COOLIDGE POINT

3D FLOOR PLAN



34'2" × 31'0"
Warehouse / staging

33'3" × 31'0"
Open area

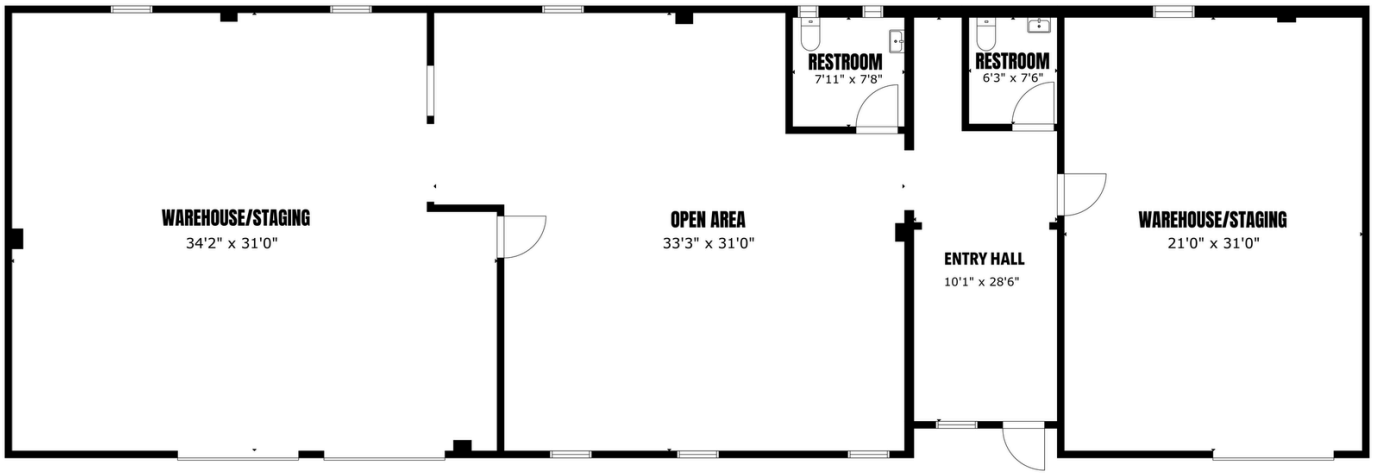
21'0" × 31'0"
End warehouse bay

10'1" × 28'6"
Entry hall

2 restrooms
7'11" × 7'8" · 6'3" × 7'6"

3 doors
2 dock-high · 1 box-truck

2D FLOOR PLAN



Floor plans from the August 2025 post-renovation scan; for illustration only, not to scale, dimensions approximate. The corridor labeled "Restroom" on the supplied plan is the entry hall and is relabeled here. No 3D virtual tour is available at this time.

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2539 · OPTION 2 · SPLIT

Suite A ±2,312 SF + Suite B ±794 SF

The building divides at the entry hall, which stays common with the second restroom.

COOLIDGE POINT

3D SPLIT PLAN



Suite A · Warehouse + Open Room

The 34' × 31' warehouse/staging bay with two dock-high doors, the 33' × 31' open room and a private restroom.

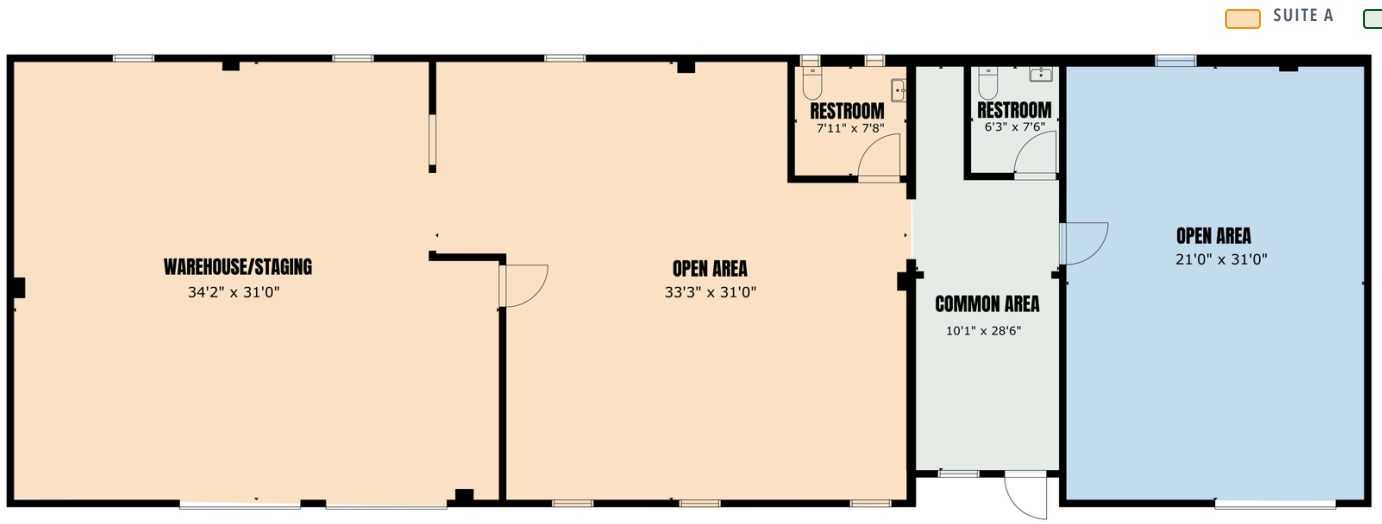
±2,312 SF · $22.50/SF · $4,335/MO

Suite B · End Bay

A 21' × 31' open bay with a box-truck door, entered from the common hall with its restroom.

±794 SF · $22.50/SF · $1,489/MO

2D SPLIT PLAN



Split configuration per ownership plans and subject to final design and the lease; A + B (3,106 SF) differs slightly from the 3,100 SF full-suite figure, to be confirmed. Monthly = rate × SF ÷ 12, base rent only. Plans not to scale.

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WORKSHOP · TWO ROLL-UP DOORS

2543 Coolidge Ave

SIZE	WORK AREA	LOADING	RATE
±2,170 SF	44' × 31'	2 Roll-Ups	$18.00/SF

COOLIDGE POINT



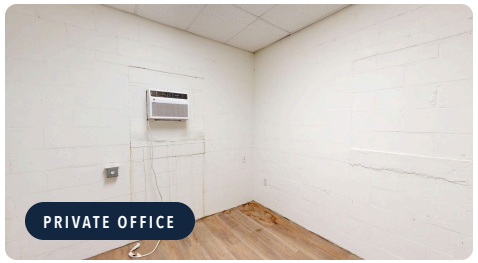












THE SPACE

A clear 44' × 31' work area behind two grade-level roll-up doors, with a utility sink and open wood-truss ceiling.

Finished side: an 18' × 25' open room with vinyl plank flooring, a private office and a restroom.

Light Industrial & Fabrication

Millwork, sign or fabrication shop, equipment service or assembly, with drive-in loading at both doors.

BEST FIT: WORKSHOP USERS

Trades & Makers

A contractor's shop and office, or a maker or production studio with a front room for clients.

BEST FIT: ±2,170 SF

Photos from the June 2026 scan. Uses are illustrative and subject to zoning and ownership approval. Lease structure per written proposal.

CONTACT: TREY DYER | TREY@4ACRE.COM | 407.797.7767 | NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

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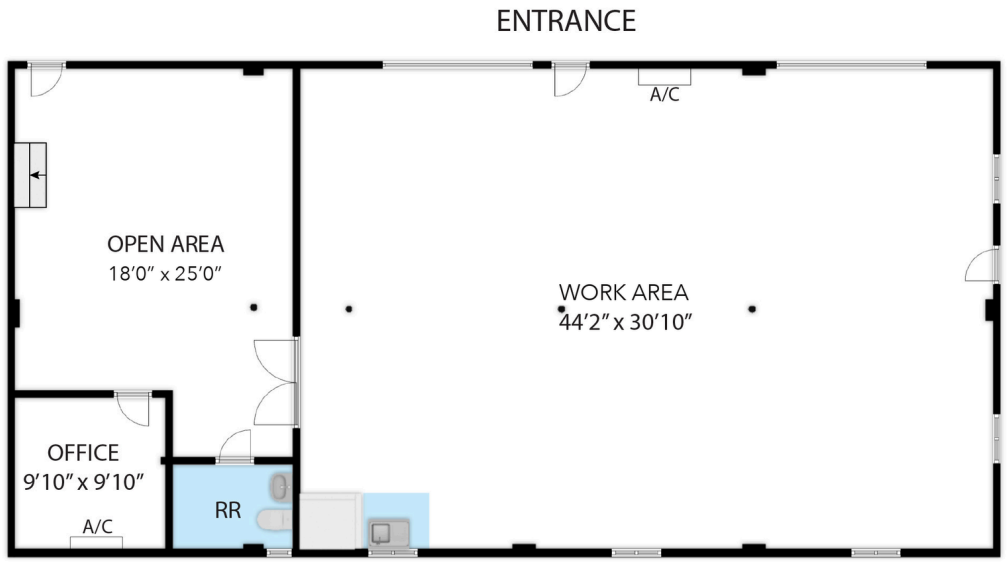
2543 · FLOOR PLAN

±2,170 SF, Shop Floor Plus Office

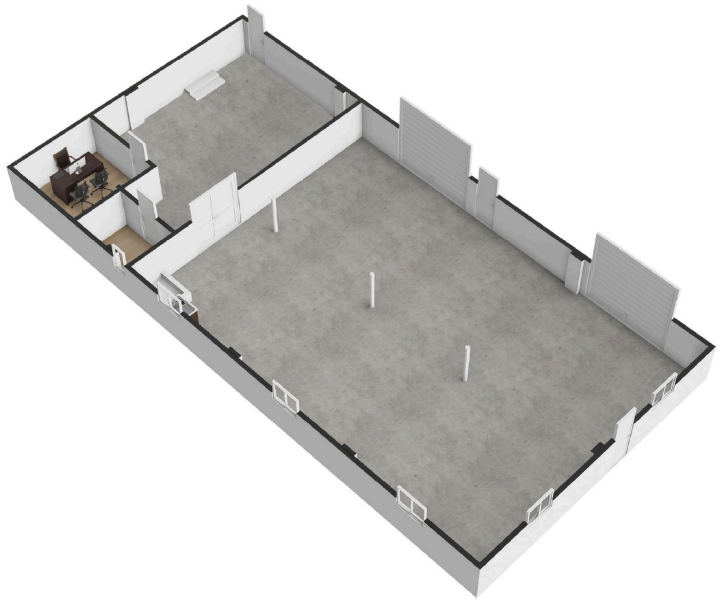
A large work area with two roll-ups, an open room, a private office and a restroom.

COOLIDGE POINT

2D FLOOR PLAN



3D FLOOR PLAN



44'2" × 30'10"
Work area

18'0" × 25'0"
Open area

9'10" × 9'10"
Private office

2 roll-ups
Grade-level, on the entrance side

1 restroom
Plus utility sink

Floor plans from the June 2026 scan; for illustration only, not to scale, dimensions approximate. Two label typos on the supplied 2D plan ("WORKAREA" and the open-area depth) are corrected here. No 3D virtual tour is available at this time.

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COOLIDGE POINT

Your Shop, Next to the Packing District

±794 to ±3,100 SF of small-bay flex and workshop space at 2539 & 2543 Coolidge Avenue.

Contact Trey or Nick for plans, rates or a tour.

ACRE COMMERCIAL



Trey Dyer
trey@4acre.com
407.797.7767



Nick Fouraker, CCIM
nick@4acre.com
407.601.1466

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