

For Lease

New Flex Park

3,543 - 35,592 SF | Contact Broker

Click for Aerial Tour

Anticipated Completion: 1Q 2027

ADG Business Park

540-550-560 West Sand Lake Rd, Orlando, Florida 32809

Property Highlights

- New flex park - pre-leasing now!
- (3) Class A flex/office/showroom/warehouse buildings totaling 86,677± SF
- Spaces available from 4,360± SF - 35,592± SF
- Move-in ready offices
- Tilt wall construction with 24' clear height
- Grade-level 12' x 12' overhead doors in rear
- Electrical: 120/208 volt
- Parking ratio: 2/1,000 SF
- Zoning: I-1A (Orange County) allows a wide variety of industrial and flex uses
- Great location 10 minutes west of Orlando International Airport (OIA) and 20 minutes from Downtown Orlando
- Easy access to SR 528 (Beachline), Florida's Turnpike, US Hwy 441, SR 417 (GreeneWay) & Interstate-4



Contact Broker for Additional Information: Lease Rates & Availability

For more information

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NAI Realvest

10.05.26

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembrook Drive, Suite 350
Orlando, FL 32810
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Site Plan



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Property Photos









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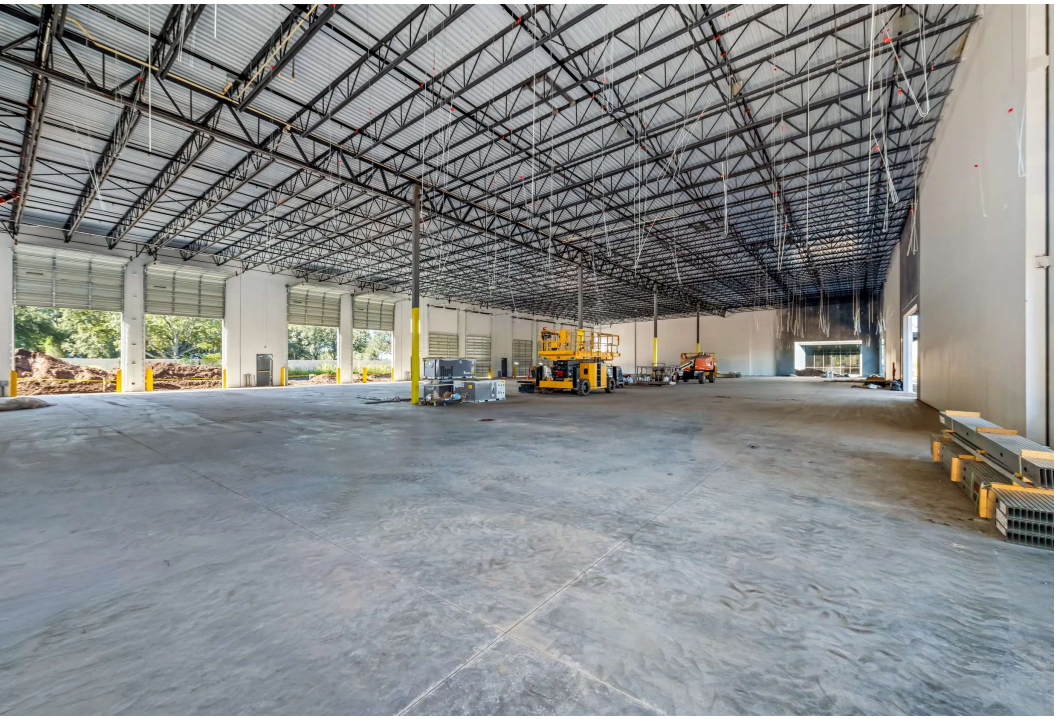
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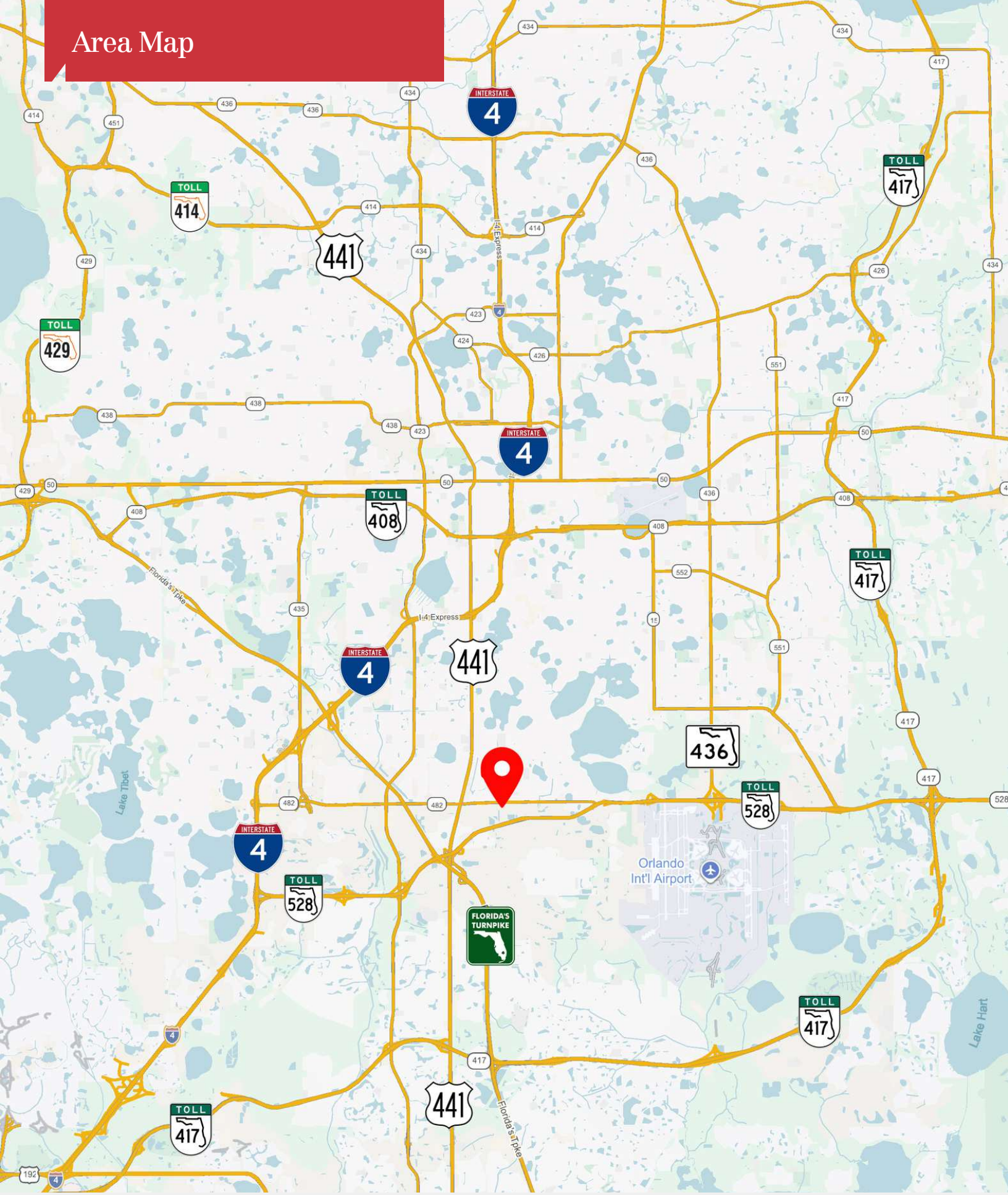


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Area Map

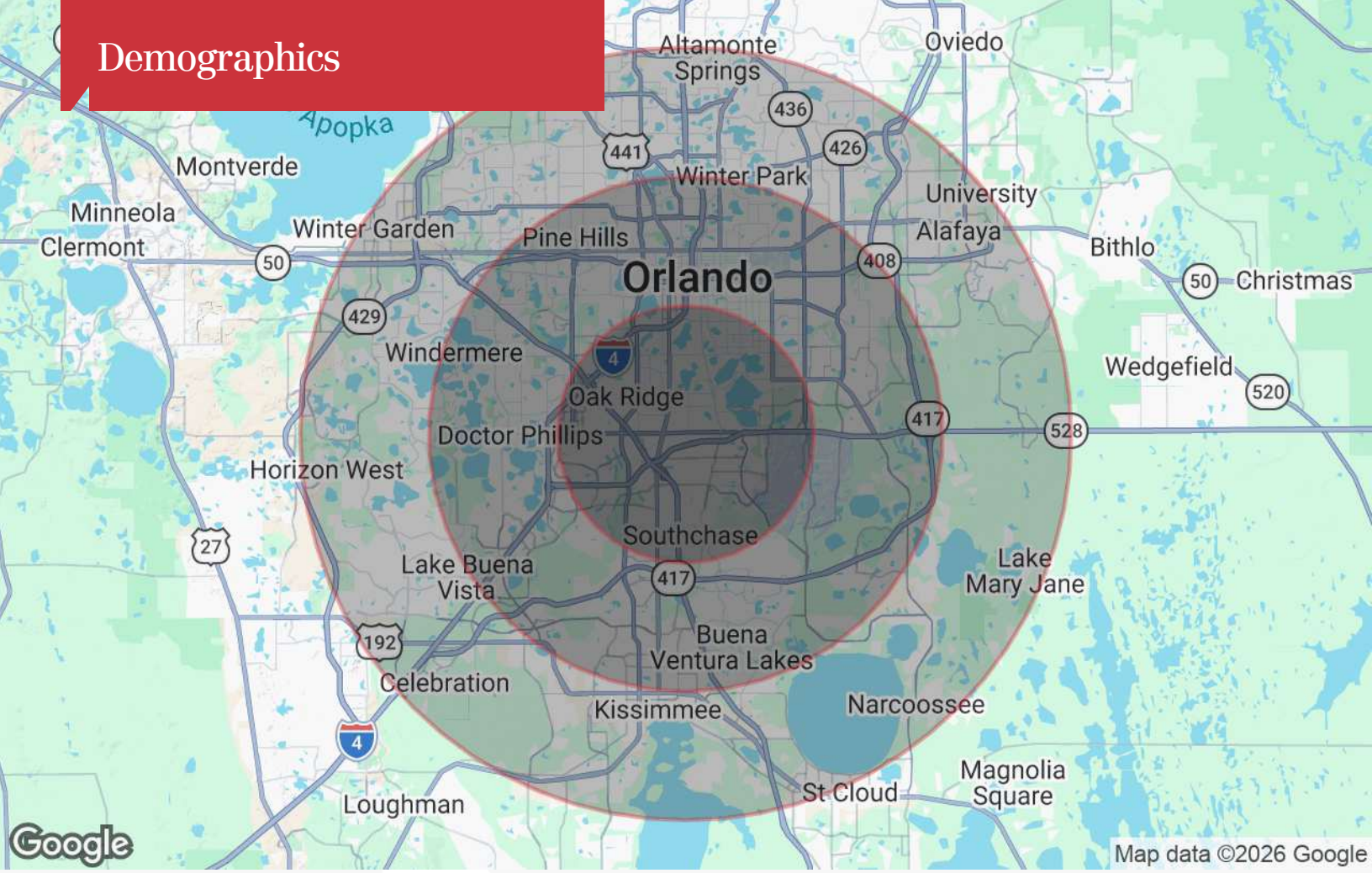


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Demographics



Population	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	175,364	833,650	1,565,685
MEDIAN AGE	38.9	38.1	37.5
MEDIAN AGE (MALE)	37.3	36.7	36.4
MEDIAN AGE (FEMALE)	40.0	39.0	38.4

Households & Income	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	63,352	304,918	562,330
# OF PERSONS PER HH	2.8	2.7	2.8
AVERAGE HH INCOME	$87,356	$101,127	$102,849
AVERAGE HOUSE VALUE	$377,255	$393,832	$398,654

** Demographic data derived from 2020 ACS - US Census*

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