

**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: \$21.00 / SF, NNN

± 1,800 - 3,306 SF Available

7906 - Unit 107: ±1,800 SF

7906 - Unit 108: ±2,240 SF

7906 - Unit 112: ±1,800 SF

7906 - Unit 114: ±3,306 SF

7914 - Unit 109: ±2,240 SF

7922 - Unit 103: ±2,240 SF

7922 - Unit 109: ±3,303 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

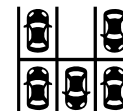
High visibility with ±560 ft of frontage on Sand Lake Road (47,000 AADT) with access on Kingspointe Parkway

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**

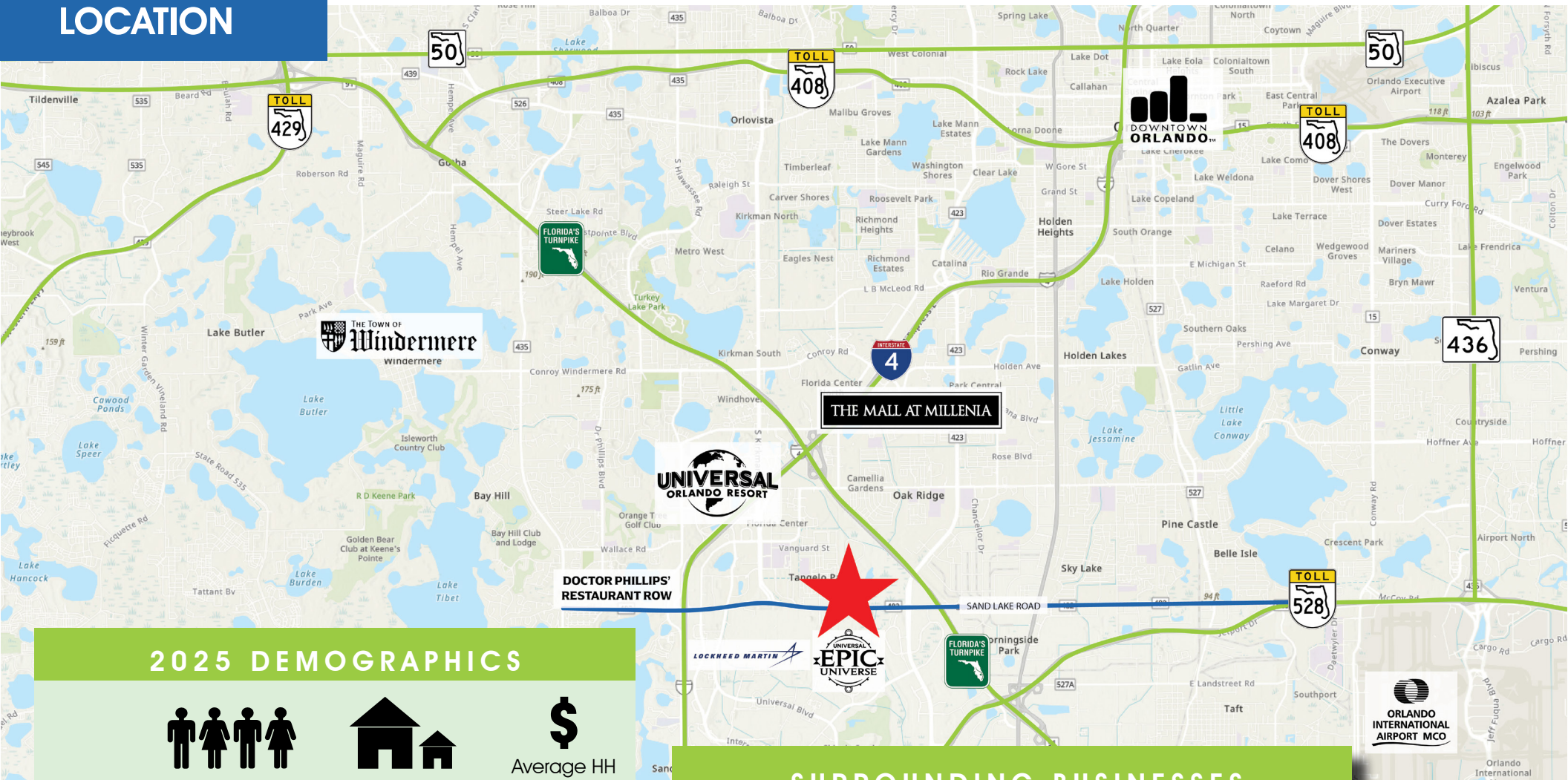


**ELECTRICAL:
200-AMP, 120/208
VOLT, 3-PHASE**

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LOCATION



2025 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

	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

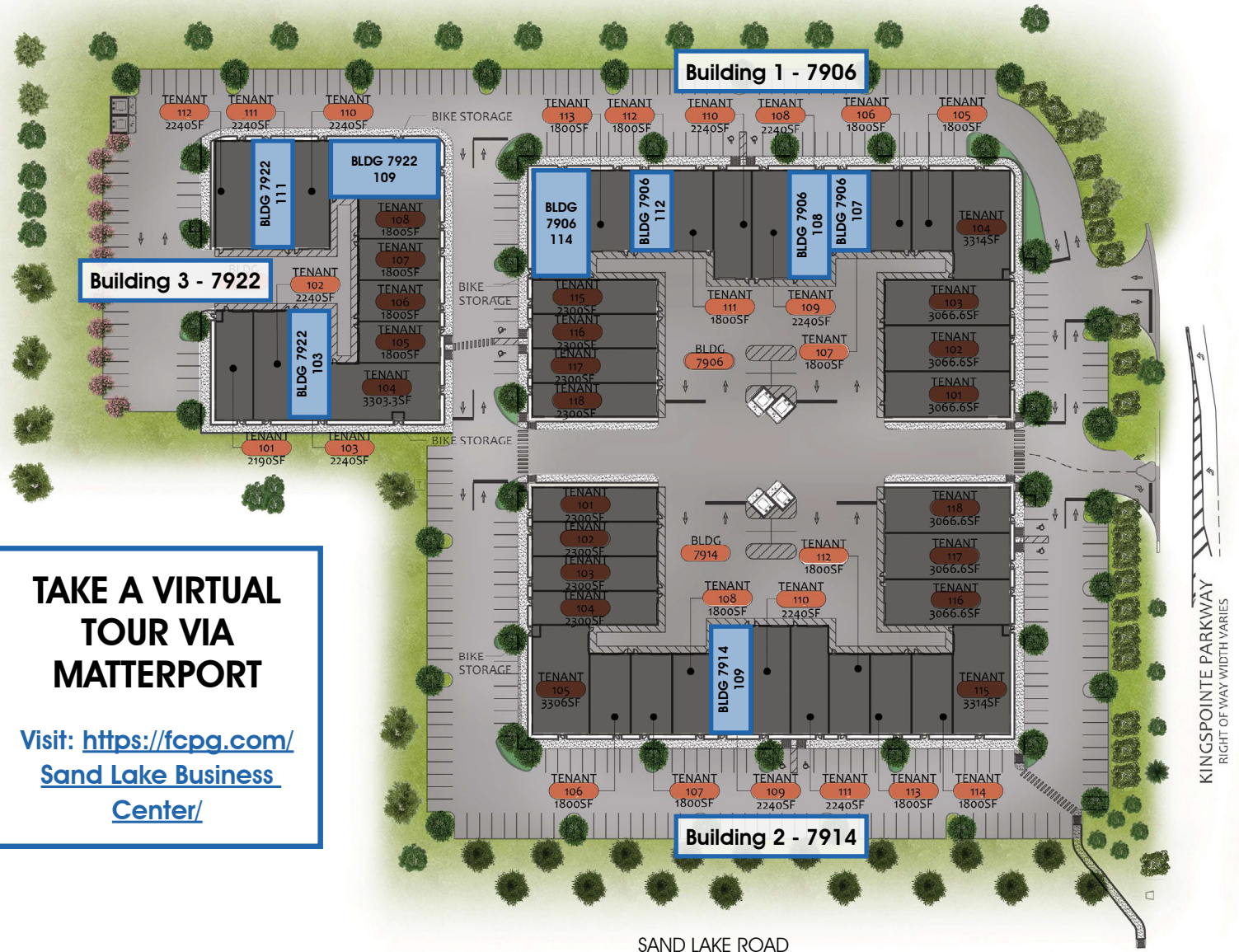
2025	5 Mins	10 Mins	15 Mins
Retail Businesses	331	1,411	3,514
Service Businesses	345	1,960	5,713

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SITE PLAN

STEYR STREET
30' RIGHT OF WAY



**TAKE A VIRTUAL
TOUR VIA
MATTERPORT**

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

SAND LAKE ROAD

KINGSPONTE PARKWAY
RIGHT OF WAY WIDTH VARIES

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EXAMPLE UNIT IMAGES



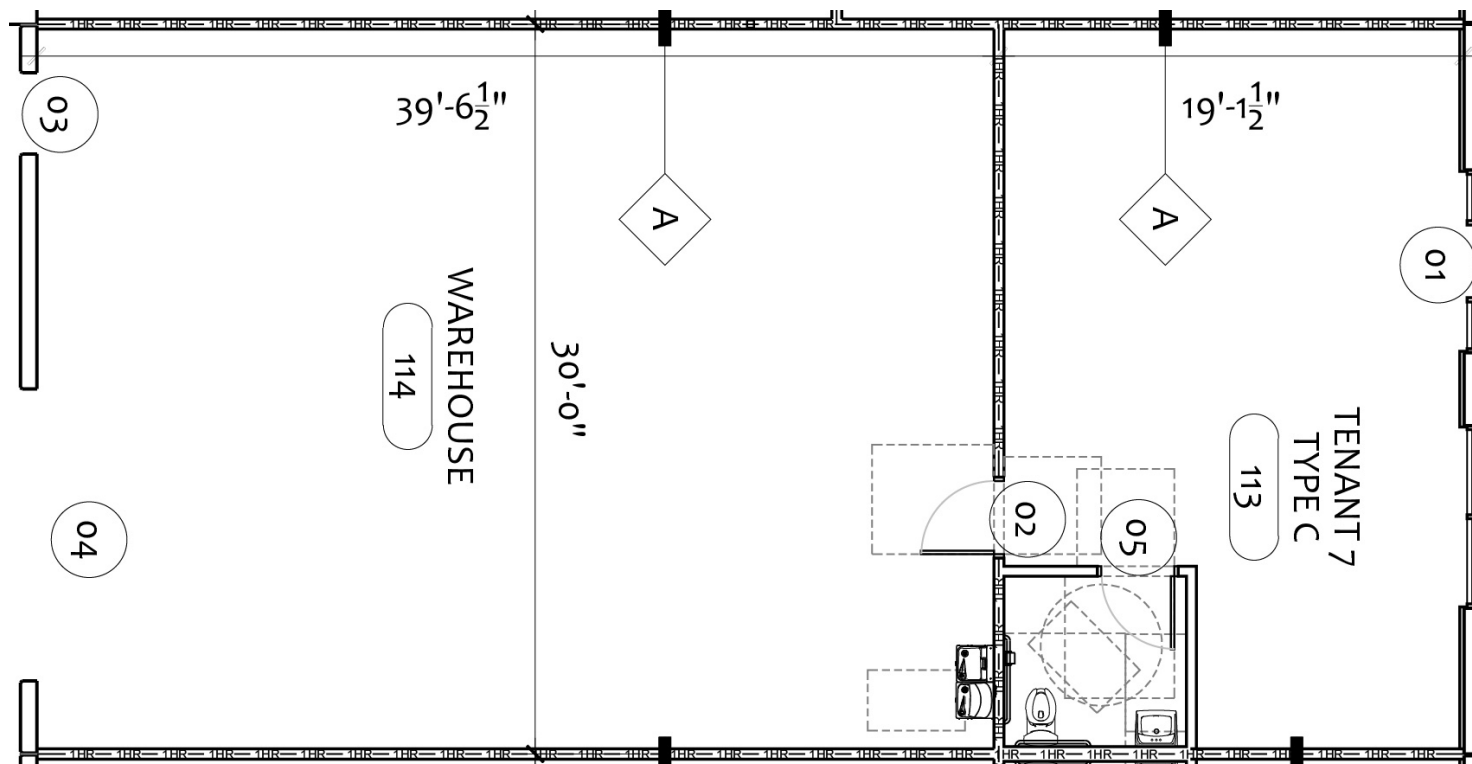
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7906 Unit 107: 1,800 SF

UNIT FEATURES

- Available immediately
- 1,186 SF warehouse, 574 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



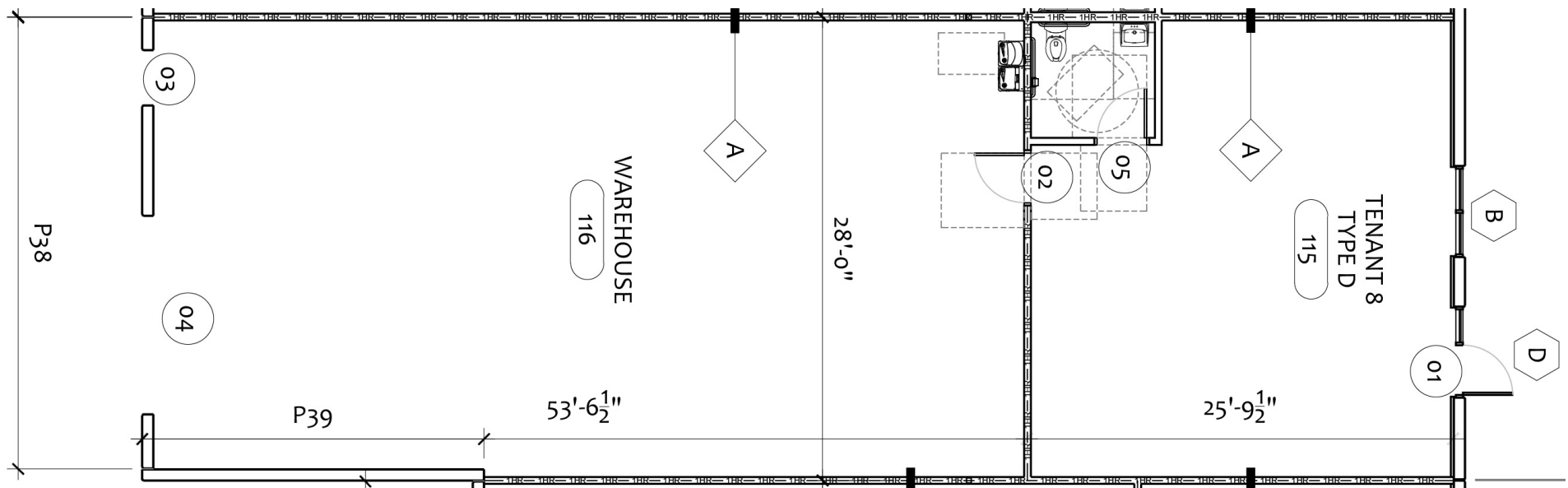
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7906 Unit 108: 2,240 SF

UNIT FEATURES

- Available immediately
- 1,583 SF warehouse, 657 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



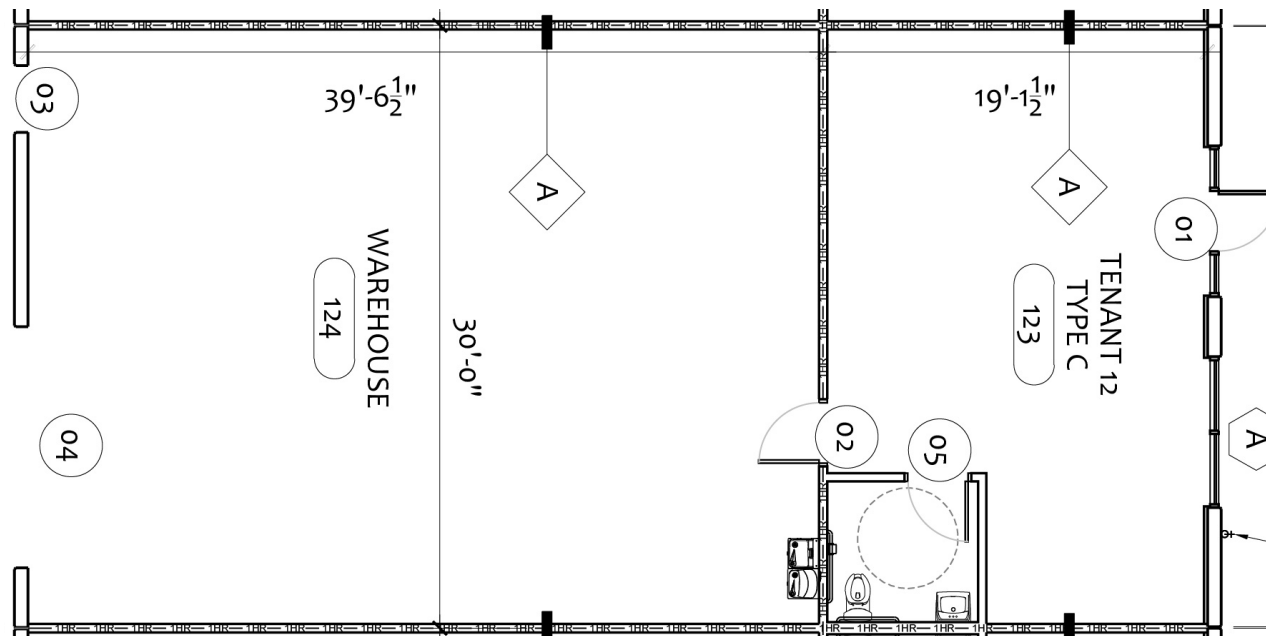
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7906 Unit 112: 1,800 SF

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



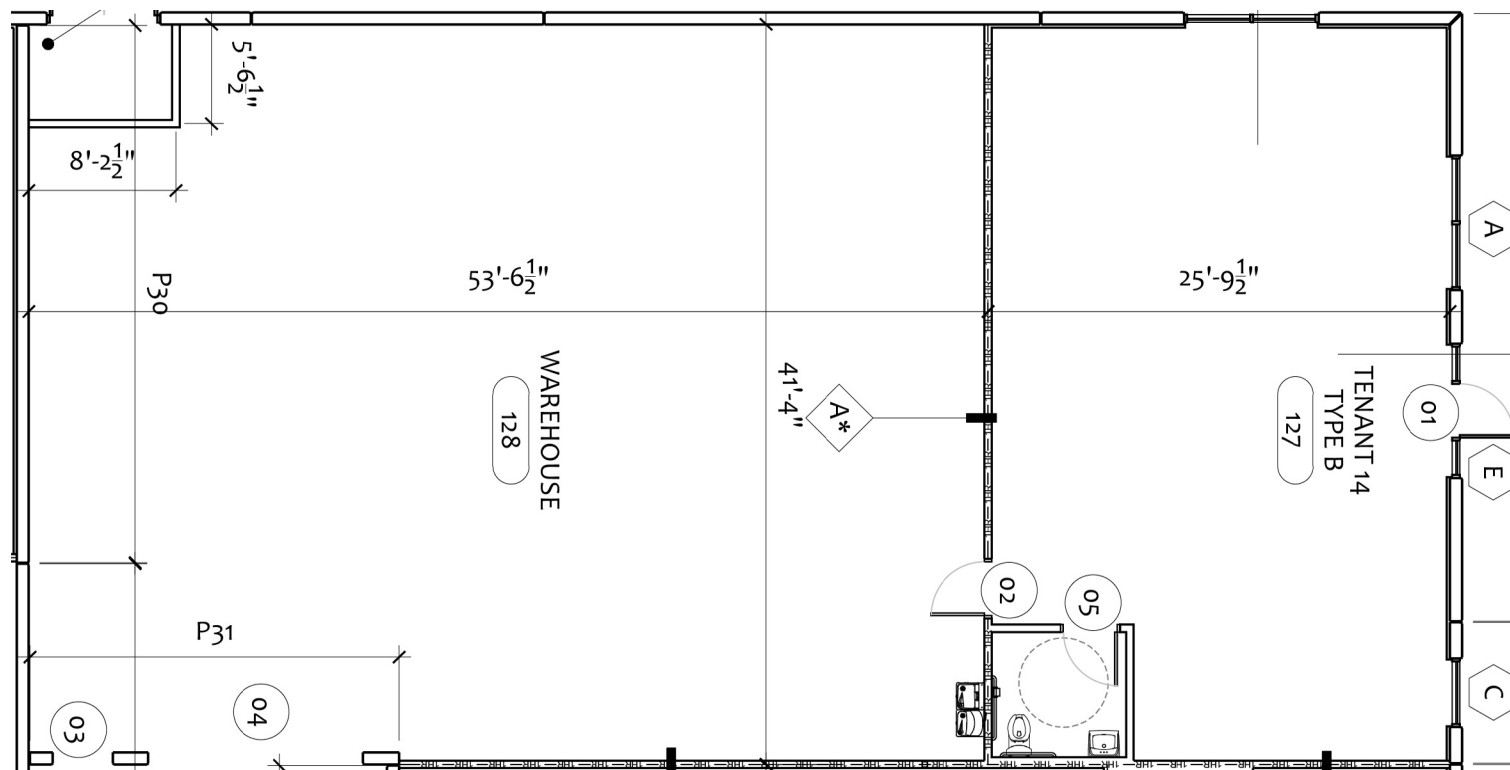
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7906 Unit 114: 3,306 SF

UNIT FEATURES

- Available immediately
- 2,213 SF warehouse, 1,066 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



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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



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7922 Unit 109: 3,303 SF

UNIT FEATURES

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



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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



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