

**Sand Lake
Business Center**



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

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

± 2,300 - 3,303 SF Available

7906 - Unit 117: ±2,300 SF

7914 - Unit 104: ±2,300 SF

7922 - Unit 104: ±3,303 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

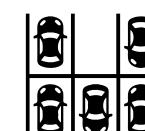
High visibility with ±560 ft of frontage on Sand Lake Road (47,000 AADT) with access on Kingspointe Parkway

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

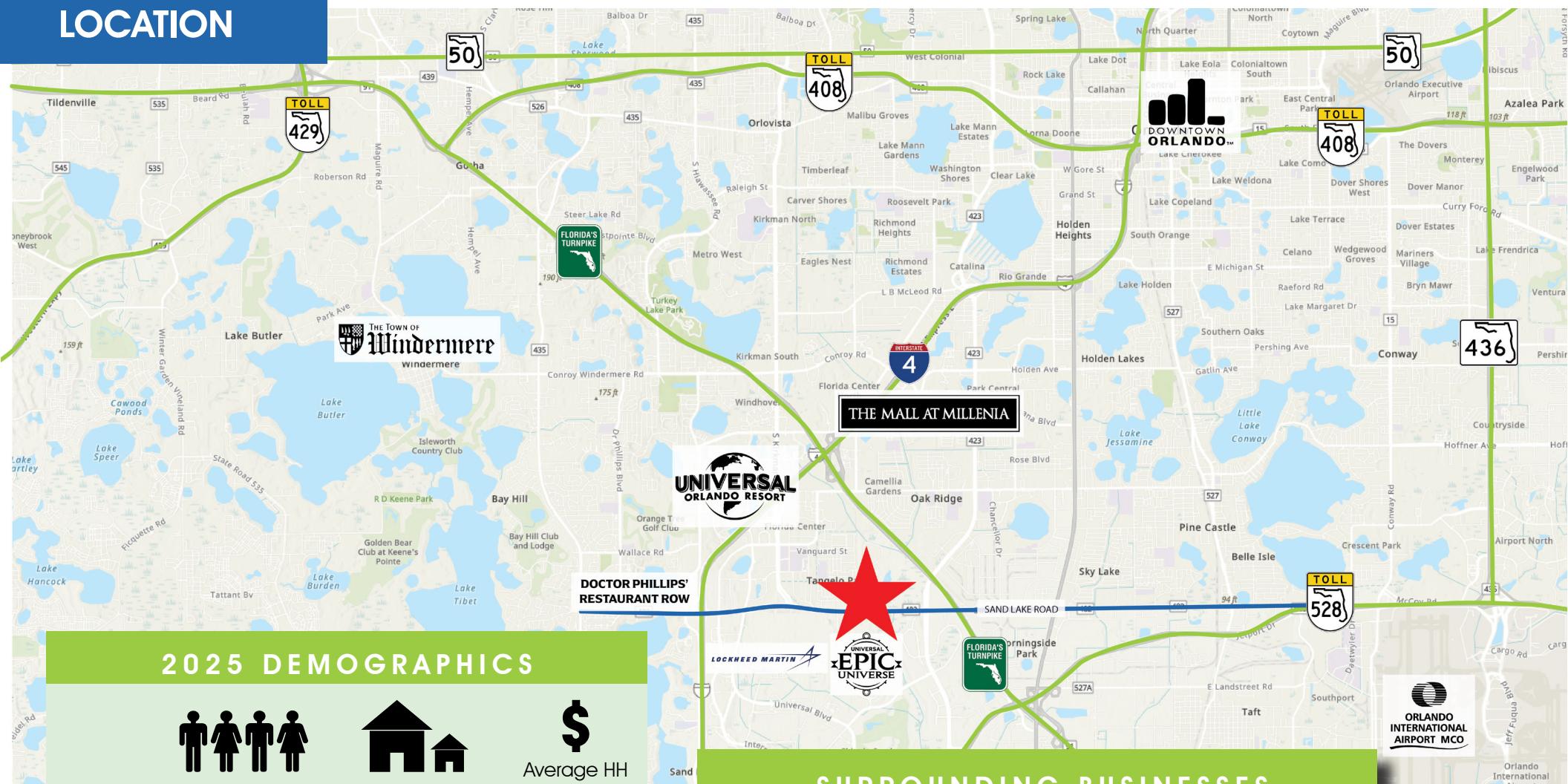


AMPLE
PARKING



GRADE-LEVEL
ACCESS

LOCATION



2025 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

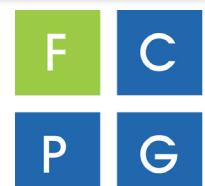
5 Mins	2,730	767	\$77,129
10 Mins	39,661	14,131	\$78,098
15 Mins	191,034	70,776	\$88,418

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

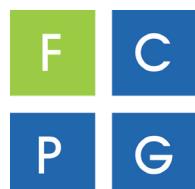
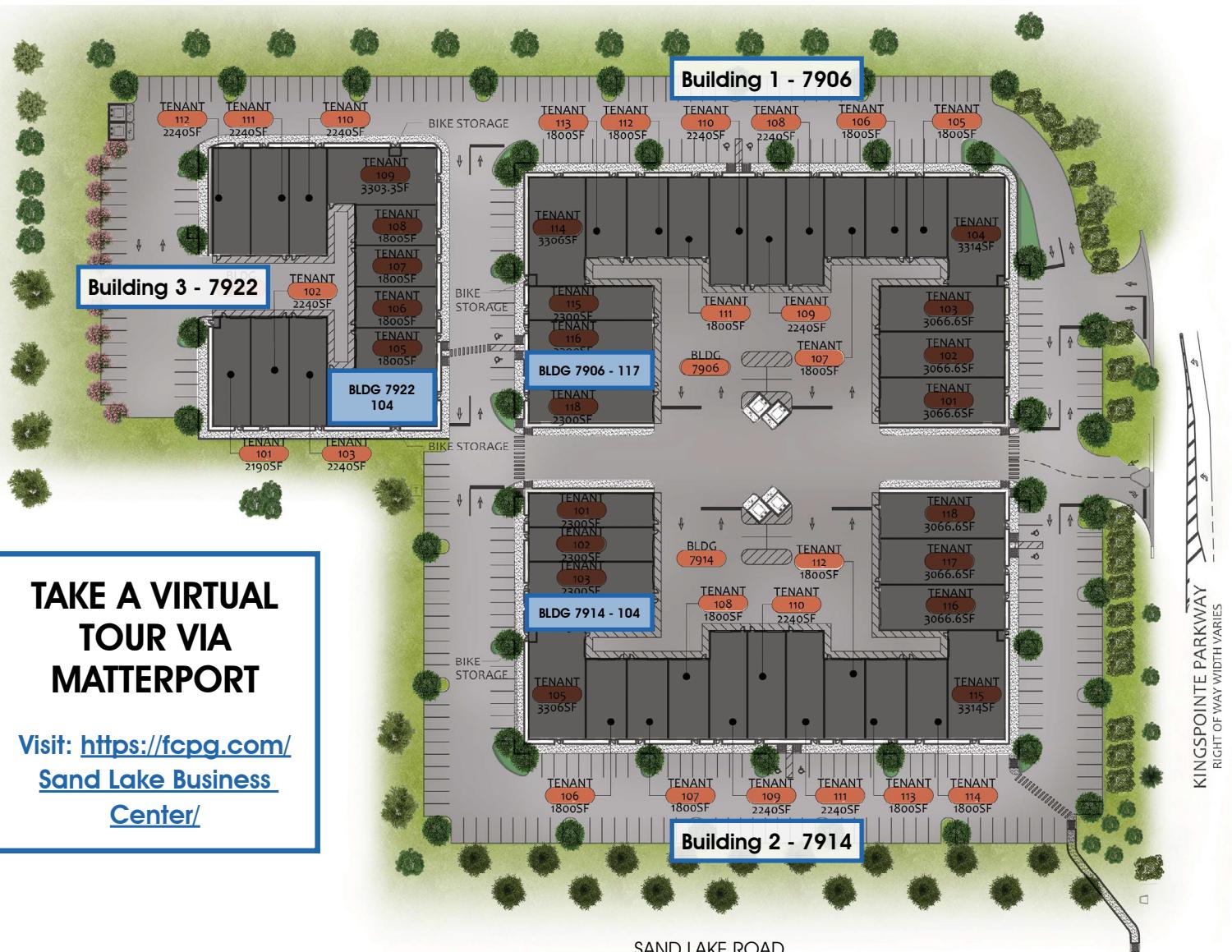


TAKE A VIRTUAL TOUR VIA MATTERPORT

Visit: <https://fcpg.com/SandLakeBusinessCenter/>

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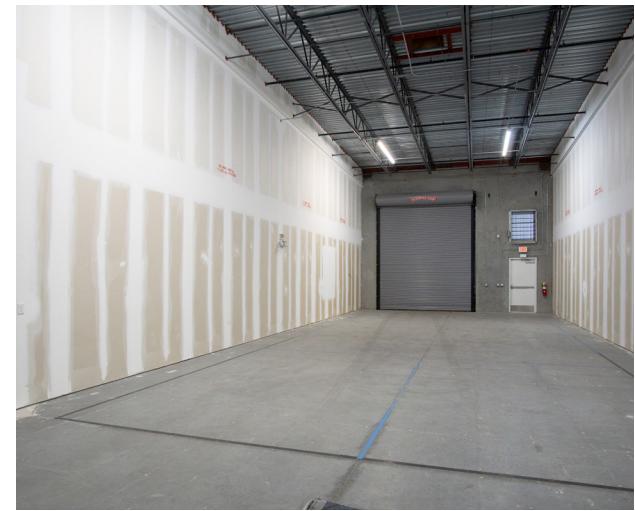
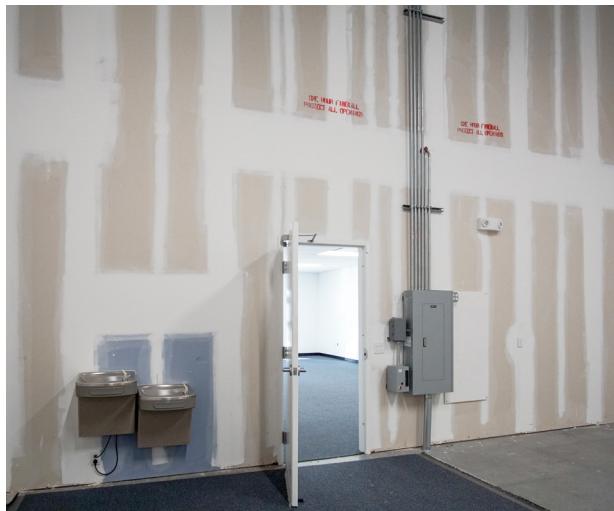
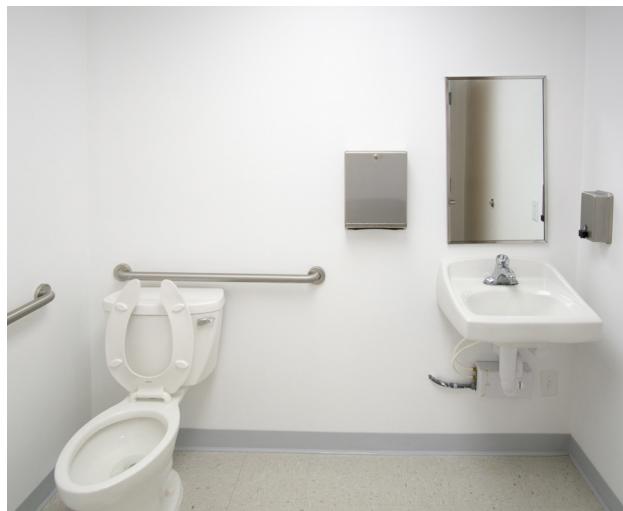
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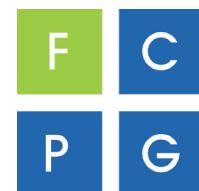
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EXAMPLE UNIT IMAGES



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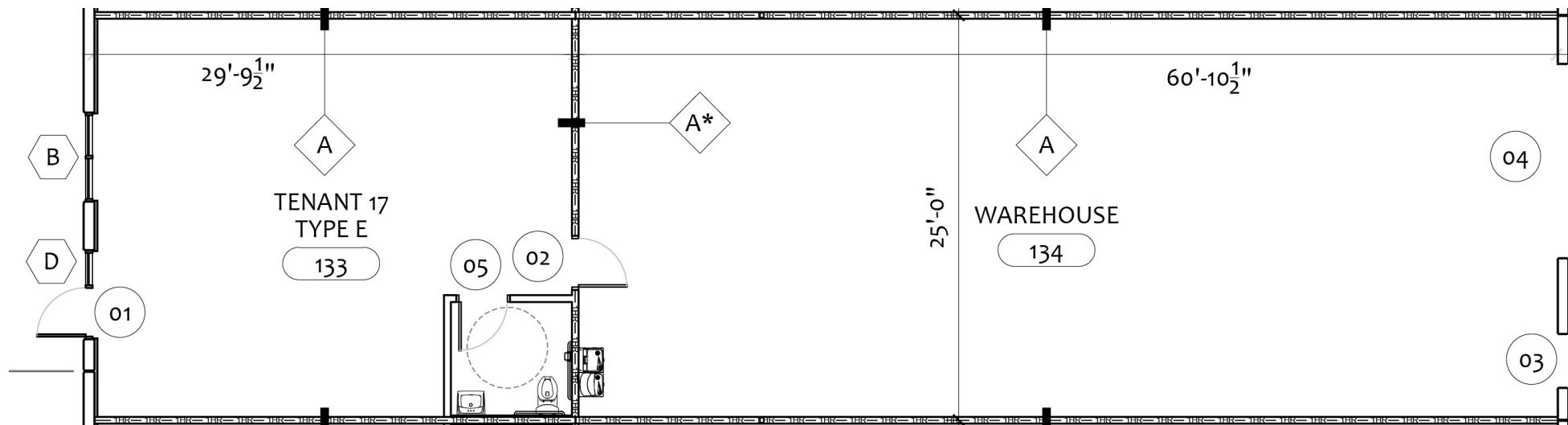
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7906 Unit 117: 2,300 SF

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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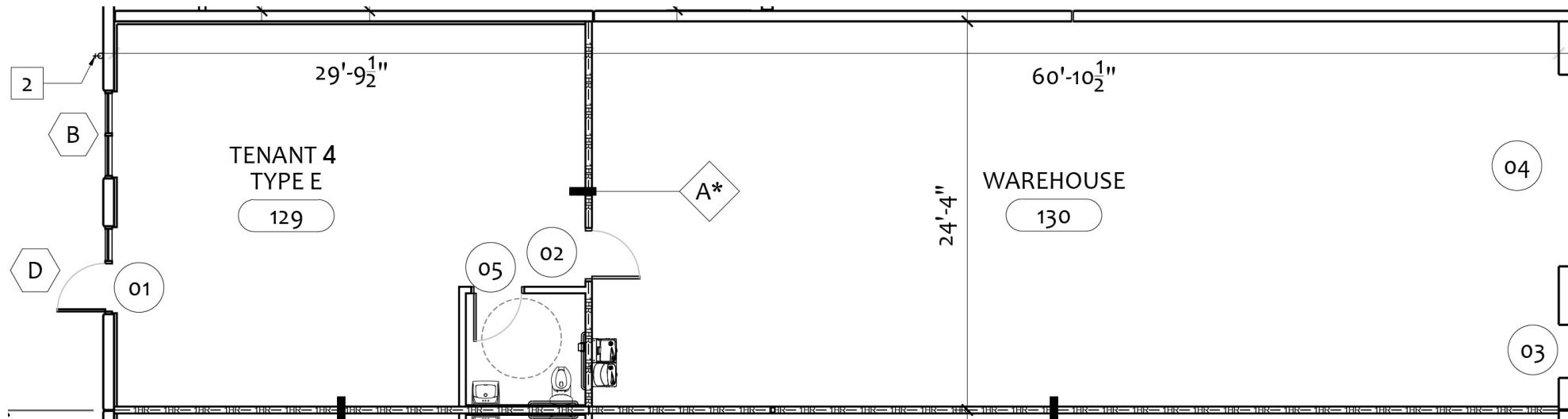
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7914 Unit 104: 2,300 SF

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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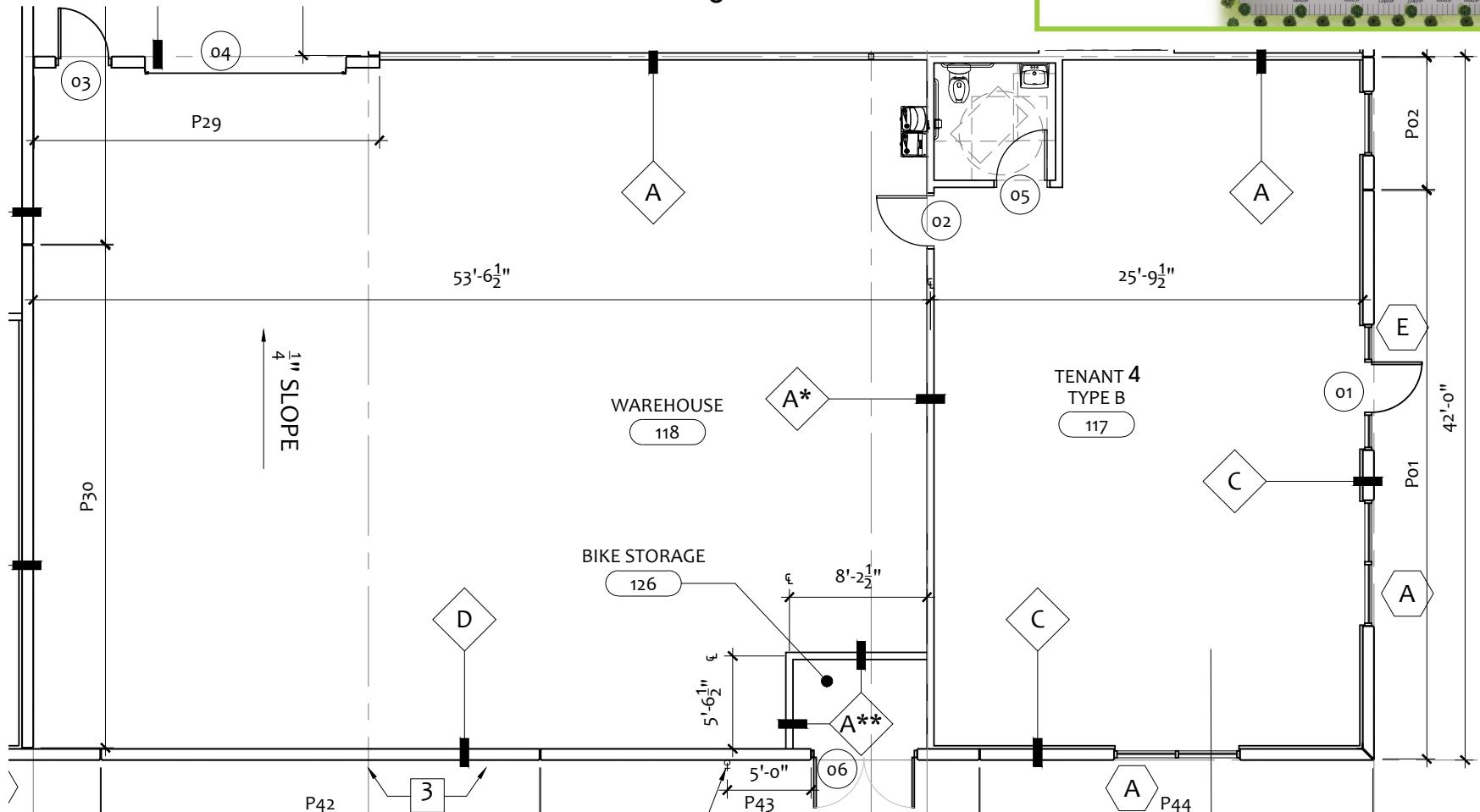
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The logo for First Capital Property Group. It features a green square with the letter 'F' in white, a blue square with the letter 'C' in white, a blue square with the letter 'P' in white, and a blue square with the letter 'G' in white. To the right of these squares, the words 'FIRST CAPITAL' are stacked in large, bold, black capital letters. Below that, 'Property Group' is written in a large, bold, black sans-serif font. A horizontal line separates the main title from the tagline 'Commercial Real Estate Services' in a smaller, italicized black font.

7922 Unit 104: 3,303 SF

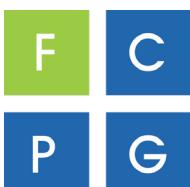
UNIT FEATURES

- 2,220 SF warehouse, 1,083 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 18 feet



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