

For Lease

New Flex/Office/Warehouse Available!



Ready for Interior Build-Out!

Goldenrod Business Center

6275 South Goldenrod Road, Orlando, Florida 32822

Property Features

- Brand new flex/office/warehouse building with ample parking
- 92,024± SF building - completed in 2024
- Contiguous space:
 - 25,654± SF - 6 bays including end-cap with ramp - demisable to 8,214± SF
- Dock-high loading with 9'x10' & 10'x12' overhead doors and drive-in available
- Clear height: 20'; Electrical: 120/208-volt
- Column spacing: 34' by 40' (interior bays) and 42.5' by 40' (endcap units)
- Zoning: IP-AN (City of Orlando) - allows a wide variety of uses
- 1,400± feet of frontage on South Goldenrod Road; Access via Goldenrod Road and Market Place Drive
- Located 8 minutes north of the Orlando International Airport and 20 minutes from Downtown Orlando
- Walking distance to Walmart Supercenter; surrounded by retail and restaurants
- Central location allows easy access to major transportation routes: SR 436 (Semoran Blvd), SR 528 (Beachline), SR 417 (GreeneWay), US Hwy 441, John Young Pkwy and I-4

02.11.26

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.

70% Leased - Units Going Fast!



Dock-High Overhead Doors

**Lease Rate: \$16.95/SF NNN
(Operating Exp: \$4.97/SF)**

For more information:

Tom R. Kelley II, CCIM

+1 407 949 0715 • tkelley@realvest.com

Mary Frances West, CCIM

+1 407 949 0725 • mfwest@realvest.com

Developed by

BAVAR
PROPERTIES GROUP, LLC

1800 Pembrook Drive, Suite 350

Orlando, Florida 32810

+1 407 875 9989

nairealvest.com

Goldenrod Business Center
6275 South Goldenrod Road
Orlando, Florida 32822

For Lease

New Flex/Office/Warehouse Available



Goldenrod Business Center
6275 South Goldenrod Road
Orlando, Florida 32822

For Lease

New Flex/Office/Warehouse Available



Goldenrod Business Center
6275 South Goldenrod Road
Orlando, Florida 32822

For Lease
New Flex/Office/Warehouse Available

