



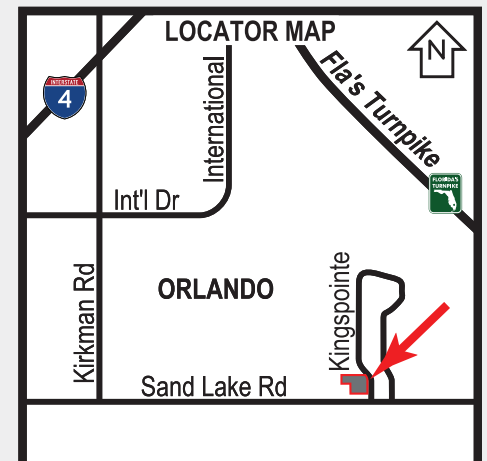
## Sand Lake Business Center

7906-7914-7922 Kingspointe Parkway, Orlando, Florida 32819

### Property Features

- New small bay flex/office/warehouse development
- 48 units in 3 buildings
- Solid, tilt-wall concrete construction; each unit is grade-level and has a large roll up door
- Clear heights: Building 1 & 2: 22 feet | Building 3: 18 feet
- Most common bay sizes (units can be combined): 1,800± SF, 2,240± SF and 3,067± SF
- Units are designed with approximately 30% of finished office; warehouse is not air-conditioned
- Glass storefront and doors; Exterior site lighting
- Ample parking - 2.8/1,000 SF; Limited tractor trailer access
- Electrical: 200-amp, 120/208 volt, 3-phase
- Zoning: I-P - allows a wide variety of uses
- High visibility with 560± feet of frontage on Sand Lake Road
- Access via Kingspointe Parkway
- Located 15 minutes from the Orlando International Airport and 20 minutes from Downtown Orlando
- Central location allows easy access to major transportation routes: Sand Lake Road, SR 528 (Beachline), John Young Parkway, SR 417 (GreeneWay), US Hwy 441 and I-4

Available Space		
Space	Lease Rate	Size (SF)
7906, Unit 117	\$17.00/SF NNN	2,300
7906, Unit 118	\$17.00/SF NNN	2,300
7914, Unit 104	\$17.00/SF NNN	2,300
7914, Unit 110	\$17.00/SF NNN	2,240



For more information:

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10.10.25

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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[nairealvest.com](http://nairealvest.com)

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For Lease

**New Flex / Office /  
Warehouse Center**

## Site Plan



Building 2 - Frontage on Sand Lake Road





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