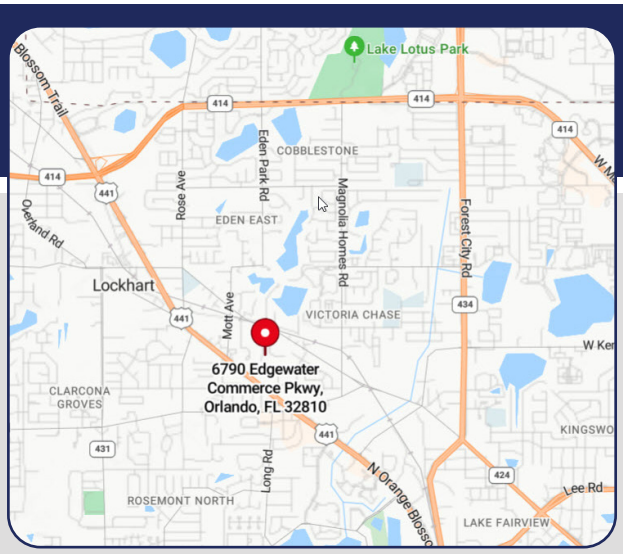
FOR LEASE



FREESTANDING OFFICE/WAREHOUSE

6790-6794 Edgewater Commerce Pkwy, Orlando, FL 32810



AVAILABLE

14,869± SF OFFICE AND WAREHOUSE
(ENTIRE PROPERTY)
OR
6,300± SF OFFICE
(BUILDING ONLY)

OFFICE

* **6,300± SF of office space on two stories**
* Two restrooms downstairs, one restroom upstairs (three total)
* Mix of open work area and offices (cubicles available)
* Move-in ready
* ***$18.00/SF Modified Gross (tenant pays utilities and sales tax)***

OFFICE AND WAREHOUSE

* **8,569± SF of warehouse and 6,300± SF of office (14,869± SF total)**
* Three grade level doors
* Five restrooms total
* Move-in ready
* ***$13.00/SF, NNN***

◊ Excellent parking, up to 30 spaces
◊ Building signage
◊ Great location with easy access to Hwy 441

Bill Bywater, CCIM
D 407.206.5736
O 407.206.7300
bill@bywater.com

Sallie Jane Bywater
D 407.373.6829
M 321.890.9277
salliejane@bywater.com

THE BYWATER COMPANY

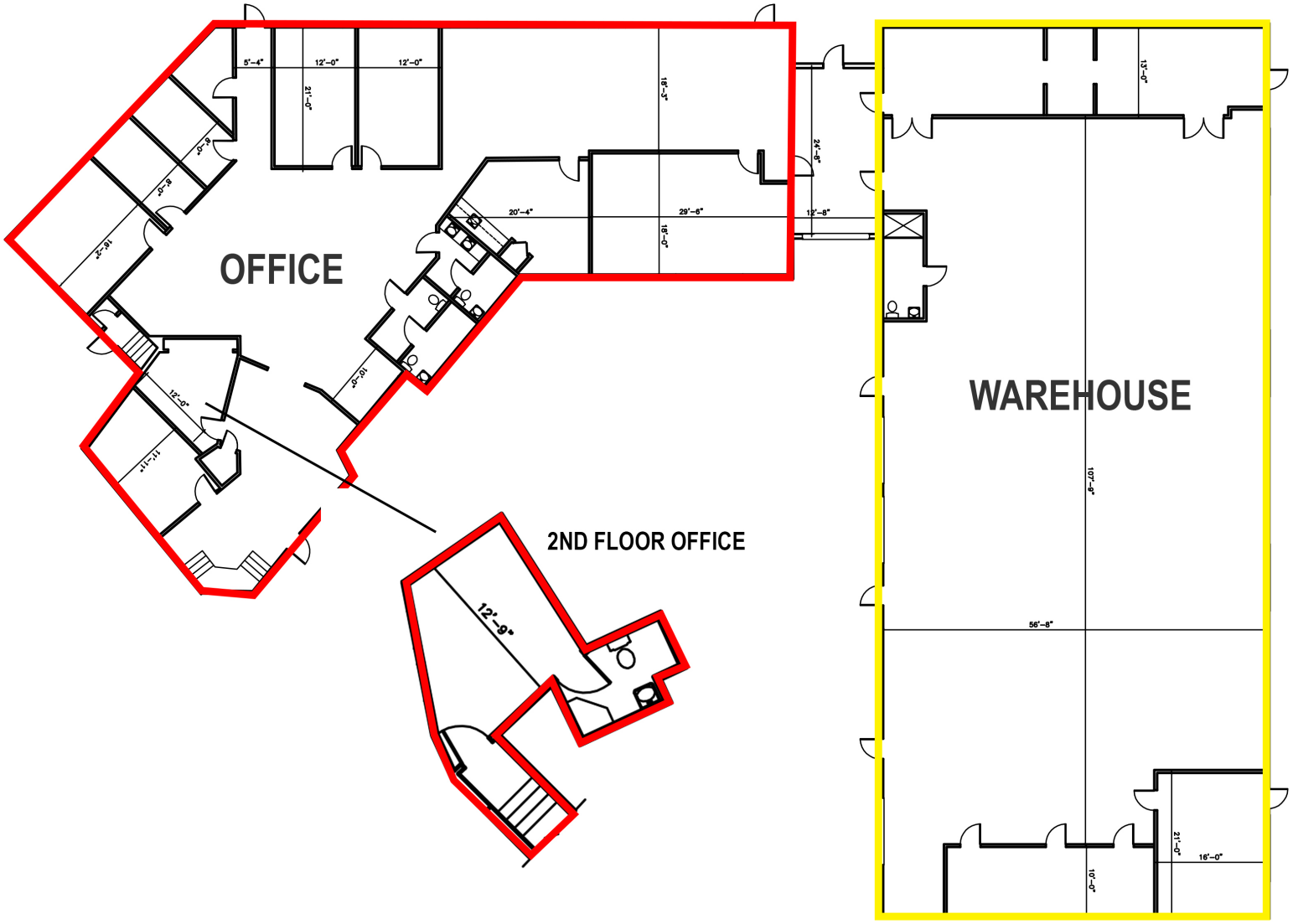
1209 Edgewater Drive
Suite 100
Orlando, FL 32804
407.206.7300 Main
www.bywater.com

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

FREESTANDING OFFICE/WAREHOUSE

6790-6794 Edgewater Commerce Pkwy, Orlando, FL 32810

FLOOR PLAN



THE BYWATER COMPANY

1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | www.bywater.com

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

FREESTANDING OFFICE/WAREHOUSE

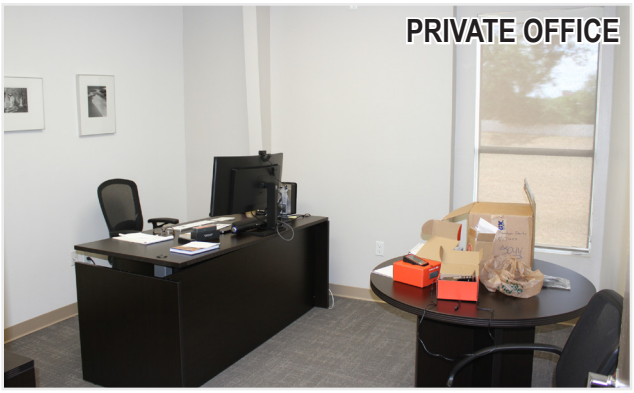
6790-6794 Edgewater Commerce Pkwy, Orlando, FL 32810


ENTRY LOBBY


UPSTAIRS OPEN AREA


OPEN WORK AREA
(CUBICLES AVAILABLE)


CONFERENCE ROOM


PRIVATE OFFICE


MAIN PARKING


EXTRA PARKING

THE BYWATER COMPANY

1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | www.bywater.com

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

FREESTANDING OFFICE/WAREHOUSE

6790-6794 Edgewater Commerce Pkwy, Orlando, FL 32810



WAREHOUSE



WAREHOUSE



SMALL STORAGE AREA



RESTROOM

THE BYWATER COMPANY

1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | www.bywater.com

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.