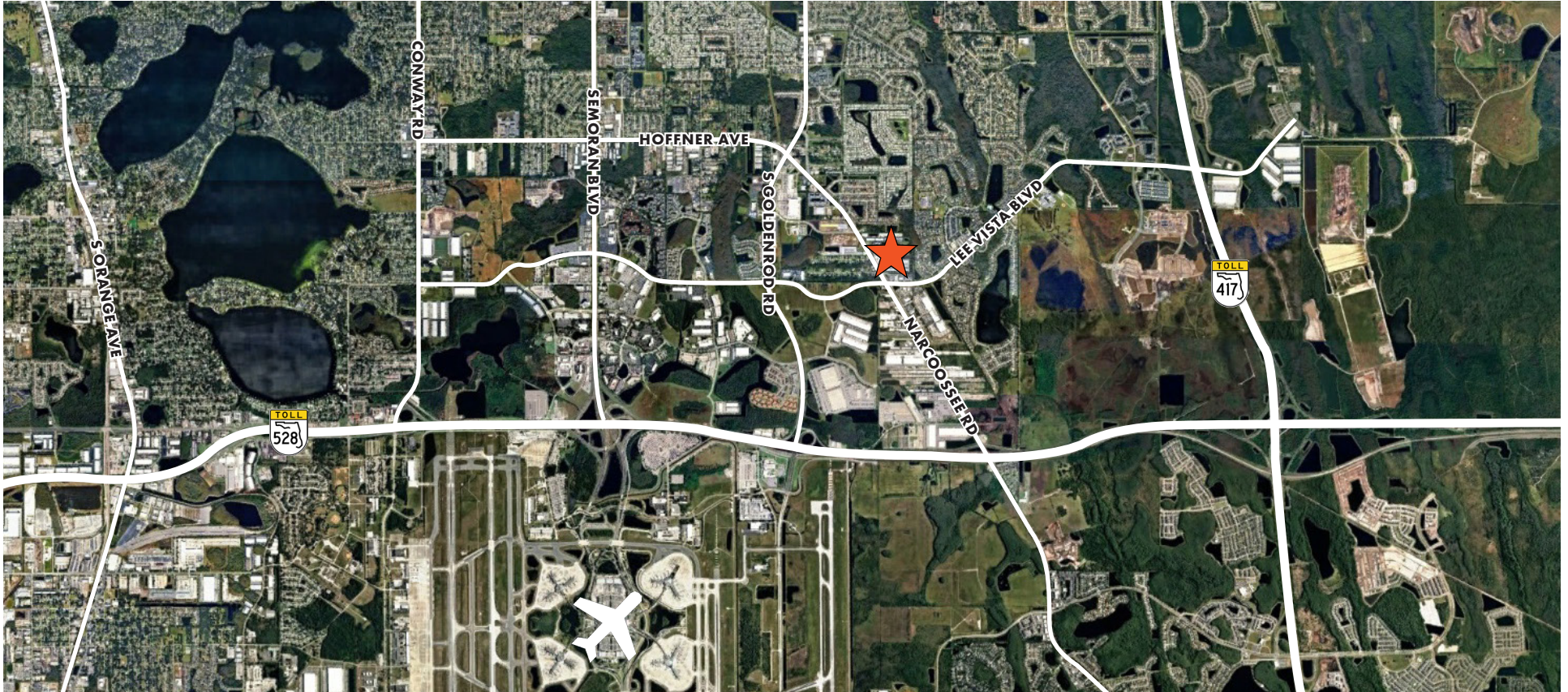


6769 NARCOOSSEE RD

1 - 4.4 +/- ACRES AVAILABLE

IOS LAND FOR LEASE | ORLANDO, FL 32822

PROPERTY OVERVIEW



PROPERTY DETAILS

Location	6769 Narcoossee Rd, Orlando, FL 32822
Site Size	1 – 4.4 +/- acres available
Zoning	ORG-IND-2/IND-3
Structures	2 covered structures (8,400 +/- SF)

PROPERTY FEATURES

- Fully stabilized and improved site with covered storage
- Fully fenced and secured
- Electronic gate
- Additional site improvements available
- Options to meet various size requirements
- Small bay warehouse/office space available in adjacent properties

LOCATION OVERVIEW



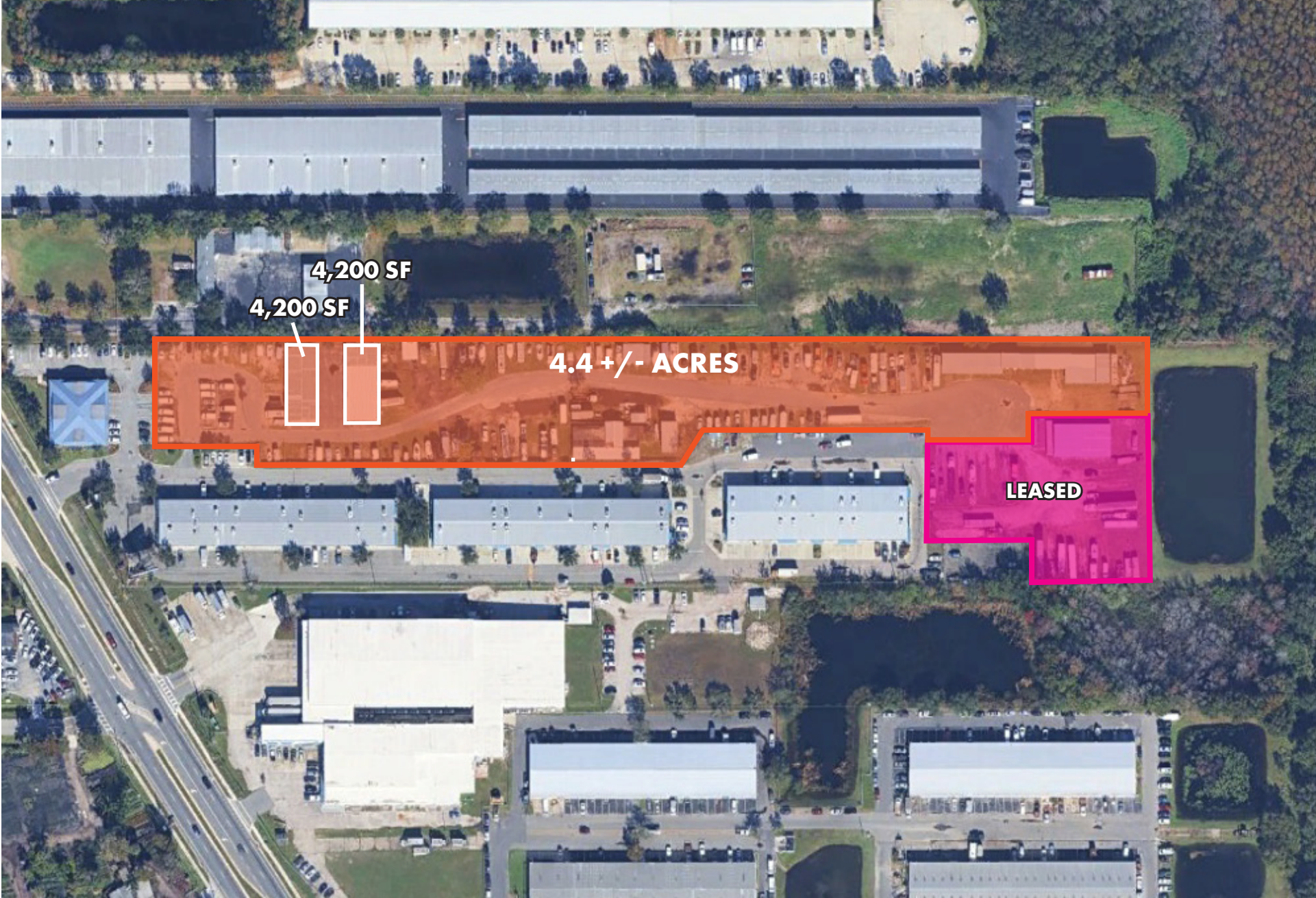
LOCATION DETAILS

6765–6835 Narcoossee Road is a high-visibility mixed-use property steps from 6769 Narcoossee IOS site. The 900 - 2,500 SF bay property features both retail space and industrial grade, grade-level buildings. The property is ideal for a wide range of users seeking flexibility and exposure in a rapidly expanding trade area.

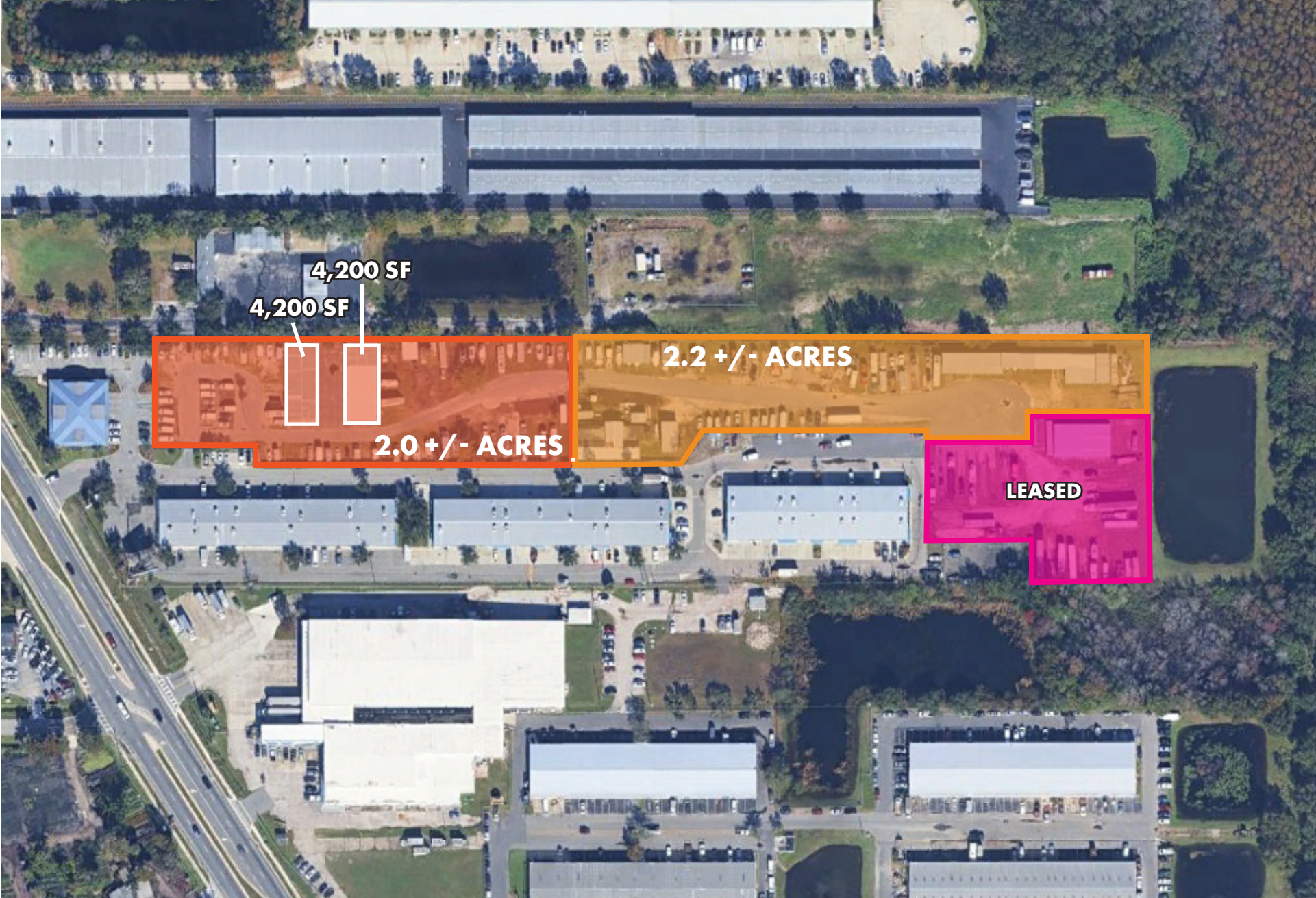
6765-6835 NARCOOSSEE RD FEATURES

- 900 - 2,500 SF bay buildings under same ownership
- 100% HVAC conditioned spaces
- On-site maintenance and management teams
- Dock high loading and unloading
- High-end security
- Excess parking

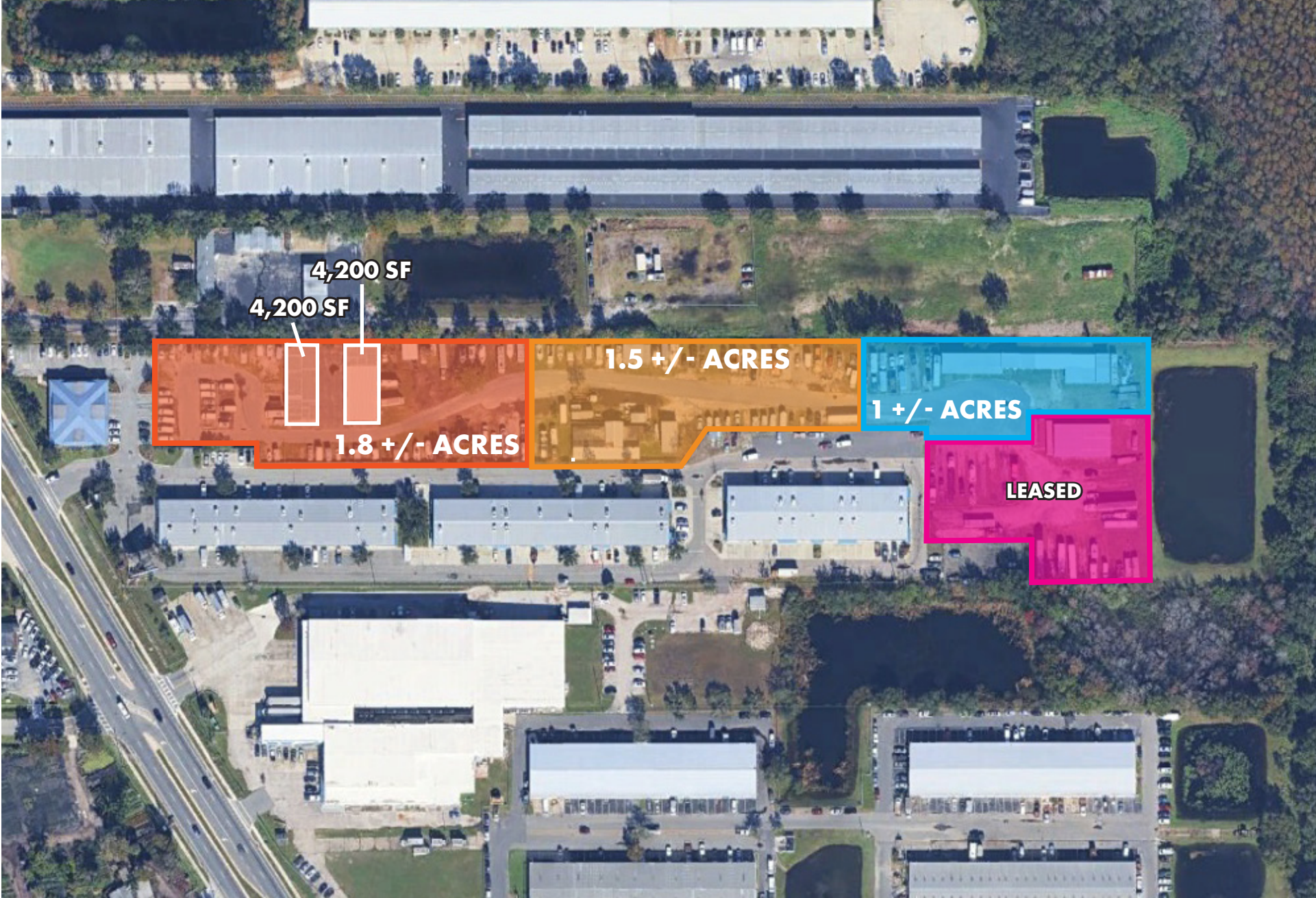
SCENARIO 1 – SINGLE TENANT



SCENARIO 2 – TWO TENANTS



SCENARIO 3 – THREE TENANTS



DRIVE TIMES & DEMOGRAPHICS

MAJOR HIGHWAYS

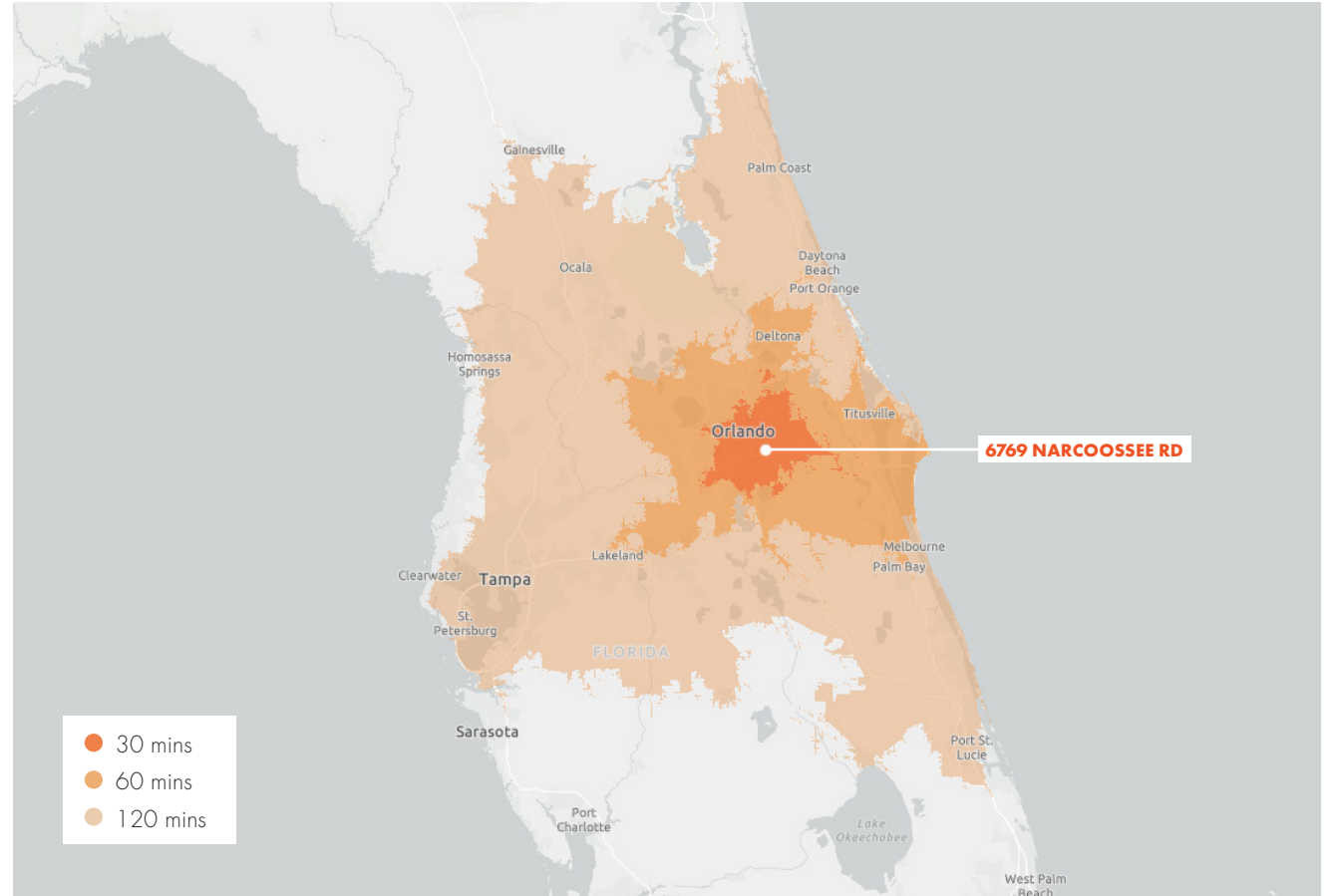
- 2 miles to SR 528
- 3 miles to SR 417
- 12 miles to the Florida's Turnpike
- 16 miles to Interstate 4

MAJOR CITIES

- 48 miles to Melbourne
- 50 miles to Lakeland
- 80 miles to Tampa
- 72 miles to Ocala
- 53 miles to Daytona Beach

AIRPORTS

- 7 miles to Orlando Int'l Airport
- 26 miles to Orlando Sanford Int'l Airport



	30 mins	60 mins	120 mins
Estimated population	1,402,568	3,660,342	9,597,673
Estimated households	520,130	1,376,760	3,836,367
Est. average HH income	\$109,304	\$110,993	\$104,607
Total businesses	67,734	142,250	359,479
Total employees	721,929	1,428,143	3,588,231

6769 NARCOOSSEE RD,
ORLANDO, FL 32822

JEROD FREELAND

JEROD.FREELAND@FOUNDRYCOMMERCIAL.COM

321.591.5404

CHARLES ATTAWAY

CHARLES.ATTAWAY@FOUNDRYCOMMERCIAL.COM

407.963.4064

FOUNDRY
COMMERCIAL

foundrycommercial.com

