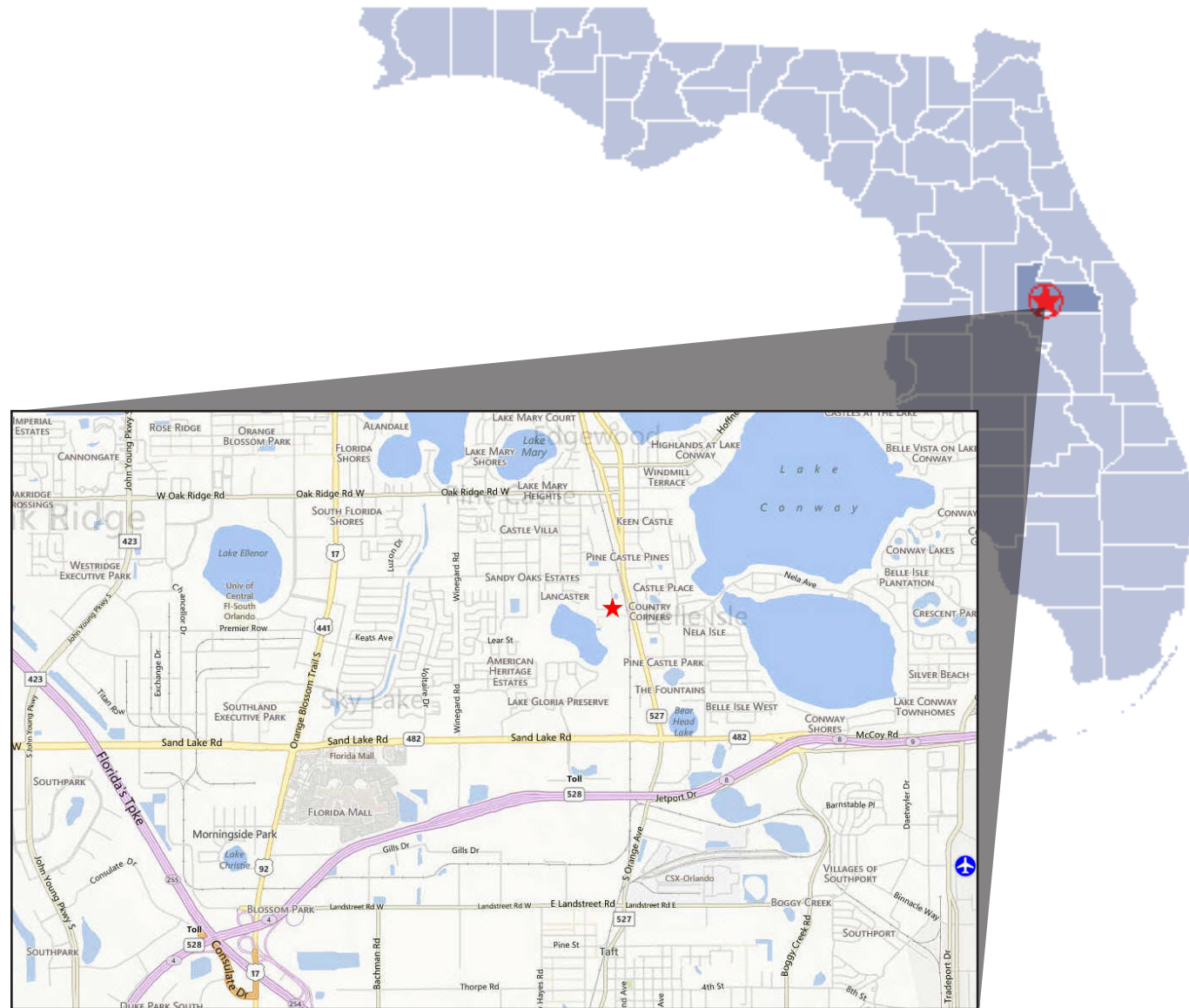


LOCATION MAP



PINECASTLE COMMERCE CENTER

9,916 ± SF OFFICE | FLEX | WAREHOUSE - FOR LEASE



6520 PINECASTLE BOULEVARD - ORLANDO, FL 32809

FEATURES:

- Office: 6,263 ± SF | Showroom: 412 ± SF | Warehouse: 3,241 ± SF
- Ideal Uses: Architect | Construction | Engineering | Marketing/Media | Service
- Built in 2003 | Block/Metal Construction | Clear Height: 11'-0" – 16'-2" | T5 Warehouse Lights
- Doors: (1) Rear Load Oversized Grade Door (14'- 5" Wide x 13'- 0" High)
- Parking Ratio: 3.73/1,000 SF with Additional Parking Available Contingent on Use
- Secured Fenced in Parking or Outside Storage in the Rear of the Building
- Zoning: C-3 | Wholesale Commercial District | Orange County
- Electrical Service: 400 Amps | Three Phase | 120/208 Volts
- Lease Rate: \$7.50/SF | NNN

Securely located on 0.78 Acres in South Orlando's Pinecastle Commerce Center near the intersection of S. Orange Ave and E. Lancaster Rd. with easy access to the Orlando International Airport, (528) Beachline Expressway, Florida's Turnpike and .58 Miles to one of Central Florida's new SunRail commuter train stations.

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