

**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 108: ±2,240 SF

7906 - Unit 112: ±1,800 SF

7906 - Unit 114: ±3,306 SF

7914 - Unit 105: ±3,306 SF

7914 - Unit 106: ±1,800 SF

7914 - Unit 109: ±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

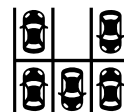
High visibility with ±560 ft of frontage on Sand Lake Road (47,500 AADT) with access on Kingspointe Parkway

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**

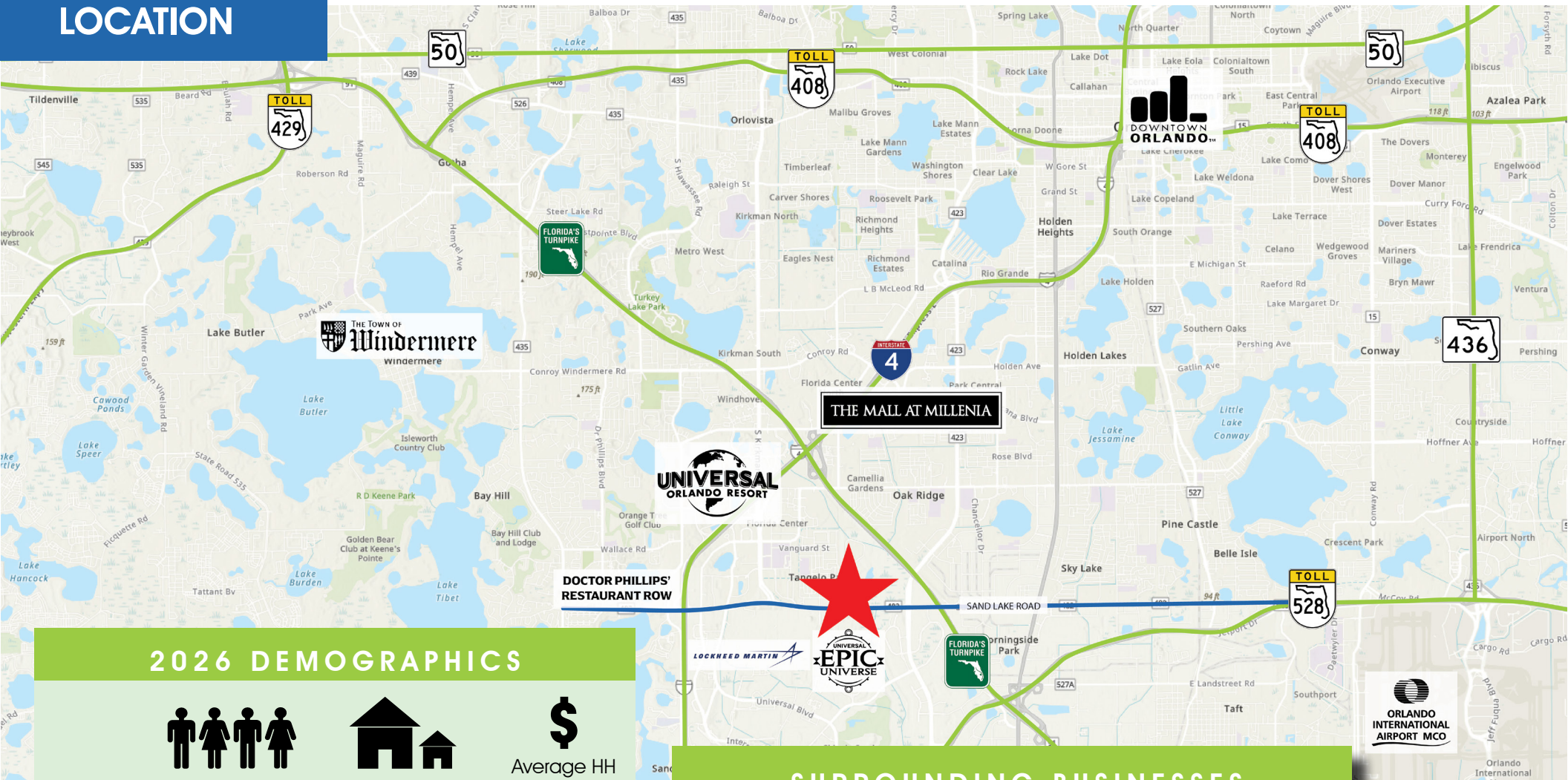


**ELECTRICAL:
200-AMP, 120/208
VOLT, 3-PHASE**

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LOCATION



2026 DEMOGRAPHICS



Total Population



Total Households



Average HH
Income

	5 Mins	10 Mins	15 Mins
Total Population	2,959	37,401	193,313
Total Households	813	13,670	72,180
Average HH Income	\$80,361	\$78,934	\$93,104

SURROUNDING BUSINESSES

2026	5 Mins	10 Mins	15 Mins
Retail Businesses	158	776	2,075
Service Businesses	173	1,200	3,364

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SITE PLAN

STEYR STREET
30' RIGHT OF WAY

Building 3 - 7922

Building 1 - 7906

Building 2 - 7914

KINGSPONTE PARKWAY
RIGHT OF WAY WIDTH VARIES

SAND LAKE ROAD



**TAKE A VIRTUAL
TOUR VIA
MATTERPORT**

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

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**FIRST CAPITAL
Property Group**

Commercial Real Estate Services

EXAMPLE UNIT IMAGES



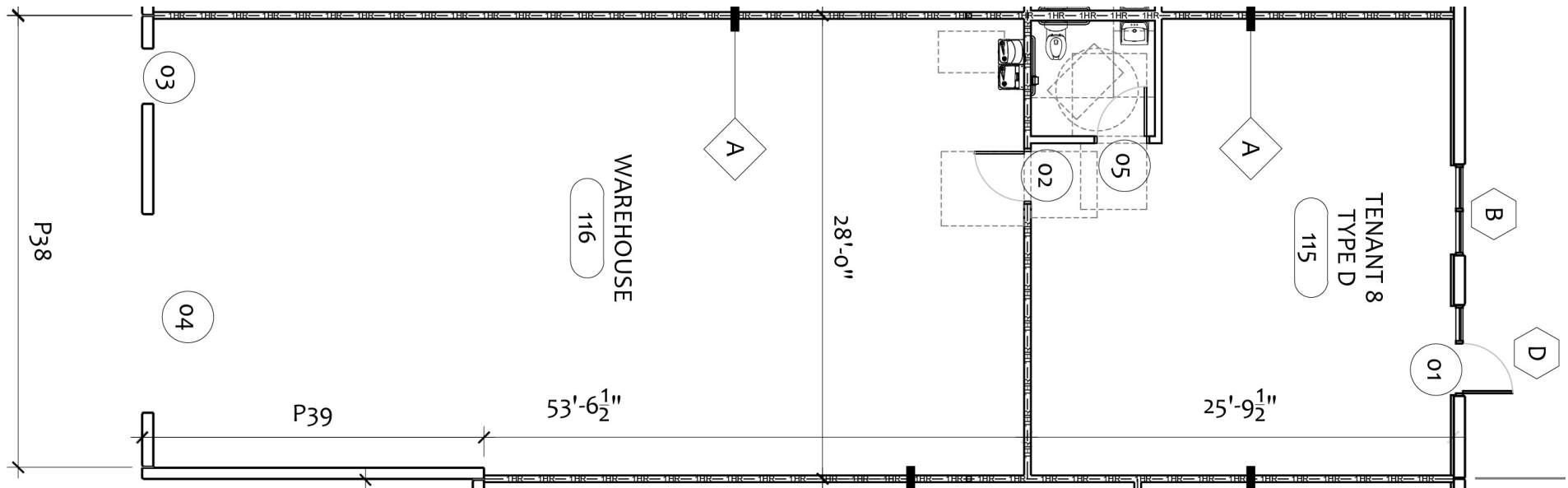
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7906 Unit 108: 2,240 SF

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



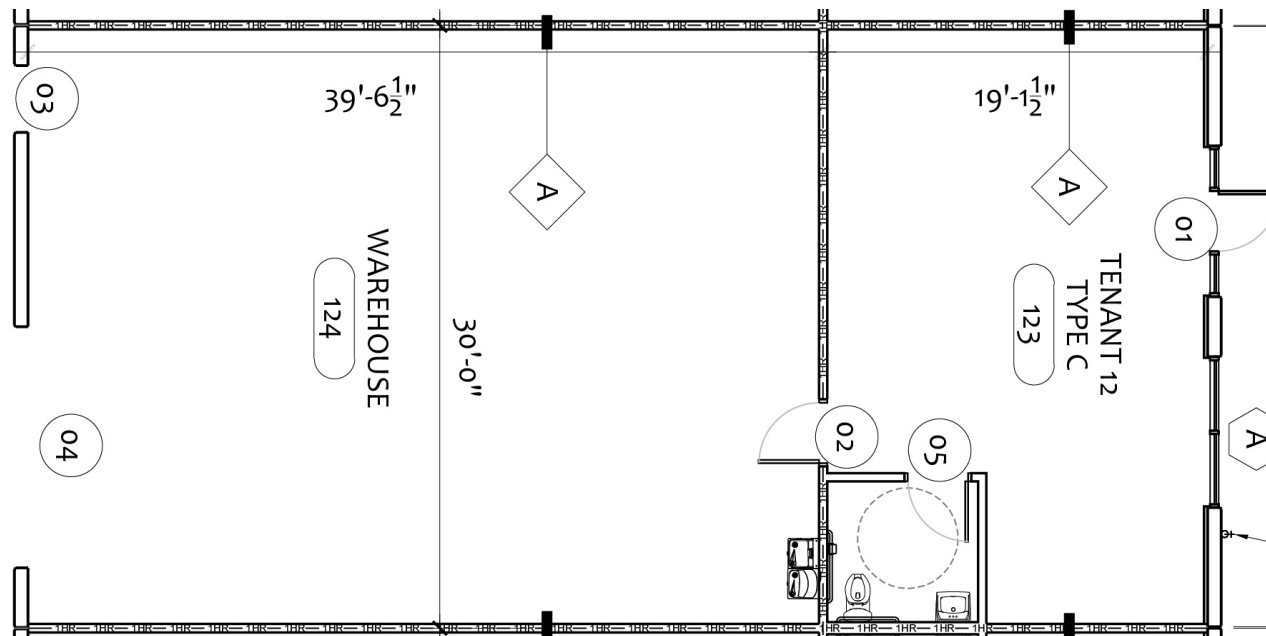
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7906 Unit 112: 1,800 SF

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



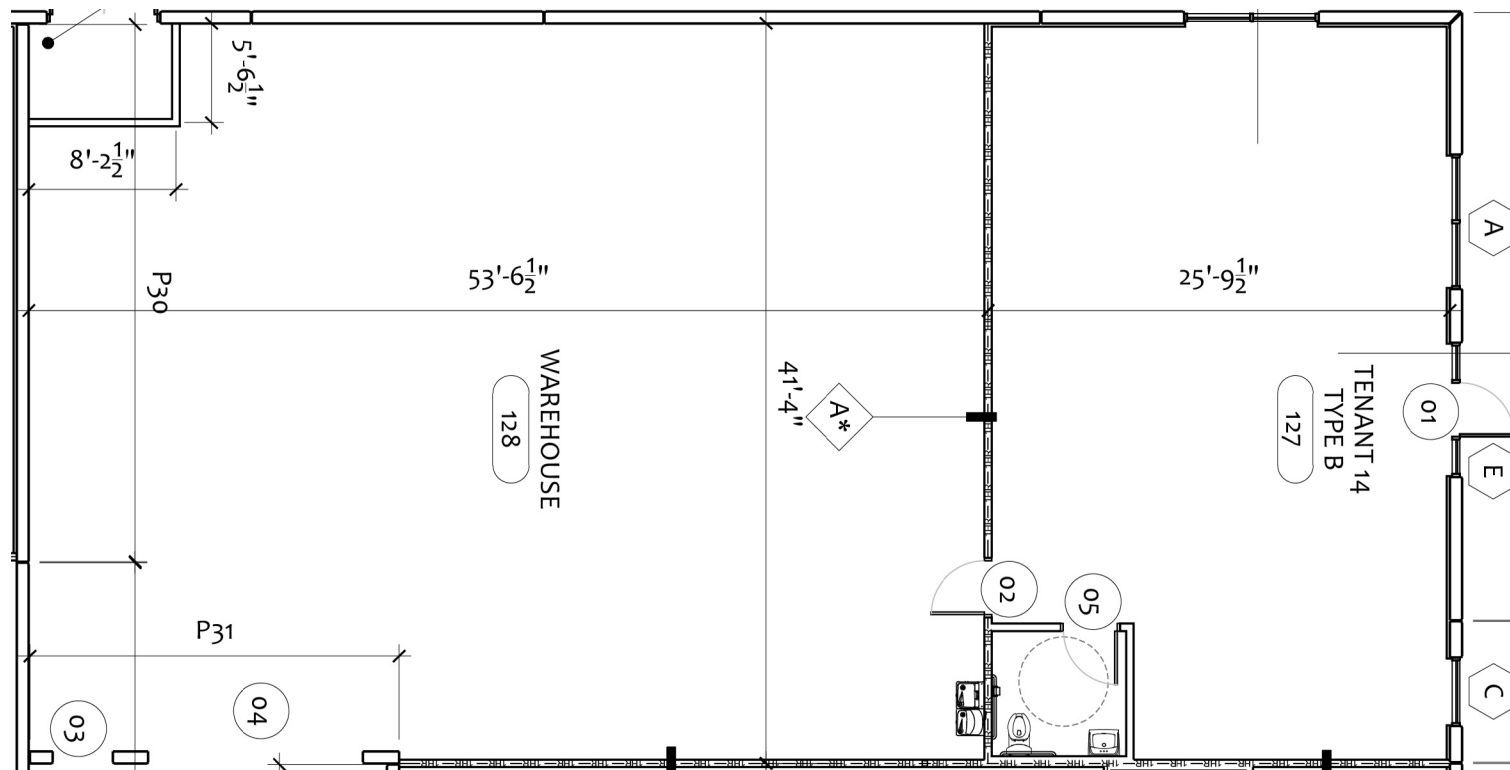
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7906 Unit 114: 3,306 SF

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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