



Sand Lake Business Center



FLEX / WAREHOUSE SPACE FOR LEASE

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

Contact: Bryan Richardson
Senior Sales & Leasing Associate

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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

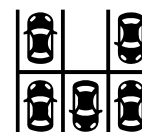
High visibility with ±560 ft of frontage on Sand Lake Road
(47,000 AADT) with access on Kingspointe Parkway

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

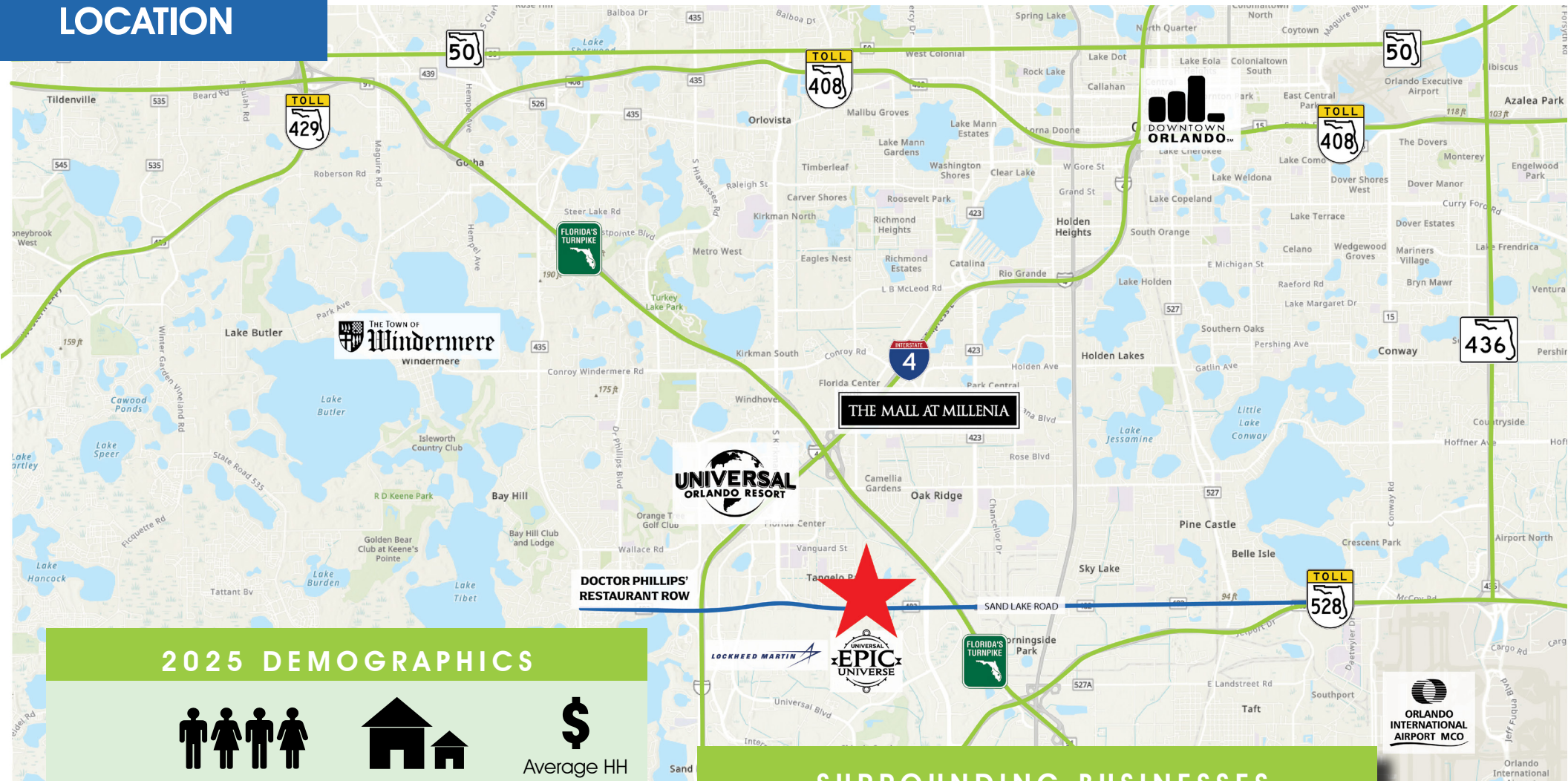


GRADE-LEVEL
ACCESS

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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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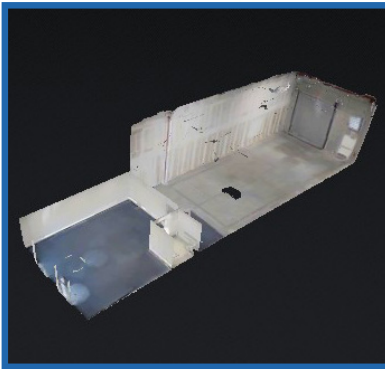
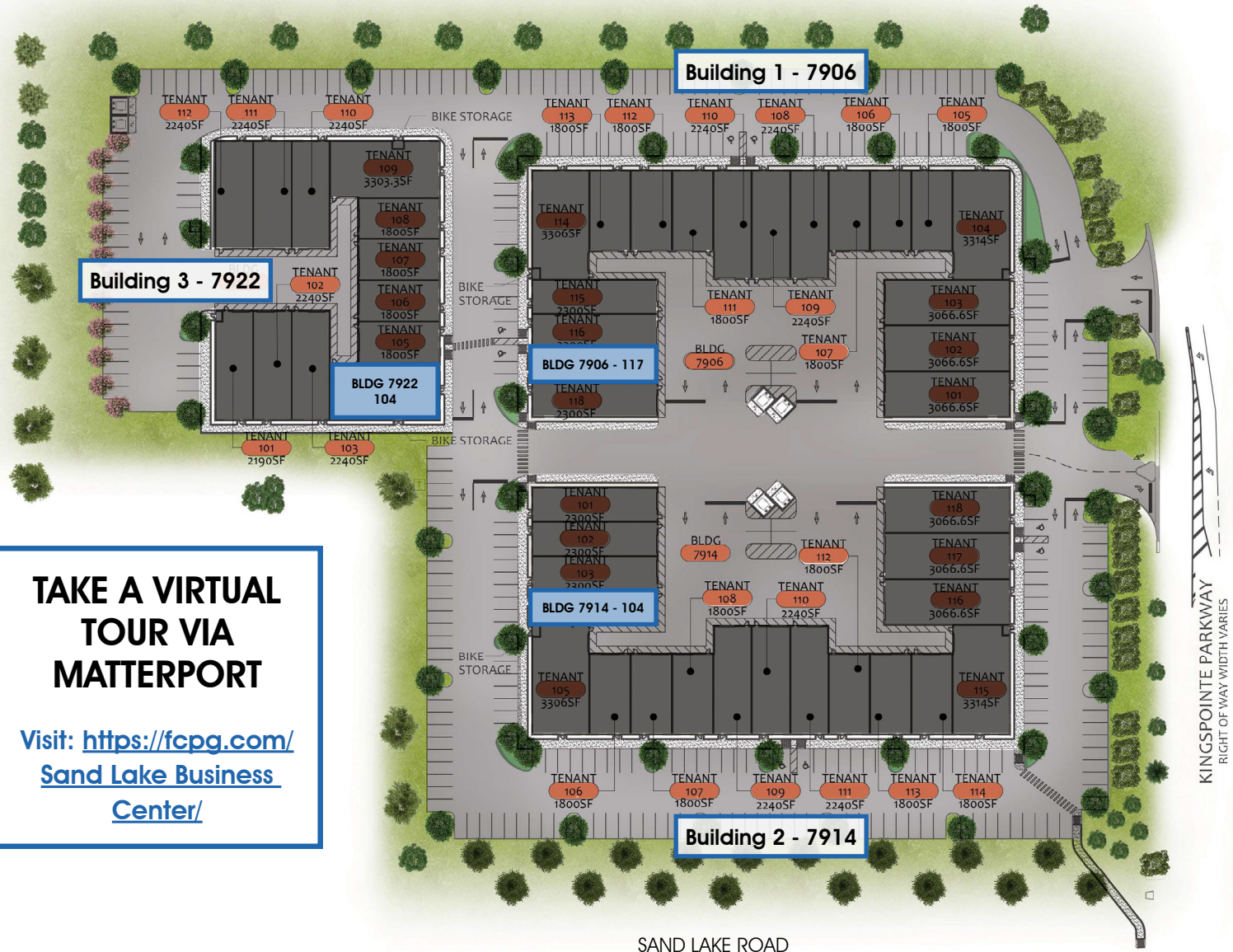


FIRST CAPITAL
Property Group

Commercial Real Estate Services

SITE PLAN

STEYR STREET
30' RIGHT OF WAY



**TAKE A VIRTUAL
TOUR VIA
MATTERPORT**

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

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EXAMPLE UNIT IMAGES



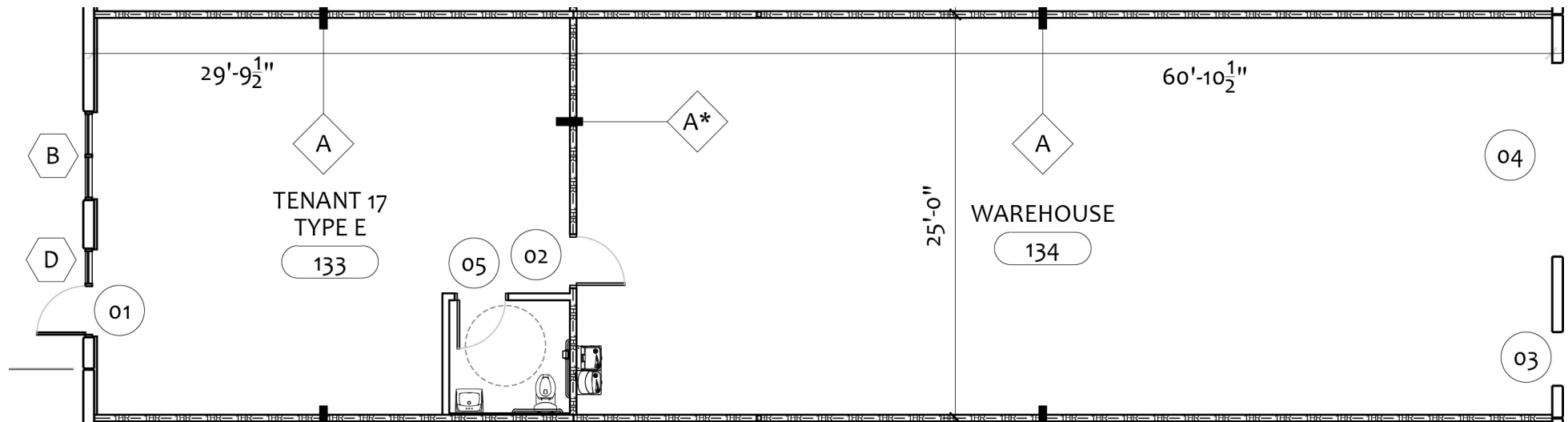
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7906 Unit 117: 2,300 SF

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



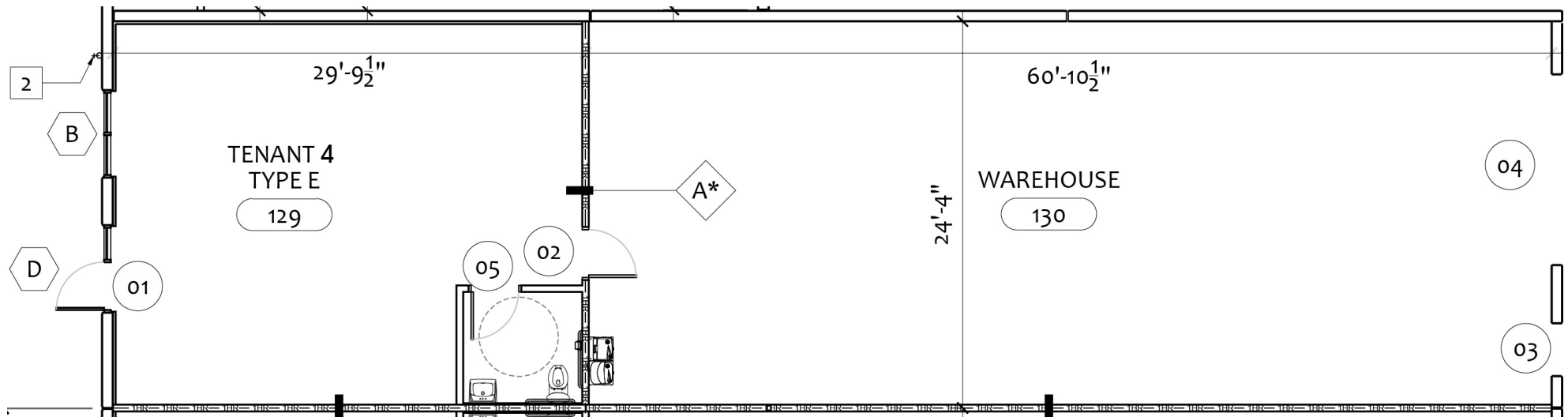
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7914 Unit 104: 2,300 SF

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



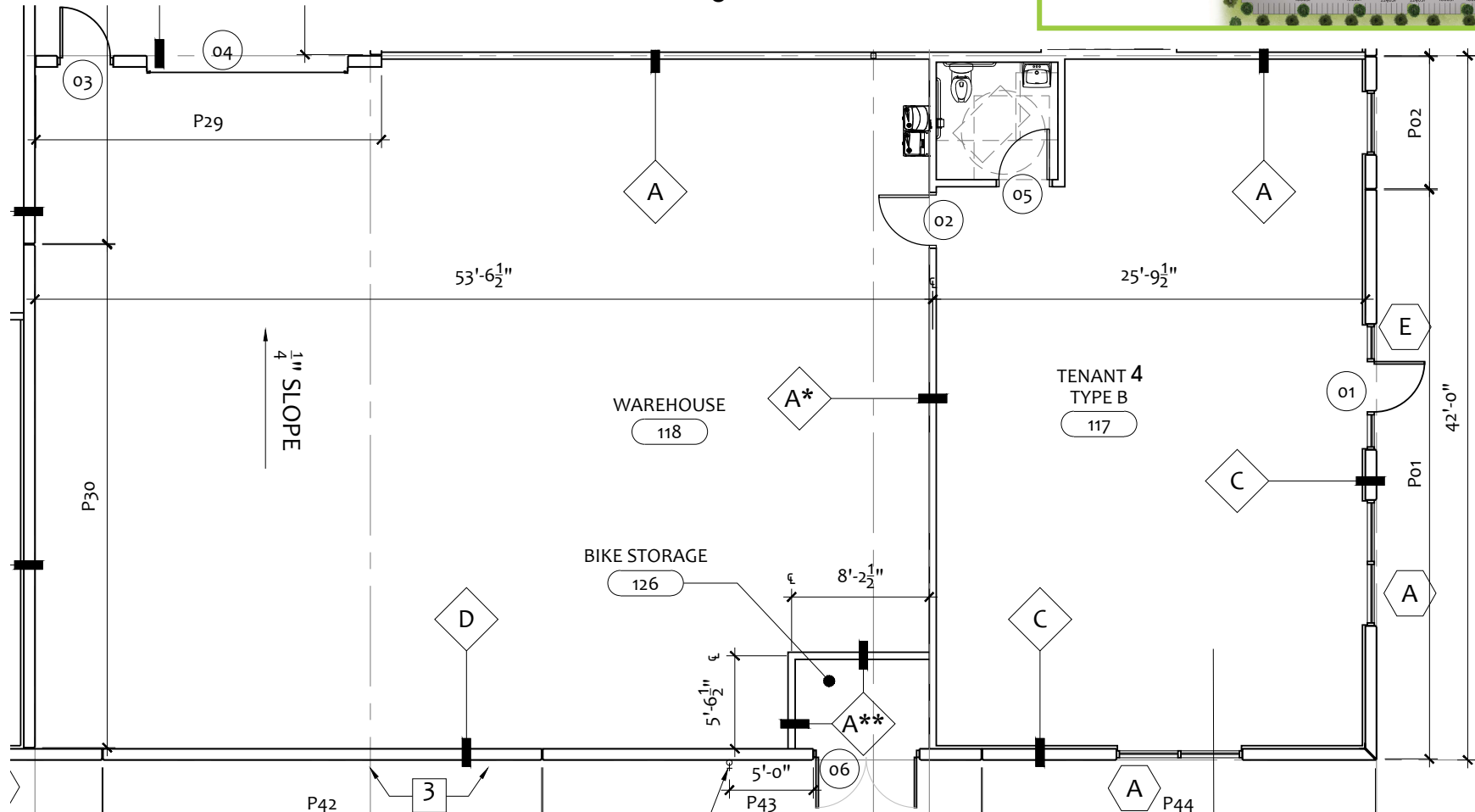
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7922 Unit 104: 3,303 SF

UNIT FEATURES

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



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