

**Sand Lake  
Business Center**



# FLEX / WAREHOUSE SPACE FOR LEASE

7906-7914-7922 Kingspointe Pkwy, Orlando, FL 32819

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Senior Sales & Leasing Associate

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**For Lease: \$22.00 / SF, NNN**

± 1,800 - 2,300 SF Available  
7906 - Unit 117: ± 2,300 SF  
7906 - Unit 118: ± 2,300 SF  
Contiguous: ± 4,600 SF  
7914 - Unit 104: ± 2,300 SF  
7914 - Unit 107: ± 1,800 SF  
7914 - Unit 112: ± 1,800 SF



**ELECTRICAL:**  
**200-AMP, 120/208 VOLT, 3-PHASE**

Brand new small-bay flex / warehouse / office development with flexible lease terms

Solid, tilt-wall concrete construction with grade-level access and large roll-up doors

Clear heights: Buildings 1 & 2: 22 ft | Building 3: 18 ft

High visibility with ± 560 ft of frontage on Sand Lake Road (47,000 AADT) with access on Kingspointe Parkway

Located 15 minutes from Orlando International Airport (MCO) and 20 minutes from Downtown Orlando

Easy access to major transportation routes: Sand Lake Road, SR 528, John Young Parkway, FL Turnpike, US Hwy 441, and I-4



**ZONING: I-P  
VARIETY OF USES**



**AMPLE  
PARKING**

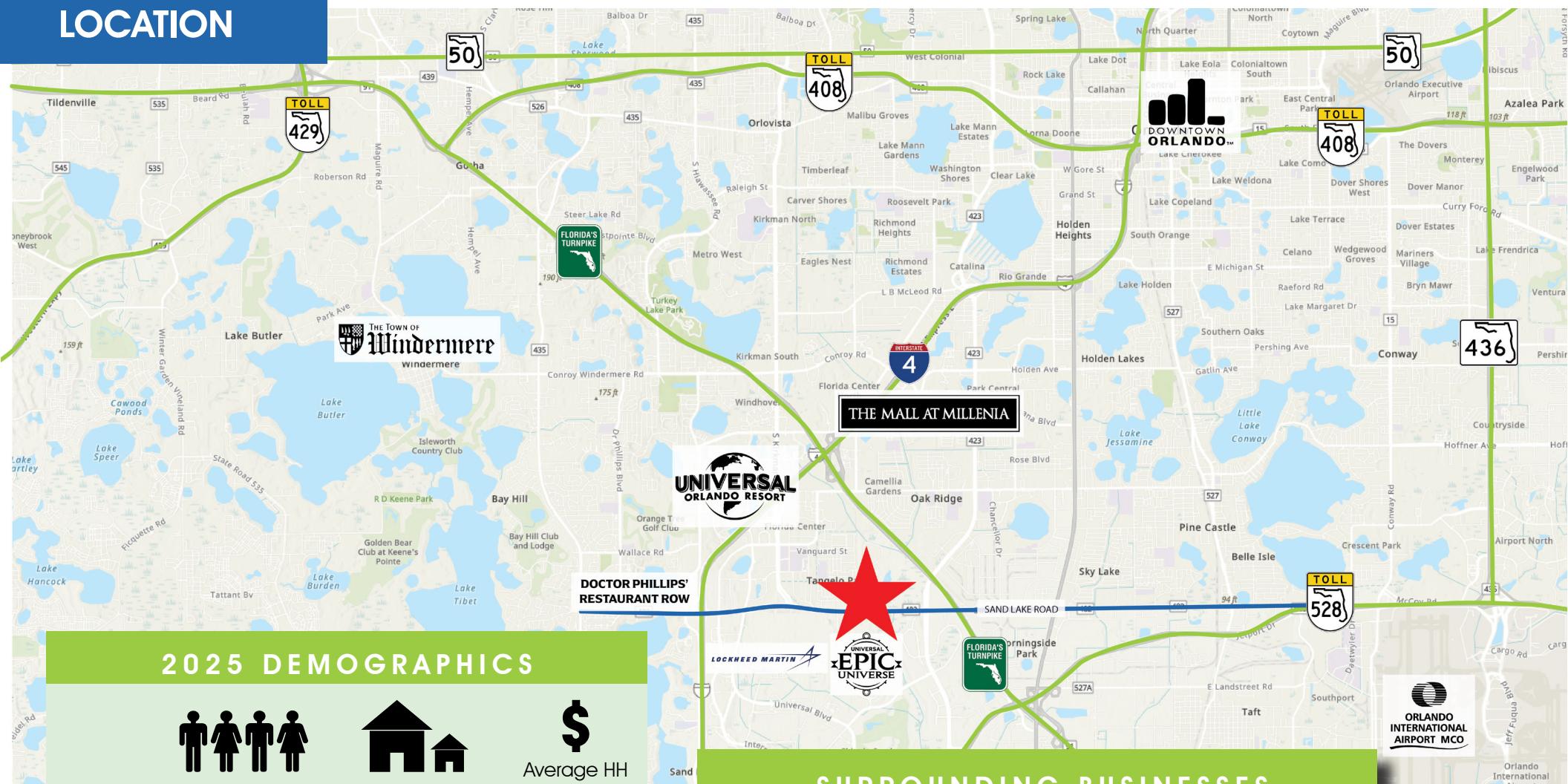


**GRADE-LEVEL  
ACCESS**

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# LOCATION



## 2025 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

5 Mins	2,730	767	\$77,129
10 Mins	39,661	14,131	\$78,098
15 Mins	191,034	70,776	\$88,418

## SURROUNDING BUSINESSES

2025	5 Mins	10 Mins	15 Mins
Retail Businesses	331	1,411	3,514
Service Businesses	345	1,960	5,713

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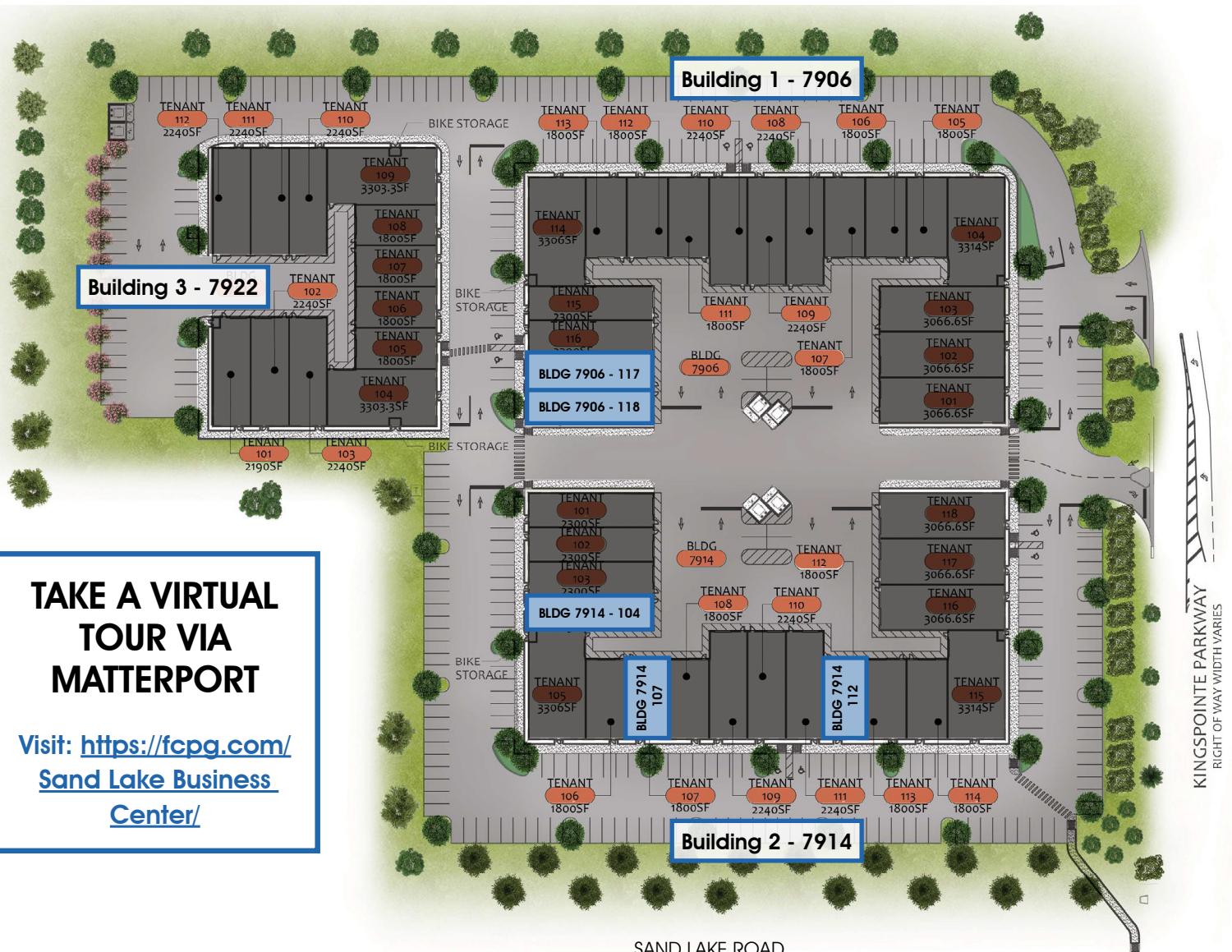
# SITE PLAN



**TAKE A VIRTUAL  
TOUR VIA  
MATTERPORT**

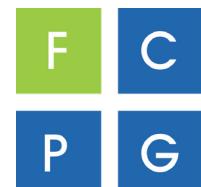
Visit: [https://fcpg.com/  
Sand Lake Business  
Center/](https://fcpg.com/SandLakeBusinessCenter/)

STEYR STREET  
30' RIGHT OF WAY



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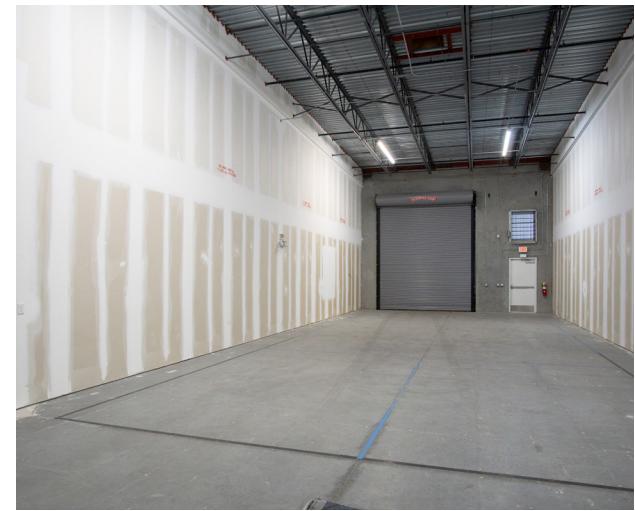
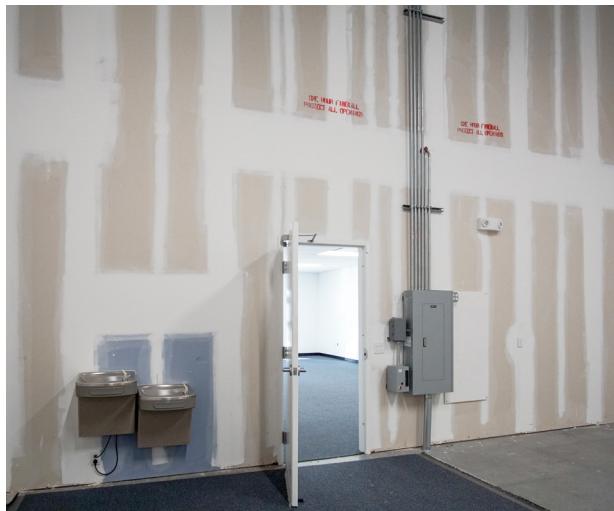
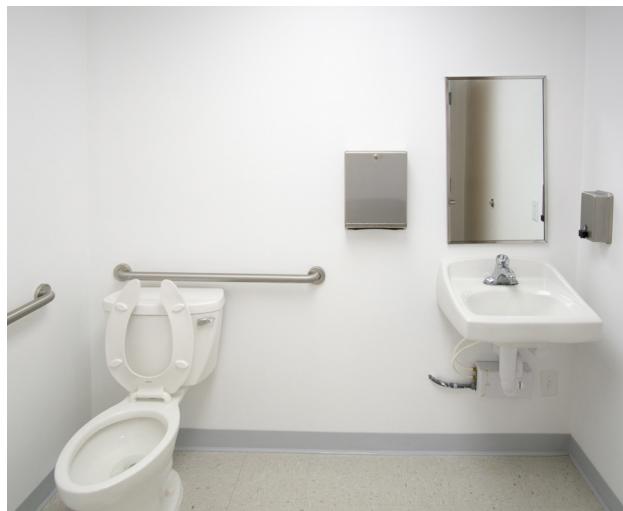
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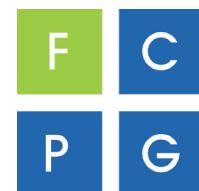
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## EXAMPLE UNIT IMAGES



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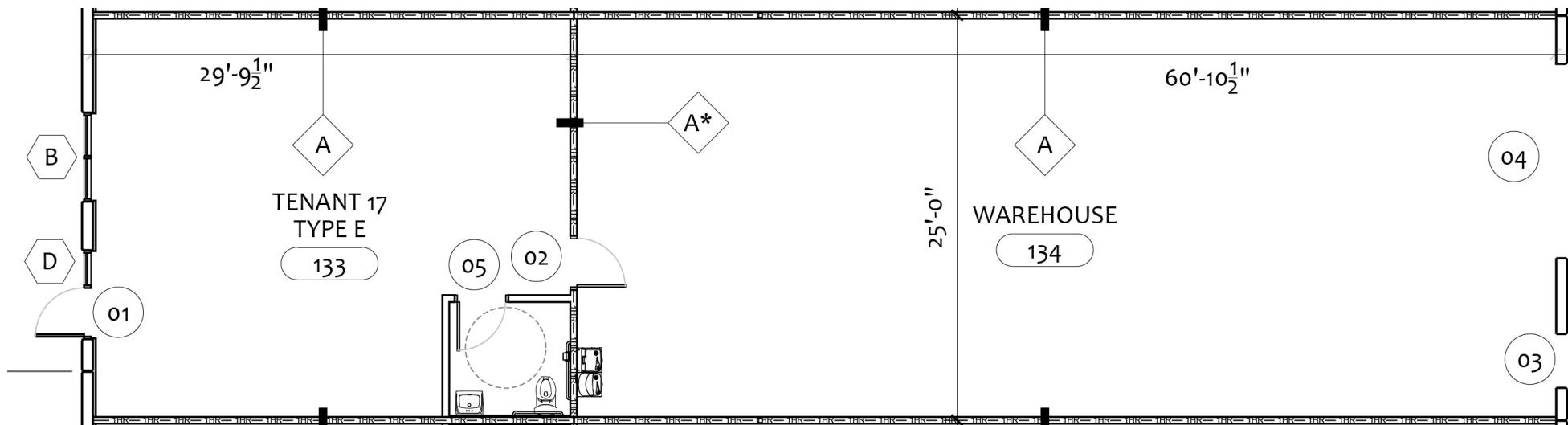
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# 7906 Unit 117: 2,300 SF

## UNIT FEATURES

- 1,522 SF warehouse, 778 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



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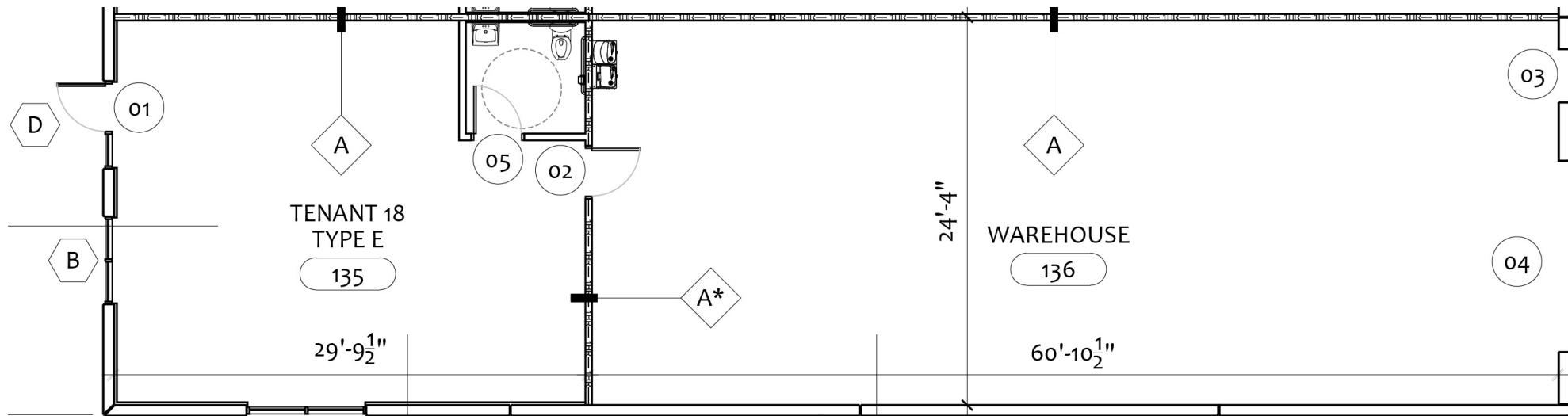
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# 7906 Unit 118: 2,300 SF

## UNIT FEATURES

- 1,481 SF warehouse, 819 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



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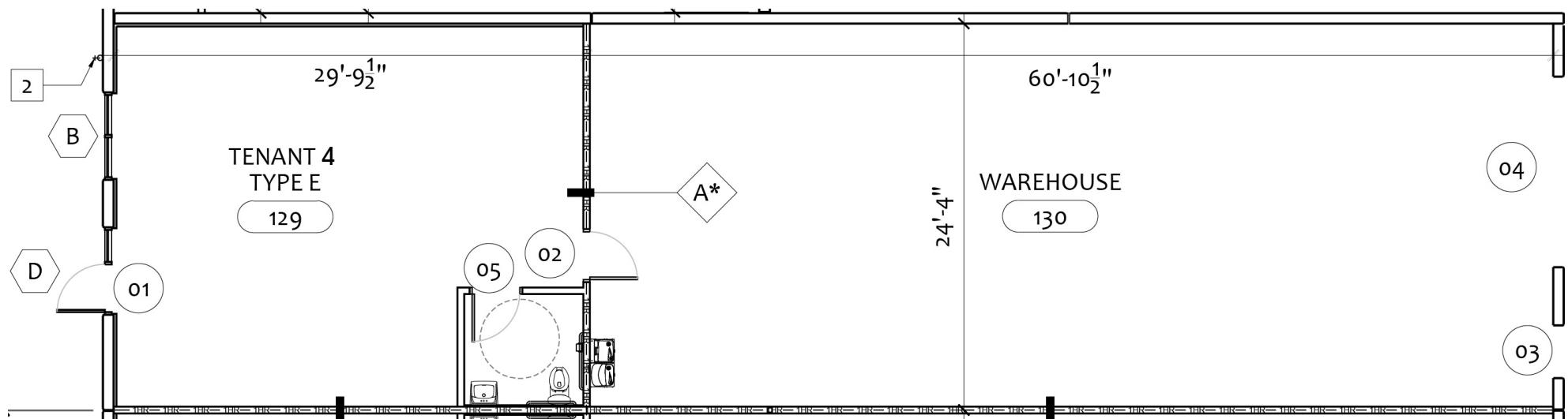


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# 7914 Unit 104: 2,300 SF

## UNIT FEATURES

- 1,481 SF warehouse, 819 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



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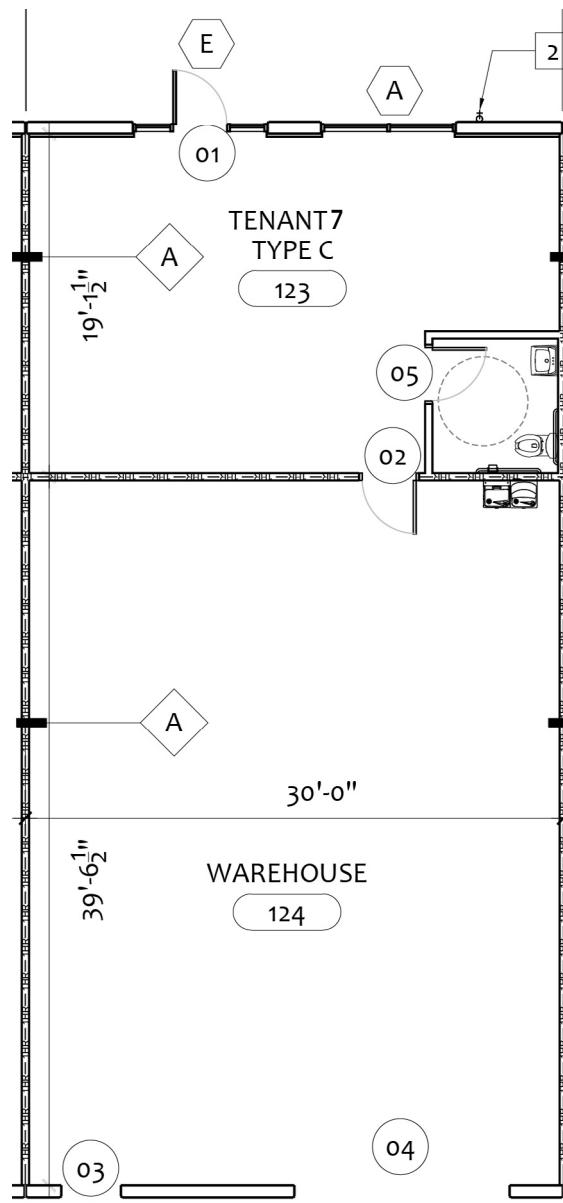
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## 7914 Unit 107: 1,800 SF

## UNIT FEATURES

- 1,186 SF warehouse, 614 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



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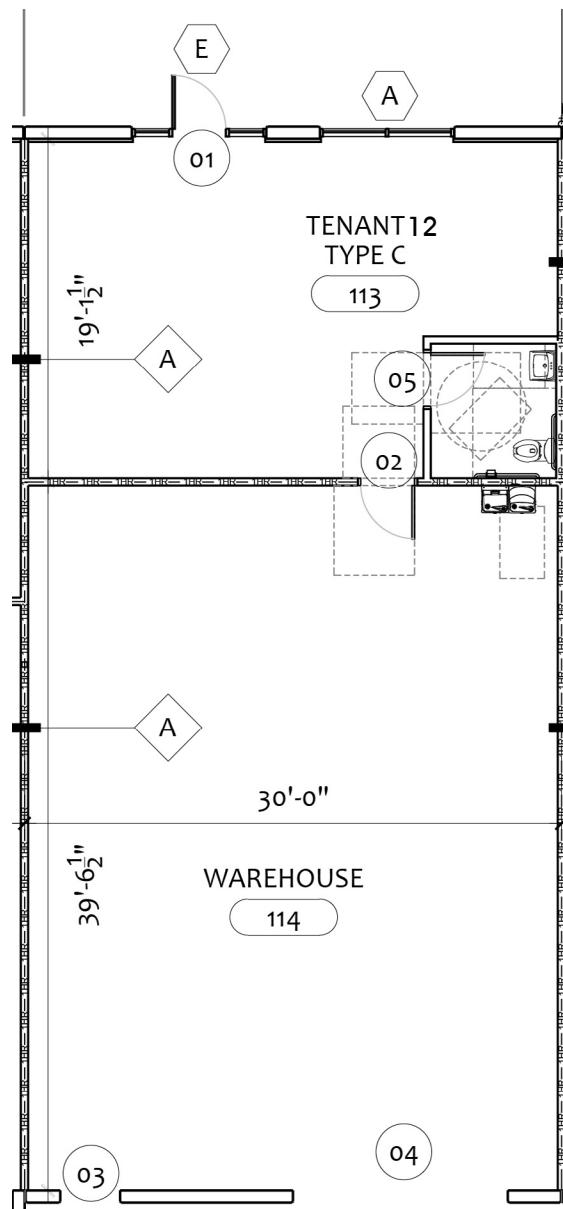
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## **7914 Unit 112: 1,800 SF**

## UNIT FEATURES

- 1,186 SF warehouse, 614 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



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