

**Sand Lake  
Business Center**



# FLEX / WAREHOUSE SPACE FOR LEASE

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

Contact: Bryan Richardson  
 Senior Sales & Leasing Associate

E: Bryan@FCPG.com  
 P: 407.872.0177 ext. 137

## 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

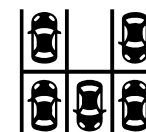
High visibility with ±560 ft of frontage on Sand Lake Road  
 (47,000 AADT) with access on Kingspointe Parkway

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**



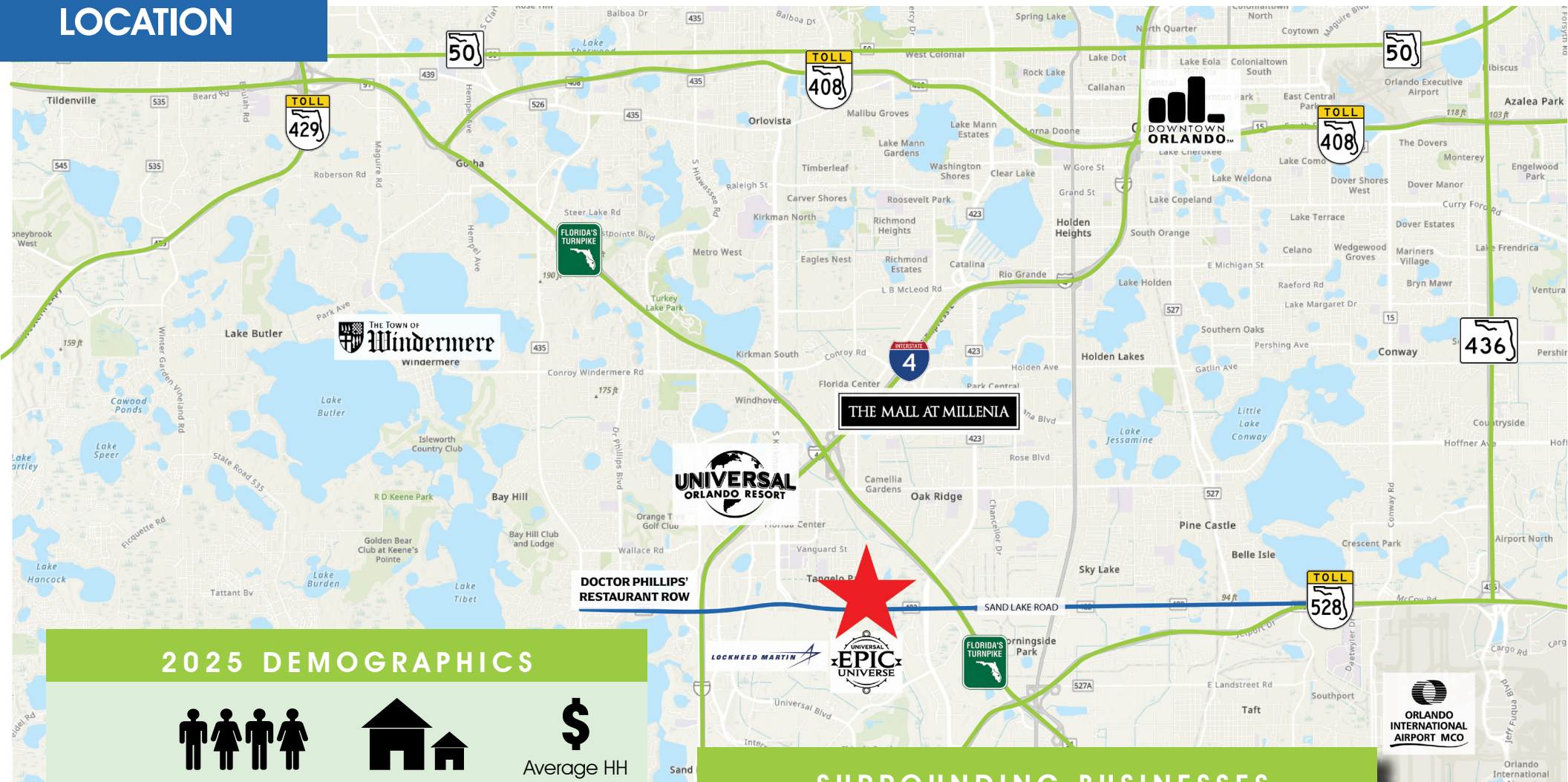
**GRADE-LEVEL**  
**ACCESS**

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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

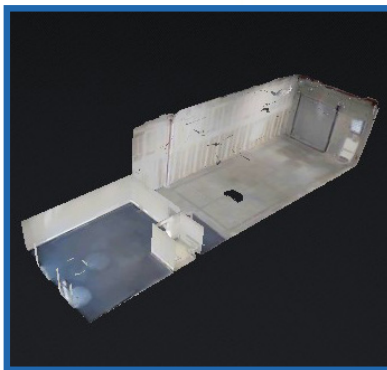
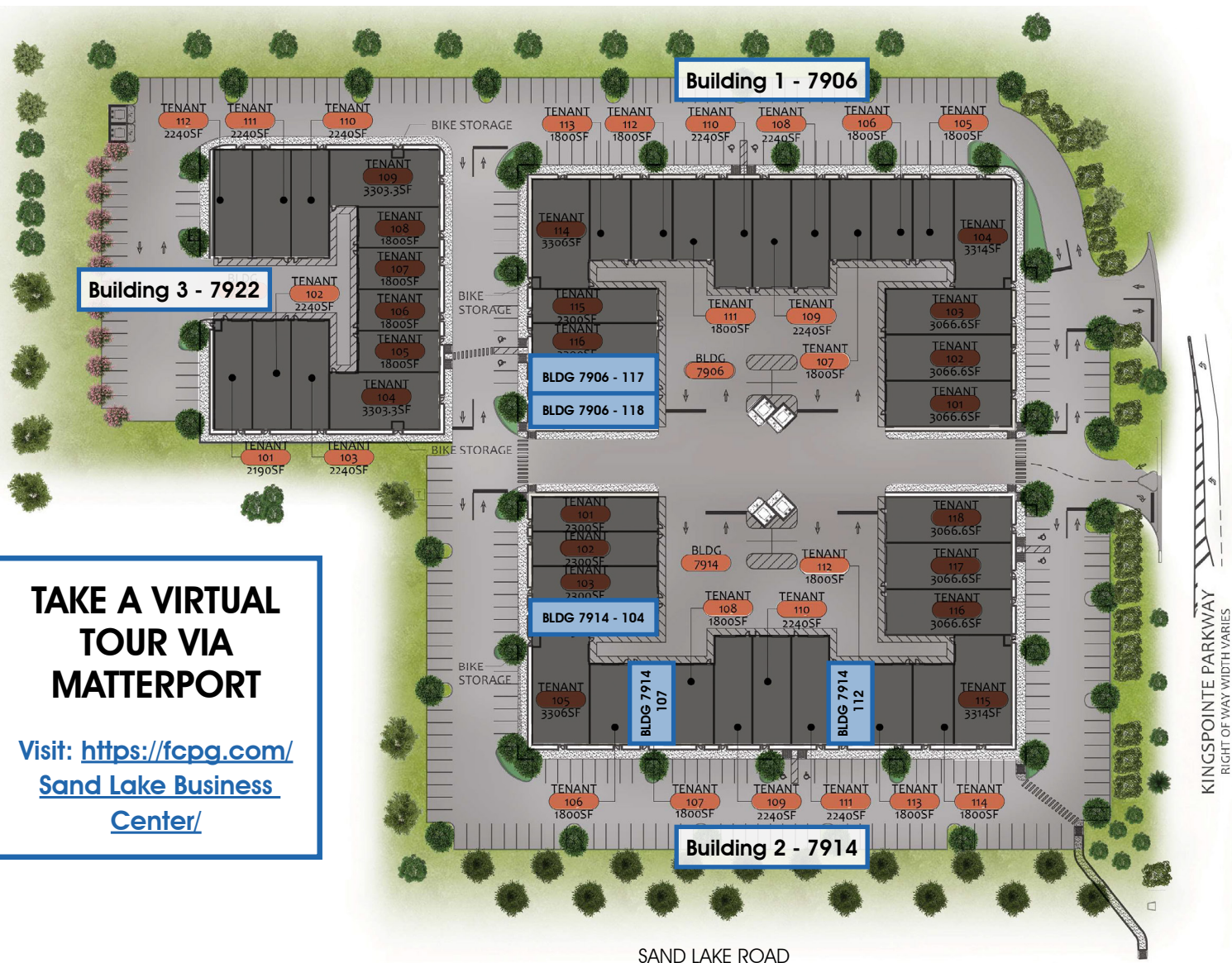
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# SITE PLAN

STEYR STREET  
30' RIGHT OF WAY



**TAKE A VIRTUAL  
TOUR VIA  
MATTERPORT**

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

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Commercial Real Estate Services

## EXAMPLE UNIT IMAGES



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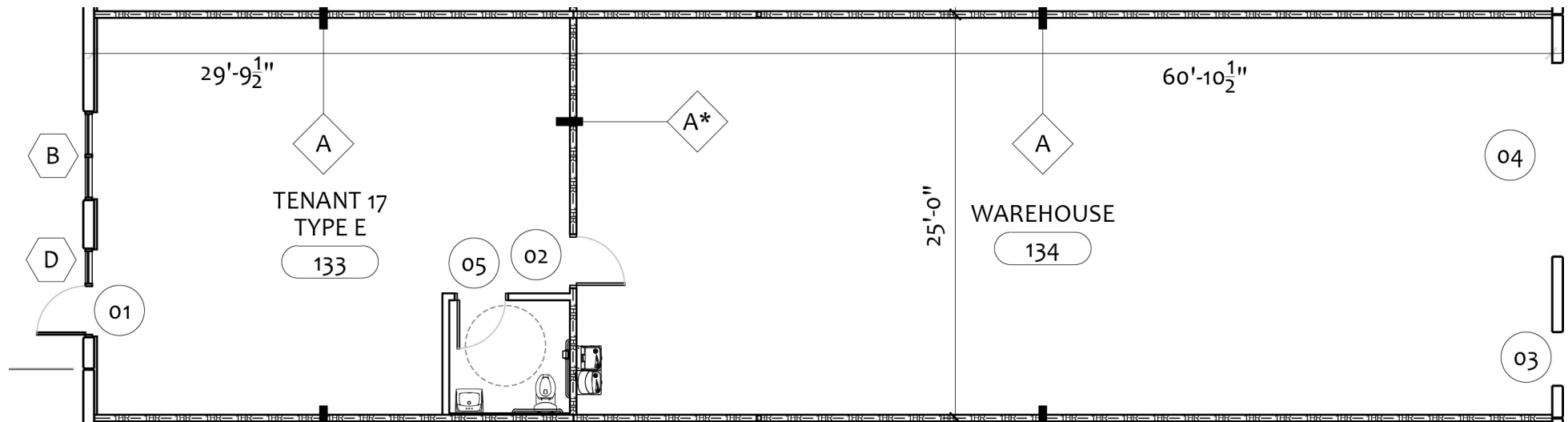
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# 7906 Unit 117: 2,300 SF

## 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



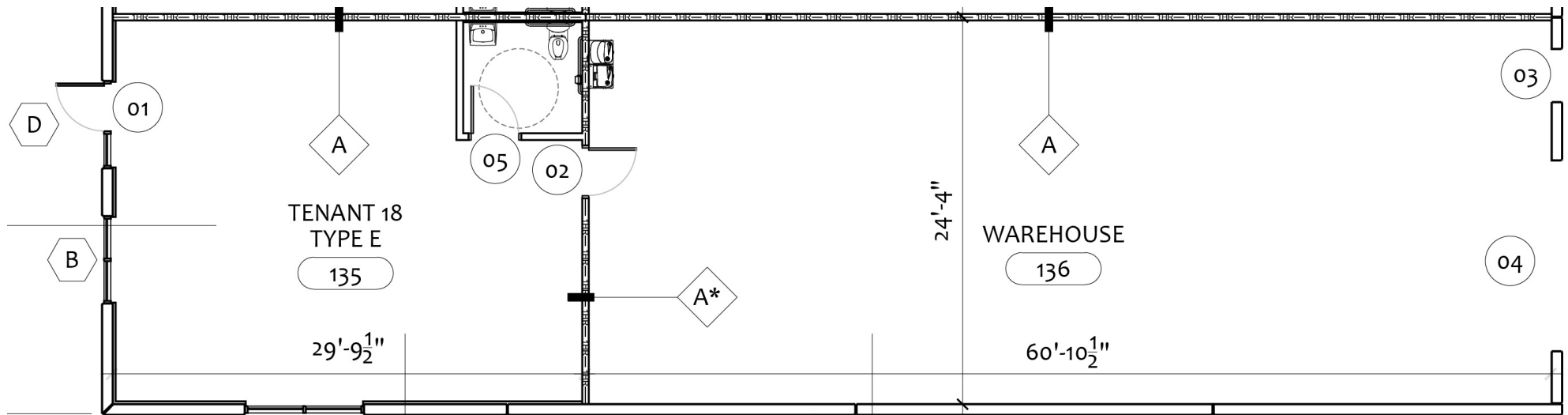
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# 7906 Unit 118: 2,300 SF

## 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



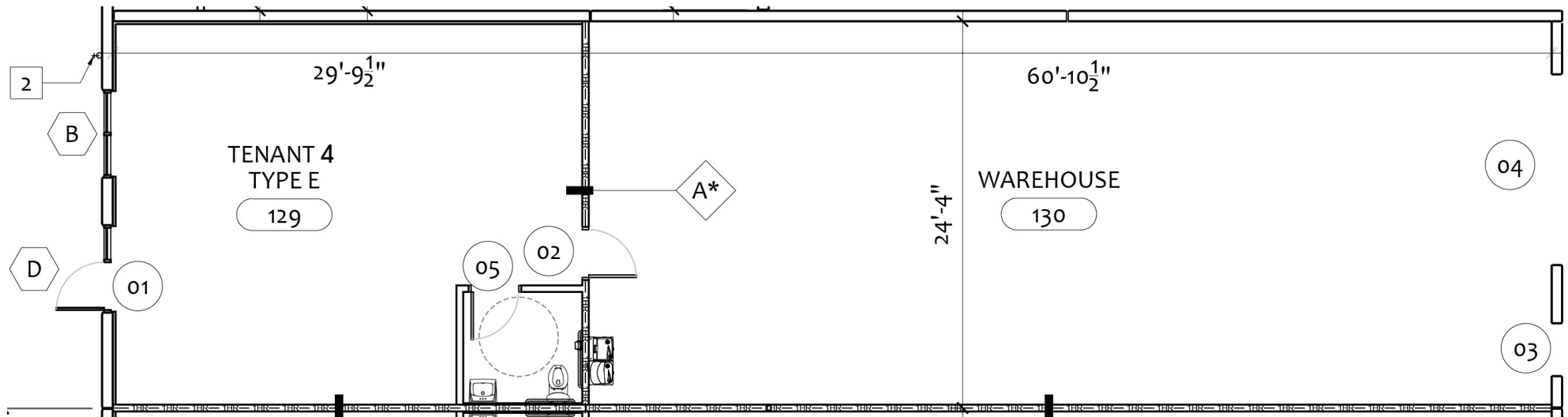
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# 7914 Unit 104: 2,300 SF

## 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



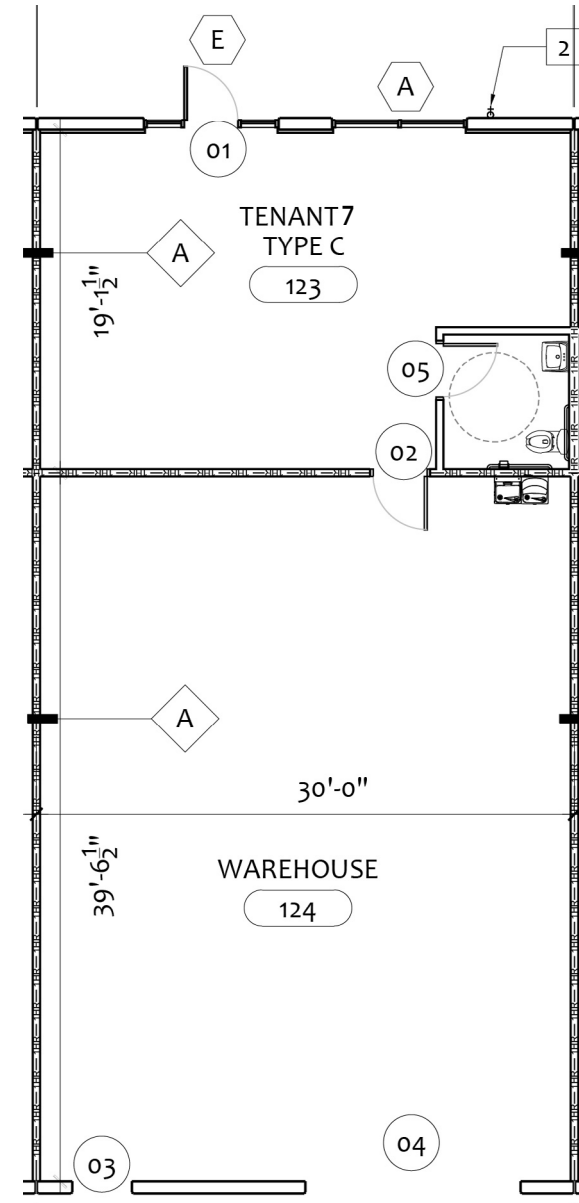
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# 7914 Unit 107: 1,800 SF

## 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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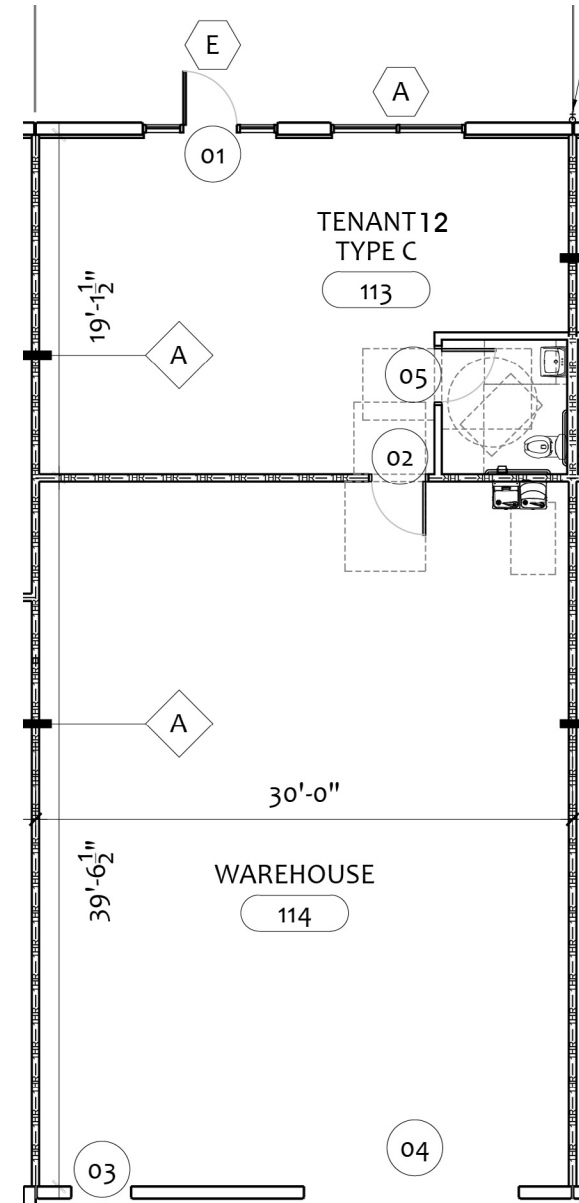
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# 7914 Unit 112: 1,800 SF

## 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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