

# Edgewater & Fairbanks Office / Warehouse

4340 Edgewater Dr, Orlando, FL 32804

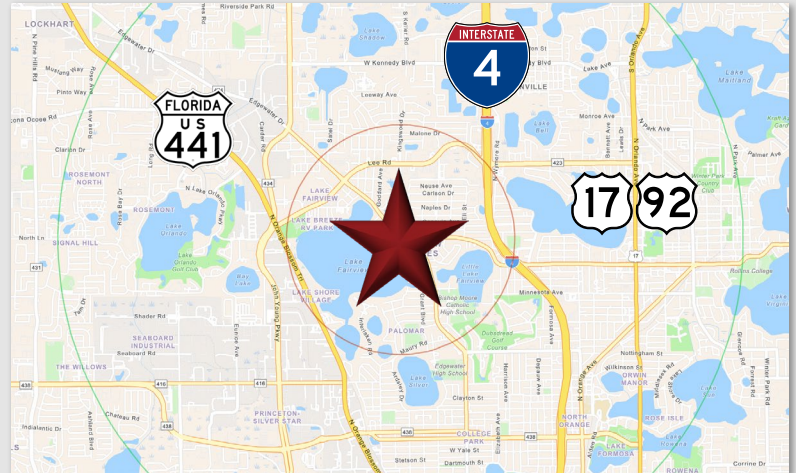
**Palkiper**  
Commercial Real Estate Services  
Licensed Real Estate Broker



**For Lease: \$21psf MG**

## LOCATION HIGHLIGHTS

Situated along Edgewater Drive at the terminus of the three-leg intersection where Fairbanks Avenue ends. This area sees high traffic counts, with +20,500 CPD on Fairbanks Avenue and +19,500 CPD on Edgewater Drive. Nearby major thoroughfares include Lee Road, US 441, and I-4, less than 1 mile away.



## LISTING HIGHLIGHTS

- **±7,023 SF** Office building / warehouse
- **Excellent visibility** with 125 feet of direct frontage on Edgewater Dr
- **Traffic signal at the entrance/exit** allows easy access to the front parking lot (15 spaces, including a Tesla charging space) with **additional parking in the back**
- Includes **open office space with adjoining warehouse space**, a covered outdoor storage area with gate, boating dock overlooking Lake Fairview, and 4 bathrooms total, including one with a tub/shower
- **1.27 Acres** zoned C-2

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	7,101	88,099	285,802
Median HH Income	\$75,568	\$78,548	\$76,679
Average HH Income	\$117,777	\$116,185	\$116,307

CONTACT FOR MORE INFORMATION

**Marie Shorey, CCIM**  
(407) 383-8142  
Marie@palkiper.com

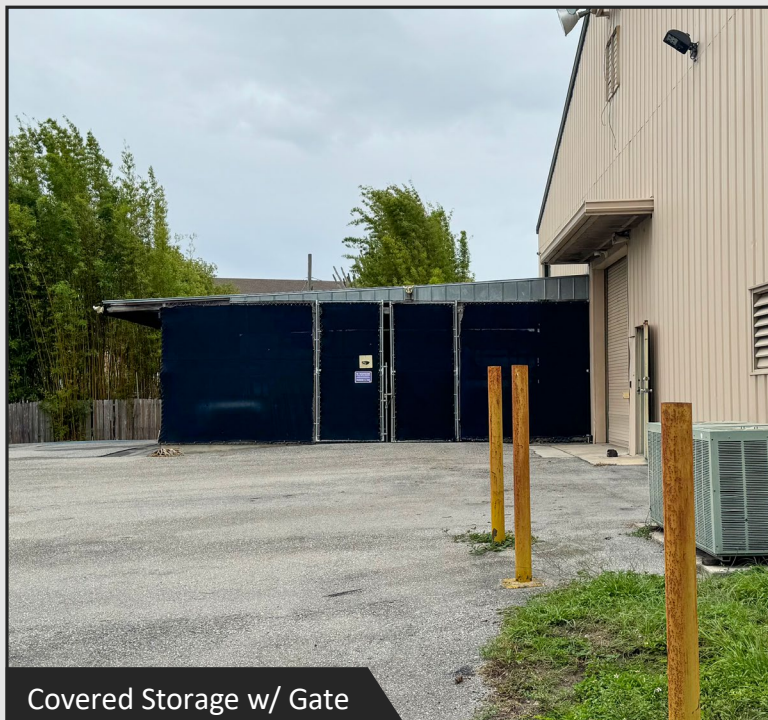
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Boating Dock on Lake Fairview



Covered Storage w/ Gate



Grade Level Roll-Up Door

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## OFFICE AREA FEATURES

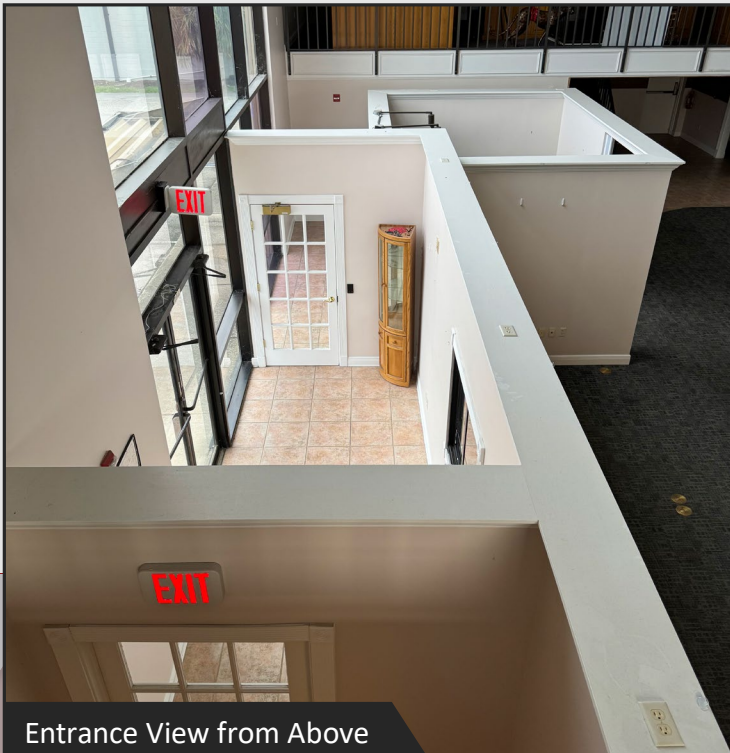
- **Spacious open area** with high ceilings and lots of natural light
- **Suspended track lights** at the center of the space for flexible lighting
- **Mezzanines on either side** can be used for extra storage space
- Large private office on the ground floor
- **Full kitchen** including a fridge, stove, sink, and dishwasher



Entrance View from Above



Open Area Facing Mezzanine 1



Entrance View from Above



Private Office on Ground Floor

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Full Kitchen



Open Area Facing Mezzanine 2



Stairs to Mezzanine 2



Open Area Facing Mezzanine 2



Space Above Mezzanine 2

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## WAREHOUSE FEATURES

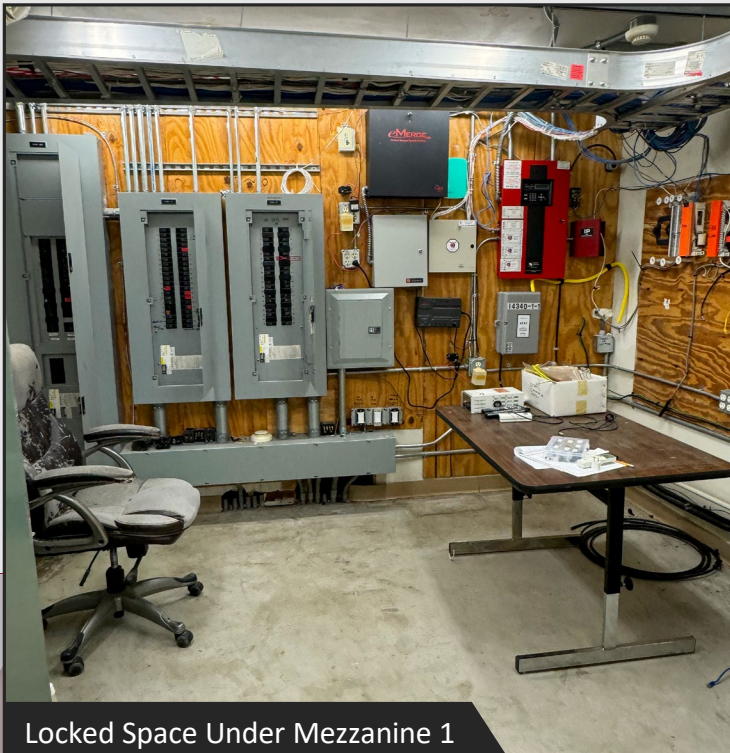
- Features a **roll-up door** with workshop areas, mezzanines, and built-in shelving units on either side
- **Gated space under mezzanine** for additional secure storage and housing of power panels
- **Excellent lighting throughout**, with ample lighting fixtures and additional sunlight through light-admitting roof panels



Locked Space & Restrooms



Mezzanine 1 & Roll-Up Door



Locked Space Under Mezzanine 1



Mezzanine 2 & Built-In Shelving

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