# 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

### Lease Rate: Negotiable NNN

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

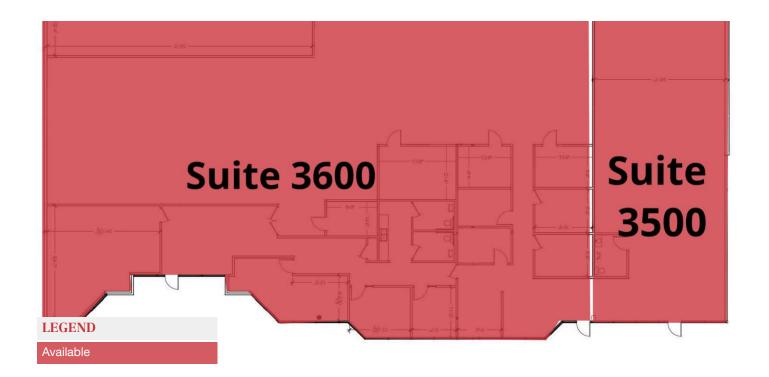
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#### **LEASE INFORMATION**

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

#### AVAILABLE SPACES

SUITE	TENANT	SIZE	ТҮРЕ	RATE	DESCRIPTION
3500	Available	2,054 SF	NNN	Negotiable	Shell Space
3600	Available	8,300 SF	NNN	Negotiable	Office/Warehouse



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### Additional Photos - L



Suite 3600 Office



Suite 3600 - Receiving Area



Suite 3600 - Breakroom



Suite 3600 - Warehouse



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