

For Lease

New Flex Park

3,543 - 35,592 SF | Contact Broker



Sand Lake Road (2025 AADT:46,050)

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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Site Plan

STATE ROAD 482 (SAND LAKE ROAD)
R/W VARIES



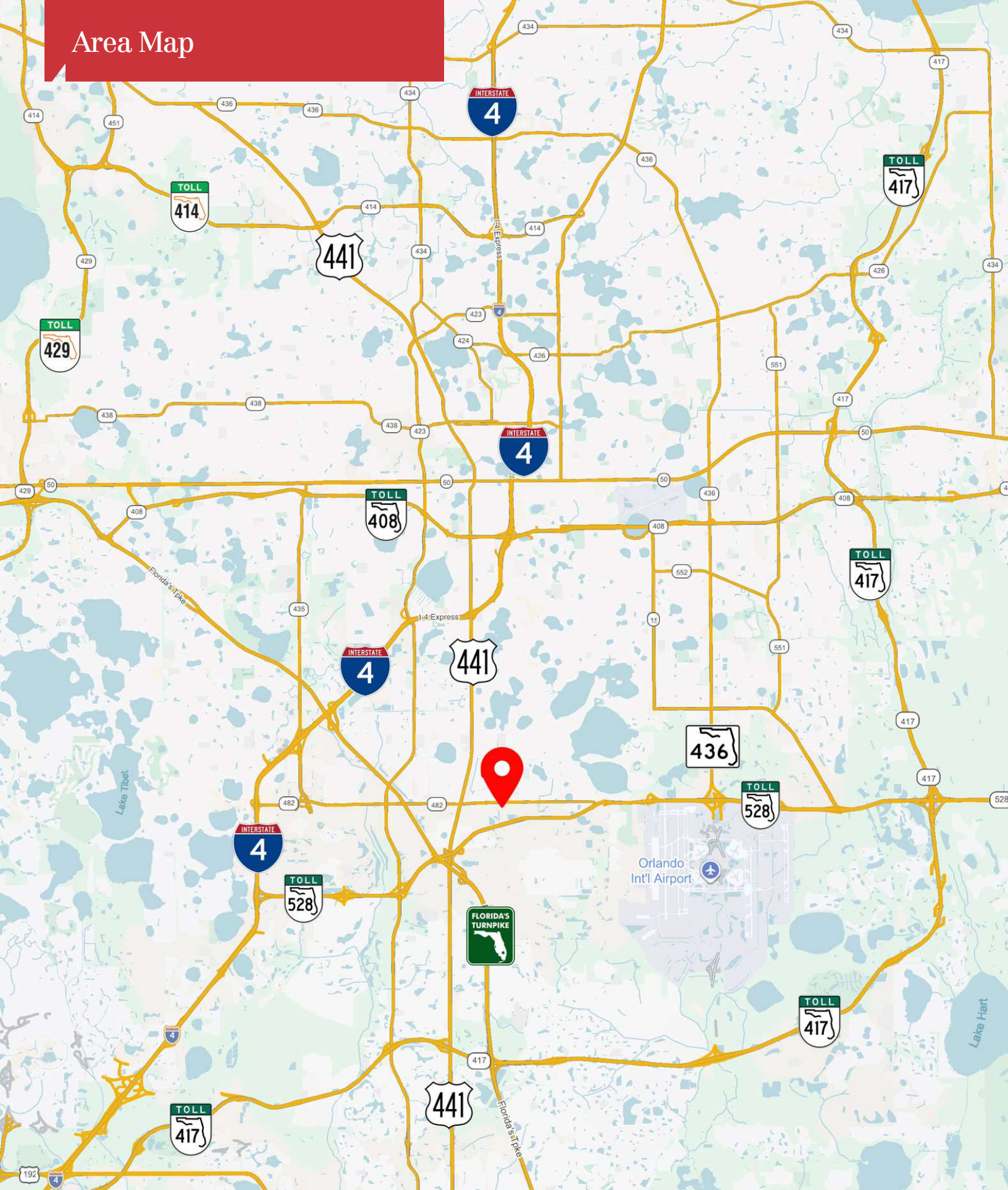
Property Photos



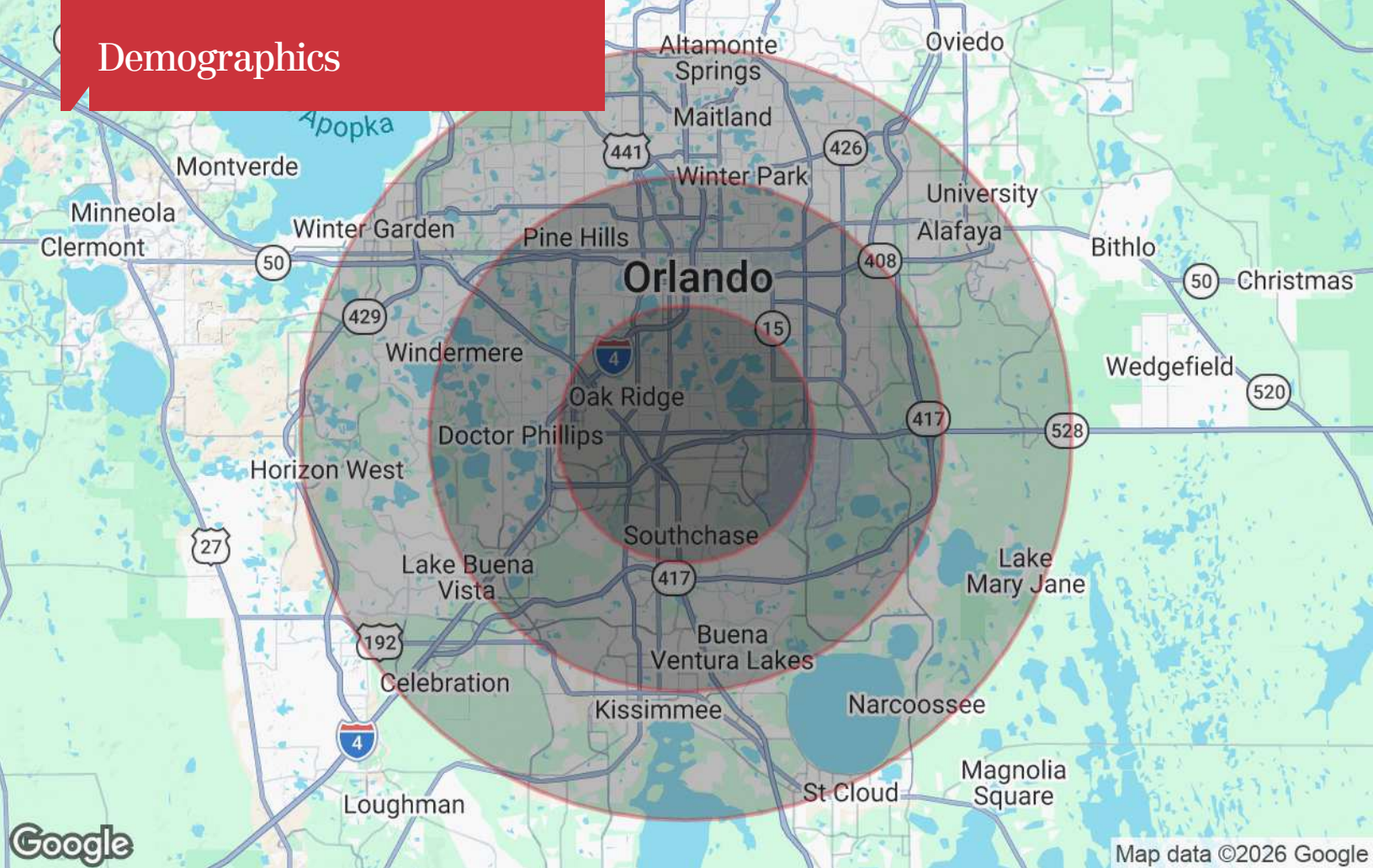
Property Photos



Area Map



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