



For Lease

Office / Warehouse

10,354 SF | Negotiable

6203 Chancellor Drive

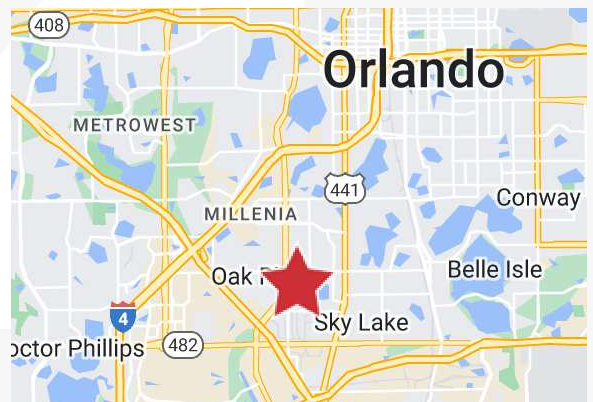
Orlando, Florida 32809

Property Highlights

- 2,054 - 10,354 SF Office/Warehouse
- Adjacent 4,392 SF shell space available, can be combined
- 2 drive-in doors (10' x 10')
- Operating Expenses \$6.50 SF
- Parking Ratio 5.6/1,000 SF
- Zoning: IND-2/IND-3
- Located 9 minutes from the Mall at Millenia and 16 minutes from the Orlando International Airport
- Central location allows easy access to I-4, SR 91 (Florida's Turnpike) and 528 (Beachline)
- Sublease term through 7/31/2026

OFFERING SUMMARY

Available SF	2,054 - 10,354 SF
Lease Rate	Negotiable
Lot Size	6.97 Acres
Building Size	21,270 SF



For more information

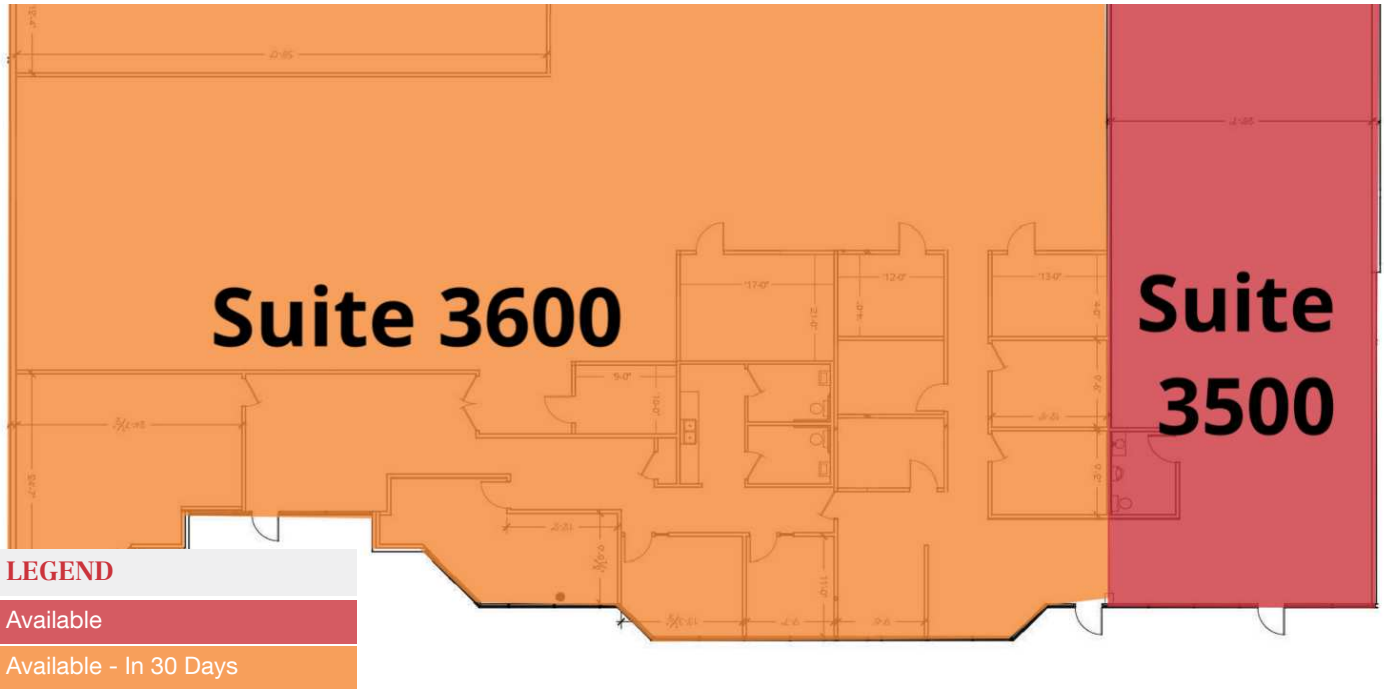
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Lease Rate: Negotiable NNN



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 2,054 - 8,300 SF Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3500	Available	2,054 SF	NNN	Negotiable	Shell Space
3600	Available - In 30 Days	8,300 SF	NNN	Negotiable	Office/Warehouse

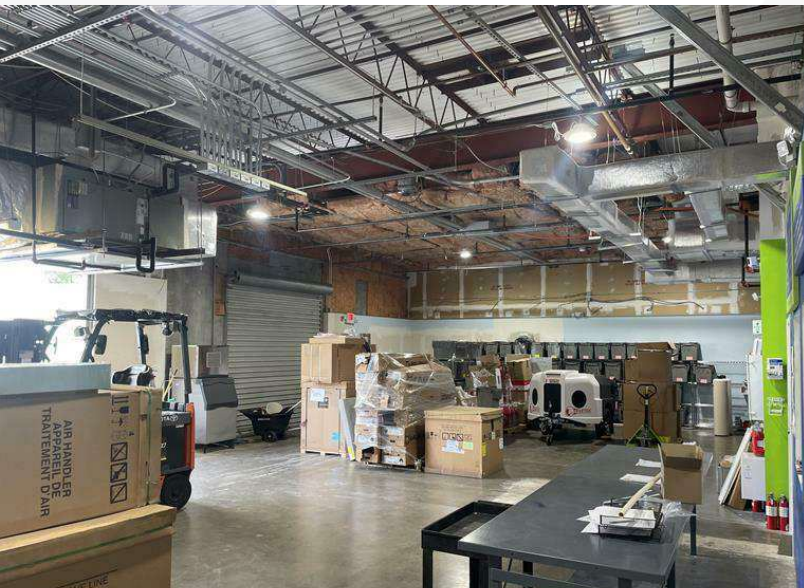
Additional Photos



Suite 3600 - Office



Suite 3600 - Breakroom



Suite 3600 Warehouse



Suite 3600 Receiving Area



Suite 3500 - Shell Space



Suite 3500 - Shell Space