



Ready for Interior Build-Out!

Goldenrod Business Center

6275 South Goldenrod Road, Orlando, Florida 32822

Property Features

- 2 spec spaces available:
 - 13,269± SF - 3 bay end-cap space with ramp
 - 8,069± SF - 2 bay interior unit
- Brand new flex/office/warehouse building with ample parking
- 92,024± SF building demisable to 8,069± SF
- Dock-high loading with 9'x10' & 10'x12' overhead doors and drive-in available
- Clear height: 20'; Electrical: 120/208-volt
- Column spacing: 34' by 40' (interior bays) and 42.5' by 40' (endcap units)
- Zoning: IP-AN (City of Orlando) - allows a wide variety of uses
- 1,400± feet of frontage on South Goldenrod Road; Access via Goldenrod Road and Market Place Drive
- Located 8 minutes north of the Orlando International Airport and 20 minutes from Downtown Orlando
- Walking distance to Walmart Supercenter; surrounded by retail and restaurants
- Central location allows easy access to major transportation routes: SR 436 (Semoran Blvd), SR 528 (Beachline), SR 417 (GreeneWay), US Hwy 441, John Young Pkwy and I-4



Dock-High Overhead Doors

For more information:

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Developed by



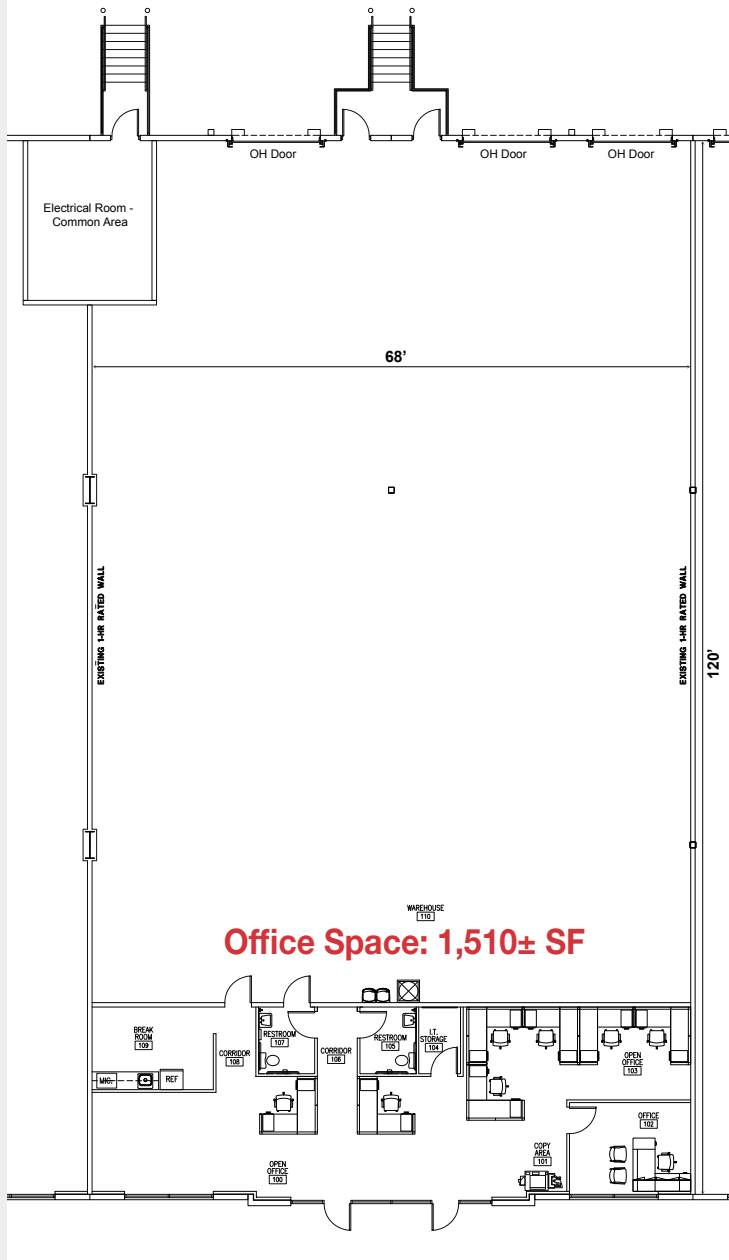
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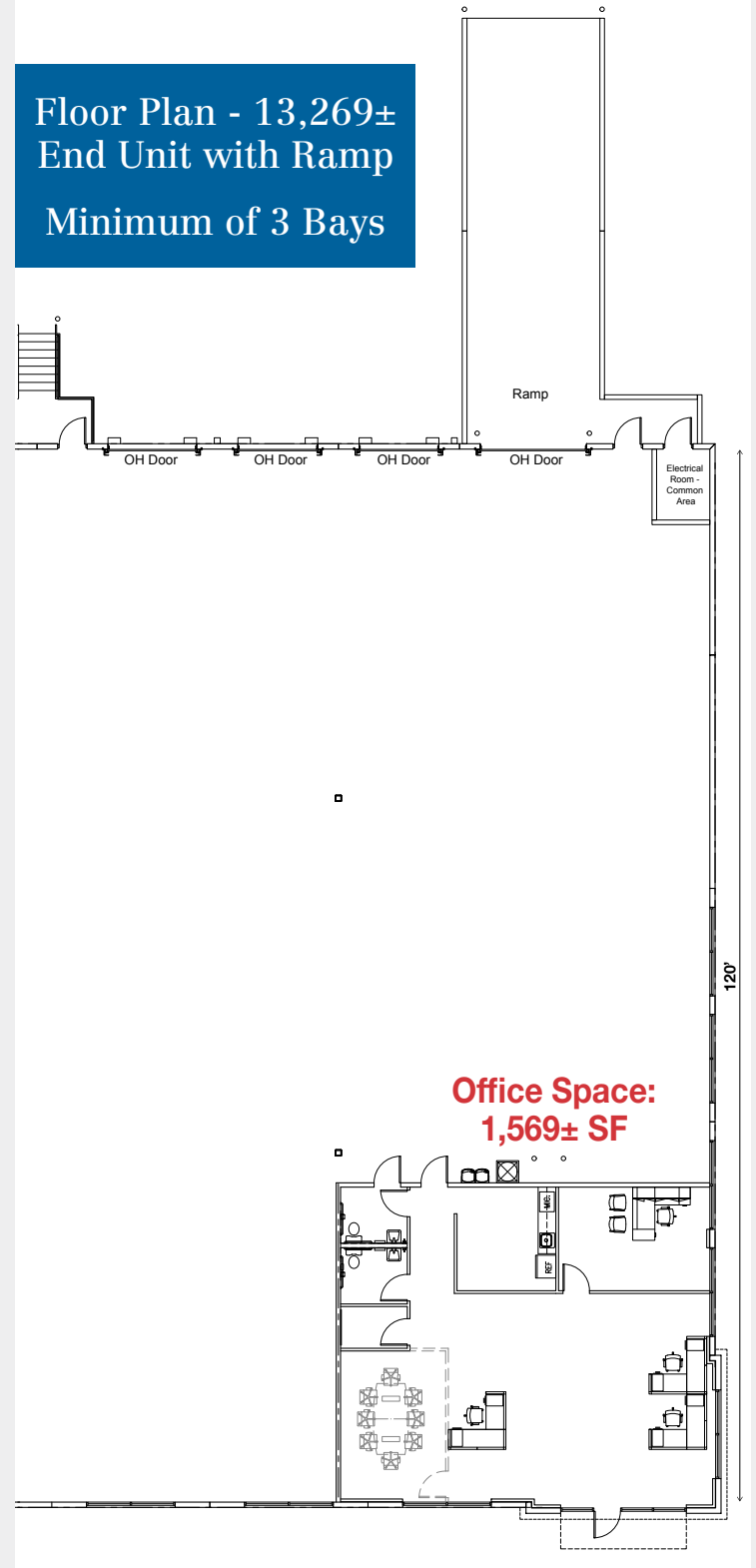
For Lease

New Flex/Office/Warehouse Spec Space Available

Floor Plan - 8,069±
Interior Unit
Minimum of 2 Bays



Floor Plan - 13,269±
End Unit with Ramp
Minimum of 3 Bays



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For Lease

**New Flex/Office/Warehouse
Spec Space Available**



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For Lease

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Spec Space Available**

