



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 - 3,314 SF Available

7906 - Unit 104: ±3,314 SF

7906 - Unit 112: ±1,800 SF

7906 - Unit 114: ±3,306 SF

7906 - Unit 116: ±2,300 SF

7906 - Unit 117: ±2,300 SF

7914 - Unit 104: ±2,300 SF

7914 - Unit 109: ±2,240 SF

7922 - Unit 103: ±2,240 SF

7922 - Unit 105: ±1,800 SF

7922 - Unit 111: ±2,240 SF



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

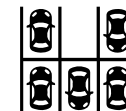
High visibility with ±560 ft of frontage on Sand Lake Road (47,000 AADT) with access on Kingspointe Parkway

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**

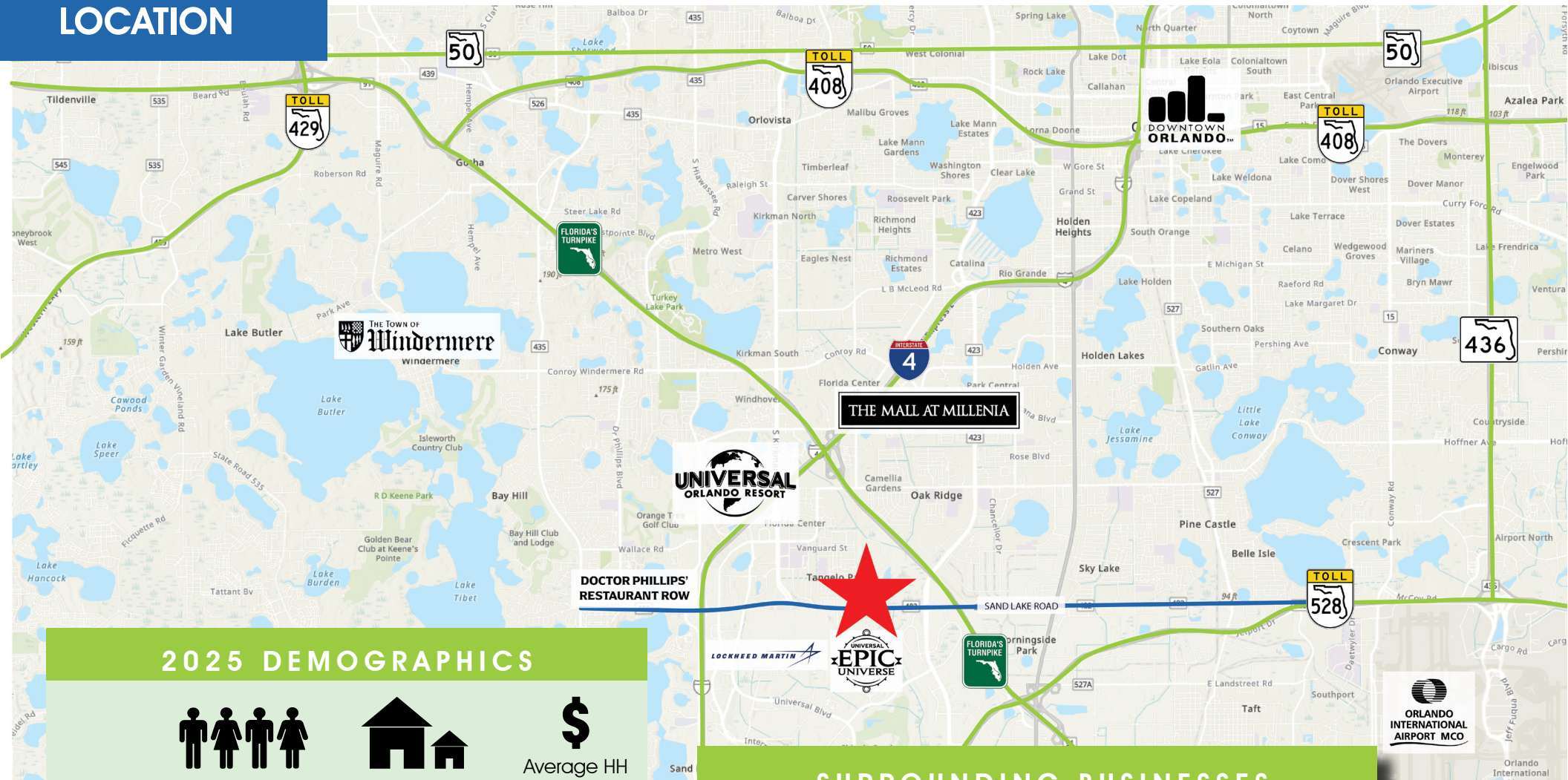


**ELECTRICAL:
200-AMP, 120/208
VOLT, 3-PHASE**

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.

LOCATION



2025 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

Distance	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

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.



EXAMPLE UNIT IMAGES



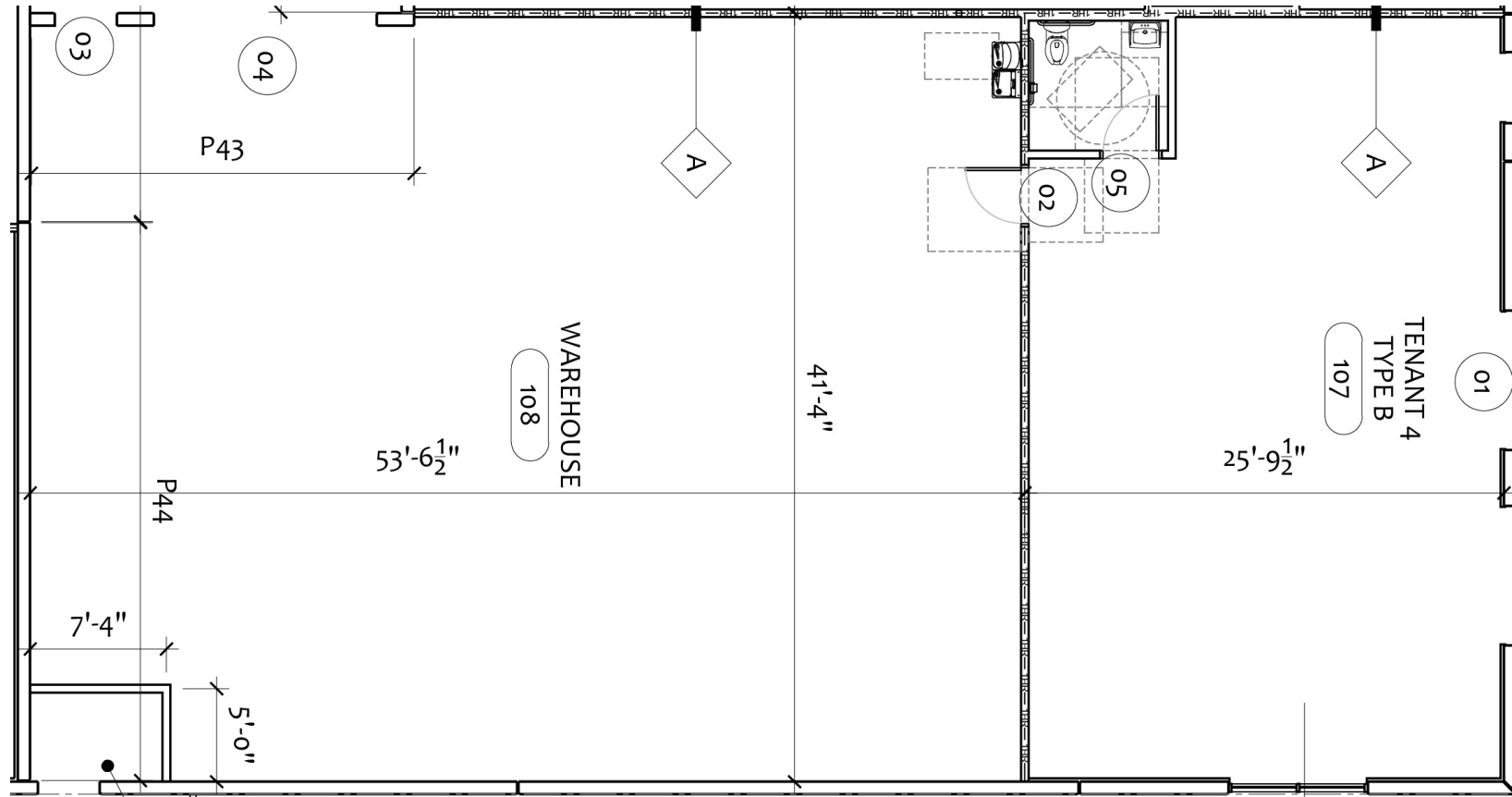
■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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.

7906 Unit 104: 3,314 SF

UNIT FEATURES

- Available immediately
- 2,211 SF warehouse, 1,103 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



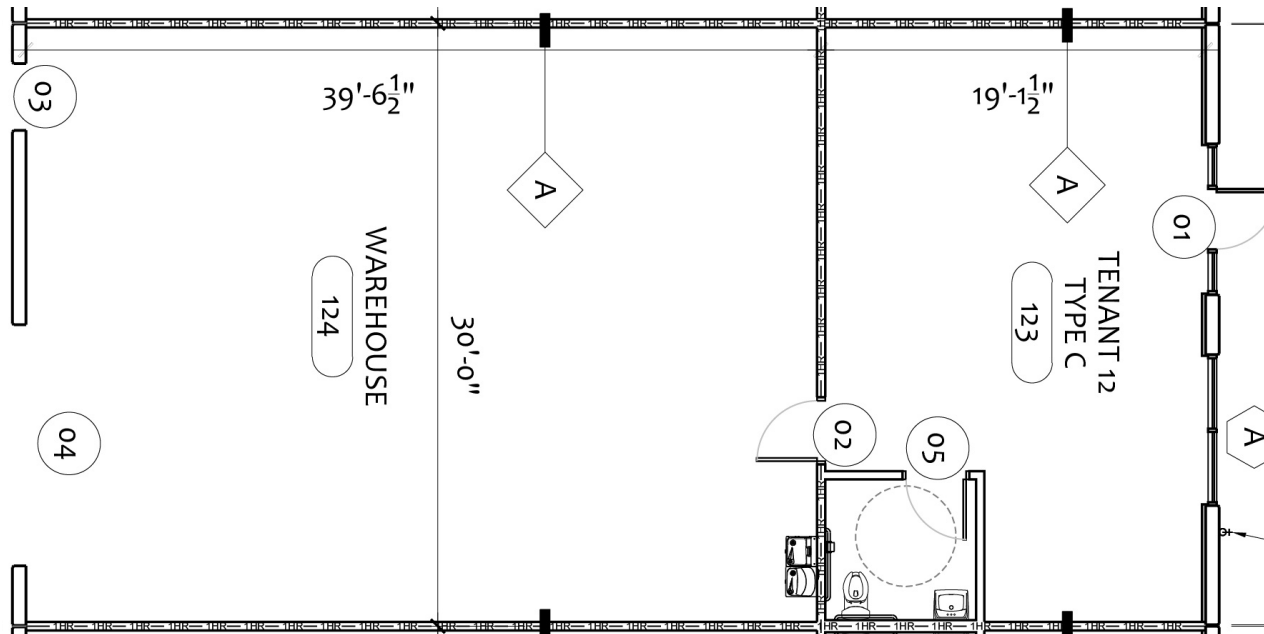
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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.

7906 Unit 112: 1,800 SF

UNIT FEATURES

- Available immediately
- 1,323 SF warehouse, 477 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



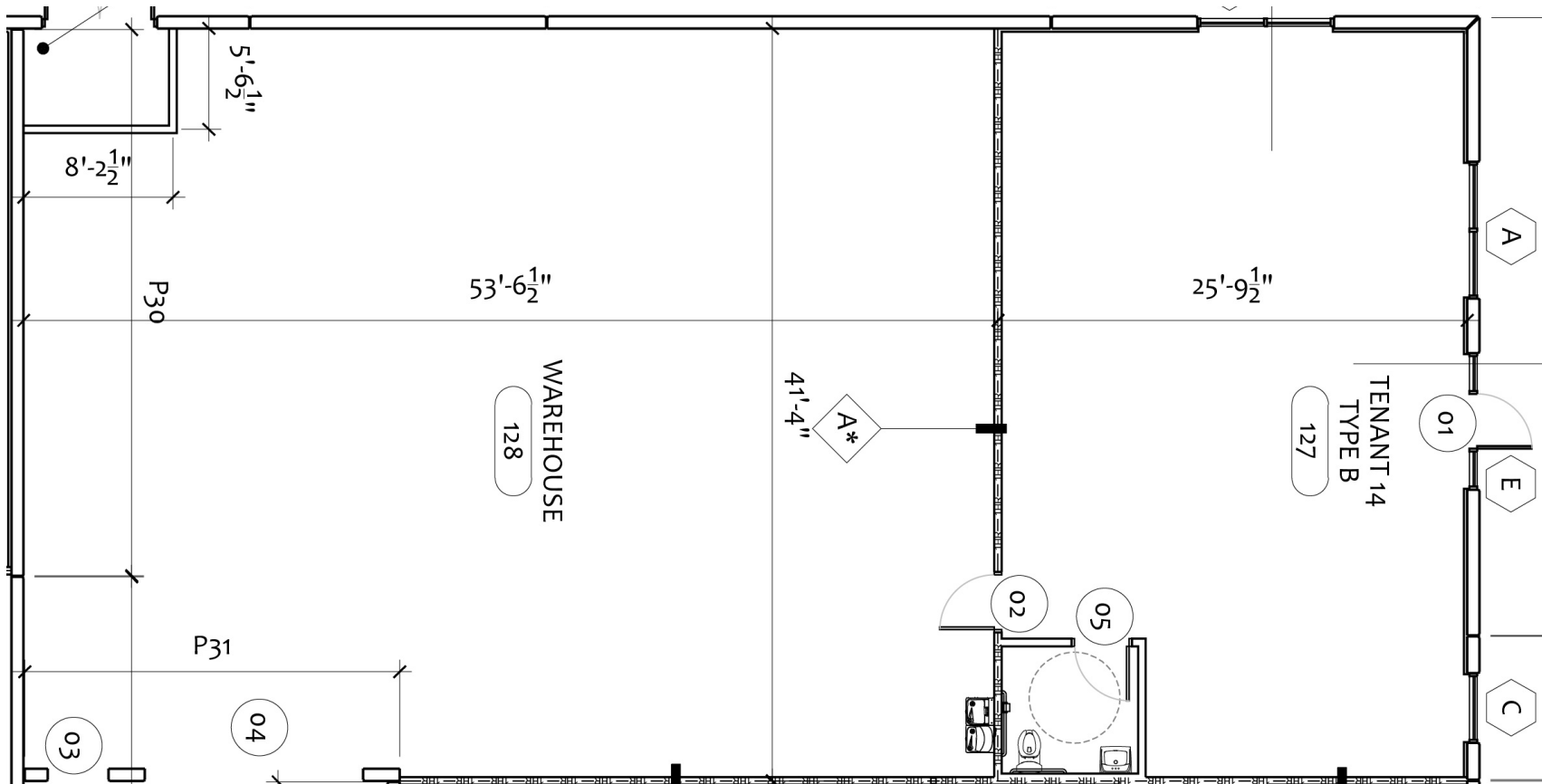
■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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.

7906 Unit 114: 3,306 SF

UNIT FEATURES

- Available: 6.01.2026
- 2,211 SF warehouse, 1,095 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



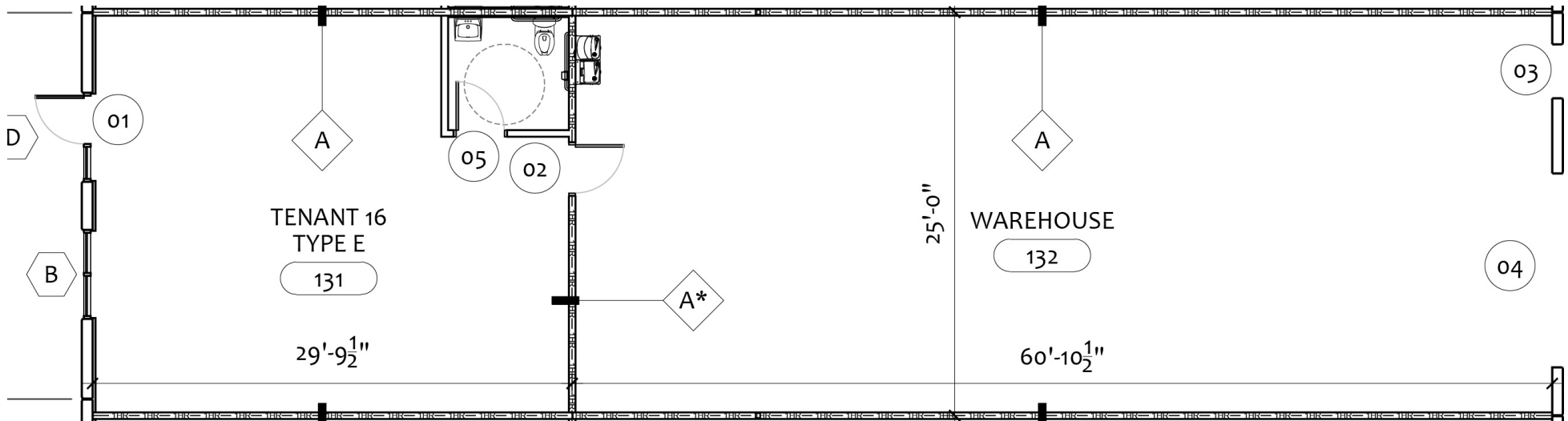
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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.

7906 Unit 116: 2,300 SF

UNIT FEATURES

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



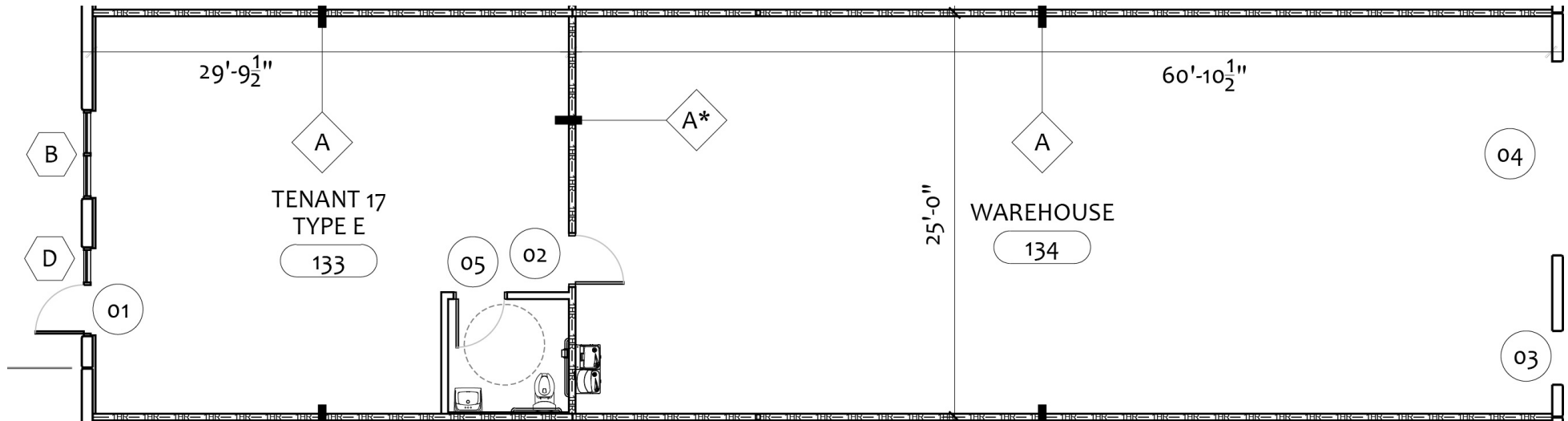
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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.

7906 Unit 117: 2,300 SF

UNIT FEATURES

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



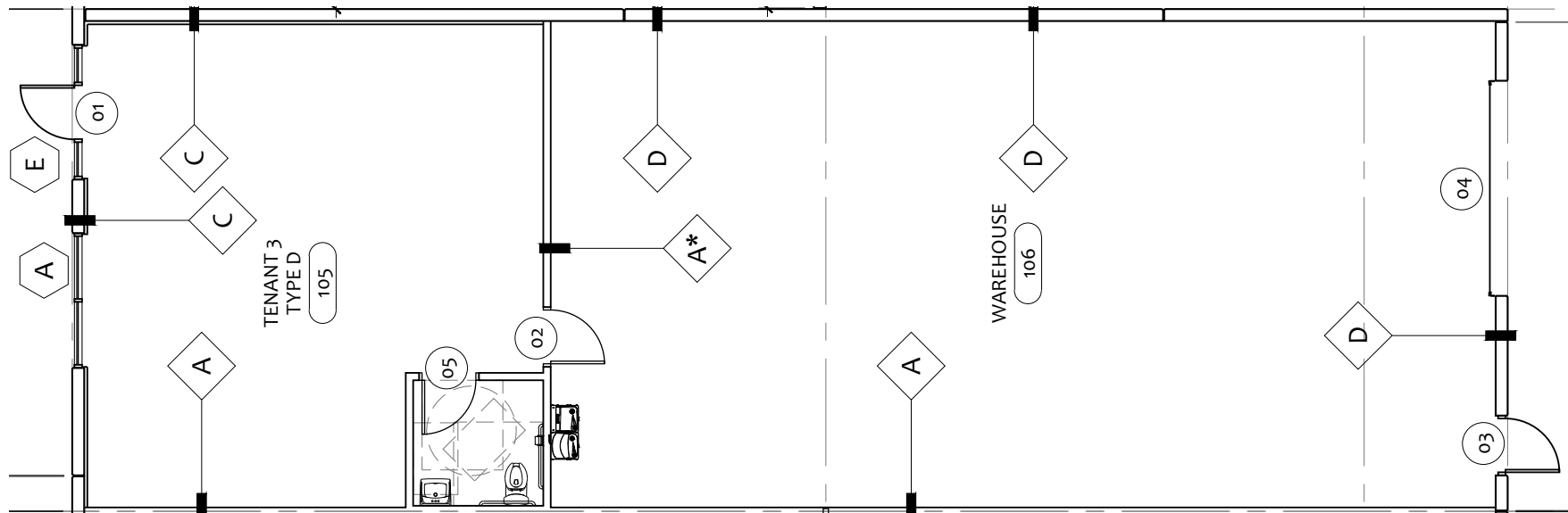
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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.

7922 Unit 103: 2,240 SF

UNIT FEATURES

- Available immediately
- 1,479 SF warehouse, 761 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 18 feet



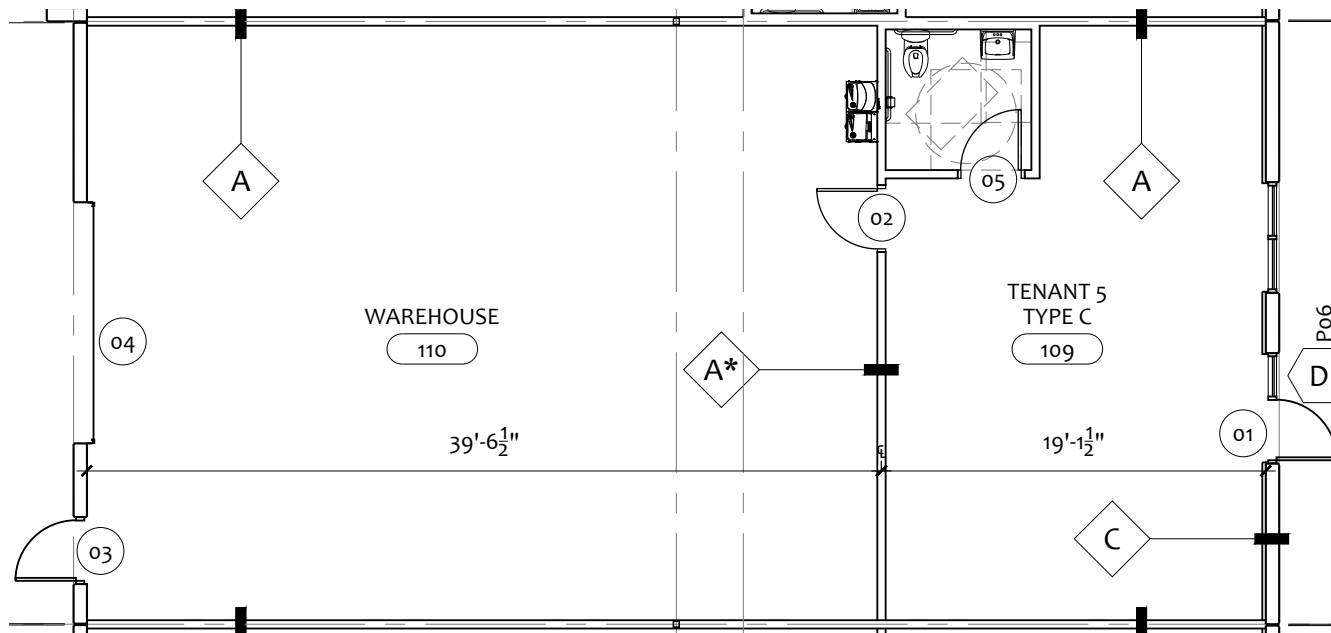
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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.

7922 Unit 105: 1,800 SF

UNIT FEATURES

- Available immediately
- 1,182 SF warehouse, 618 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 18 feet



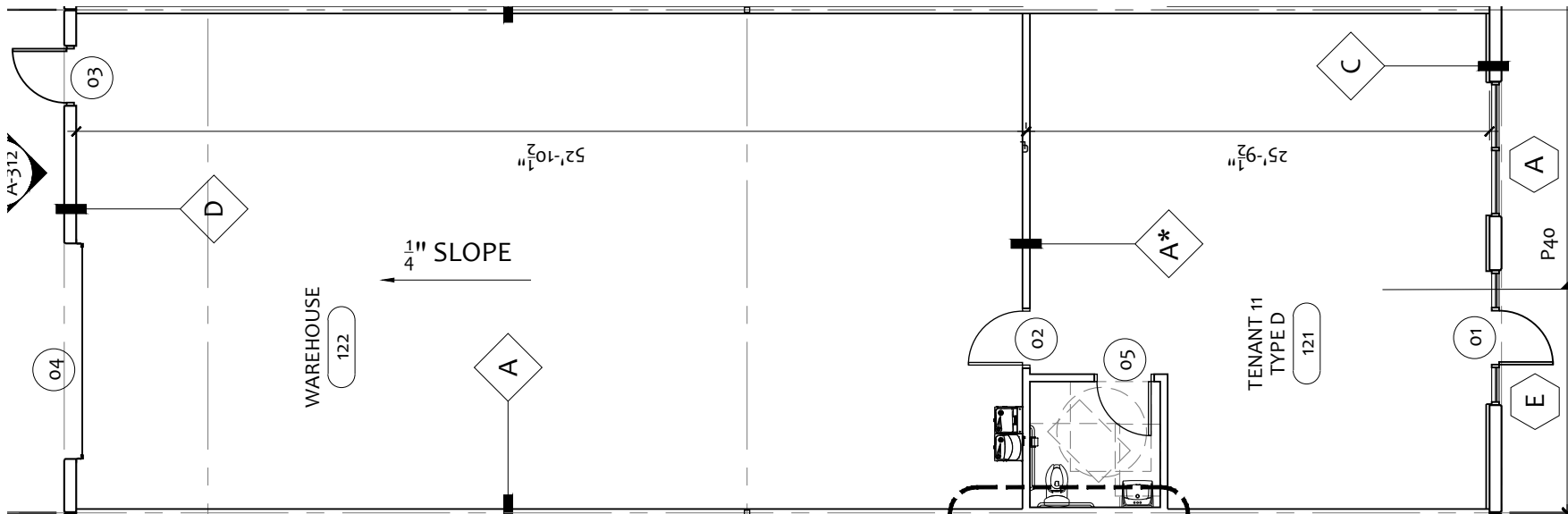
■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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.

7922 Unit 111: 2,240 SF

UNIT FEATURES

- Available immediately
- 1,479 SF warehouse, 761 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 18 feet



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.