



FOUNDRY
COMMERCIAL

EXCHANGE I

7509 EXCHANGE DRIVE

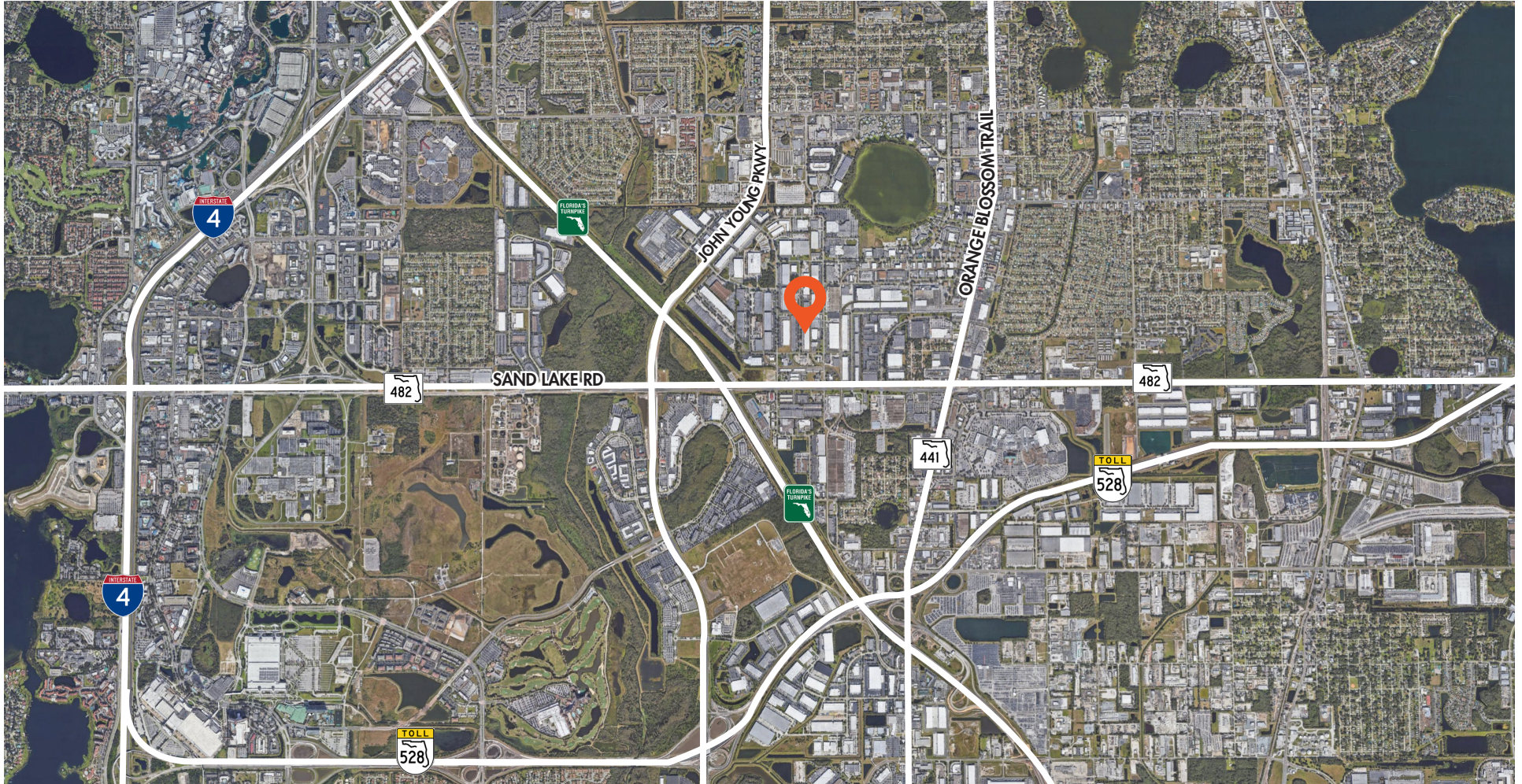
±13,401 RSF AVAILABLE FOR LEASE

EASTGROUP
PROPERTIES

±13,401 AVAILABLE FOR LEASE

EXCHANGE I | 7509 EXCHANGE DRIVE, ORLANDO, FL

PROPERTY MAP



FOR MORE INFORMATION, PLEASE CONTACT:

JUSTIN RUBY, SIOR, CCIM | **407.540.7727**
Justin.Ruby@foundrycommercial.com
Licensed Real Estate Broker

JOEY WOODMAN | **407.748.5888**
Joey.Woodman@foundrycommercial.com
Licensed Real Estate Broker

TRAVIS HAMMOND | **407.401.1707**
Travis.Hammond@foundrycommercial.com
Licensed Real Estate Broker

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SPACE FOR LEASE

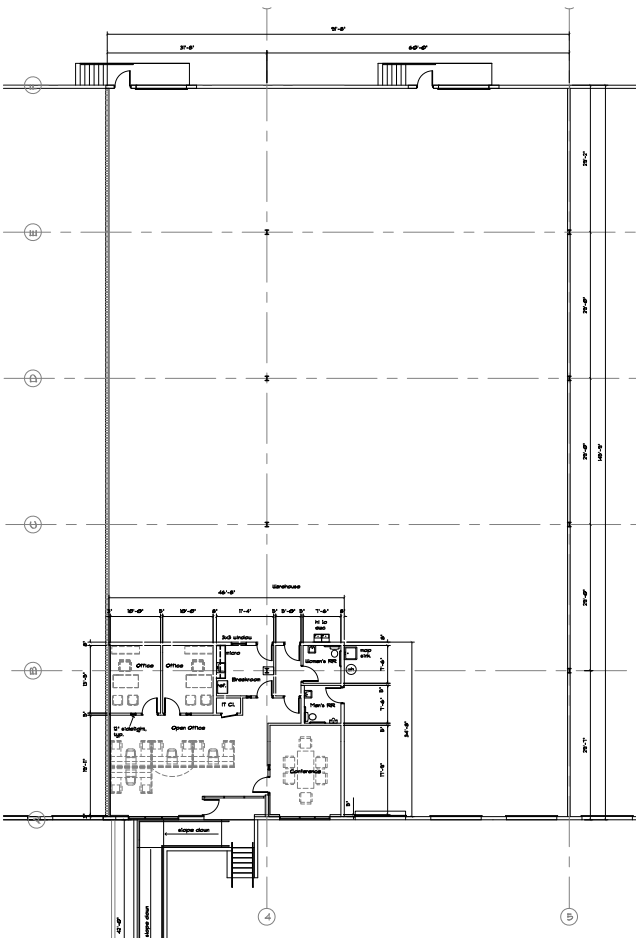
LOCATION OVERVIEW

Situated in the highly sought-after Orlando Central Park, this property is located off of Exchange Drive with great access to Sand Lake Road, John Young Parkway and Orange Blossom Trail.

The space will feature a brand new spec office, new HVAC for office, new LED warehouse lighting and newly painted white interior warehouse walls.

PROPERTY FEATURES

- Located in coveted OCP
- Front Load
- Brand New Office



BUILDING FEATURES

AVAILABLE SF	± 13,401 SF
OFFICE SF	± 1,853 SF
LOADING	3 Dock High Doors
LEASE RATE	\$14.95/SF NNN
ESTIMATED 2024 OPEX	\$2.16/SF
CLEAR	26'
AVAILABLE	Now

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SPEC OFFICE PHOTOS



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