

AVAILABLE FOR LEASE
± 1 TO 4 ACRES YARD OR
BUILD TO SUIT UP TO 20,000 SF

FLEXIBLE YARD SPACE FOR LEASE | DIVISIBLE TO FIT YOUR NEEDS



6620 NORTH ORANGE BLOSSOM

Address: 6620 North Orange Blossom Trail, Orlando FL (nearest address)

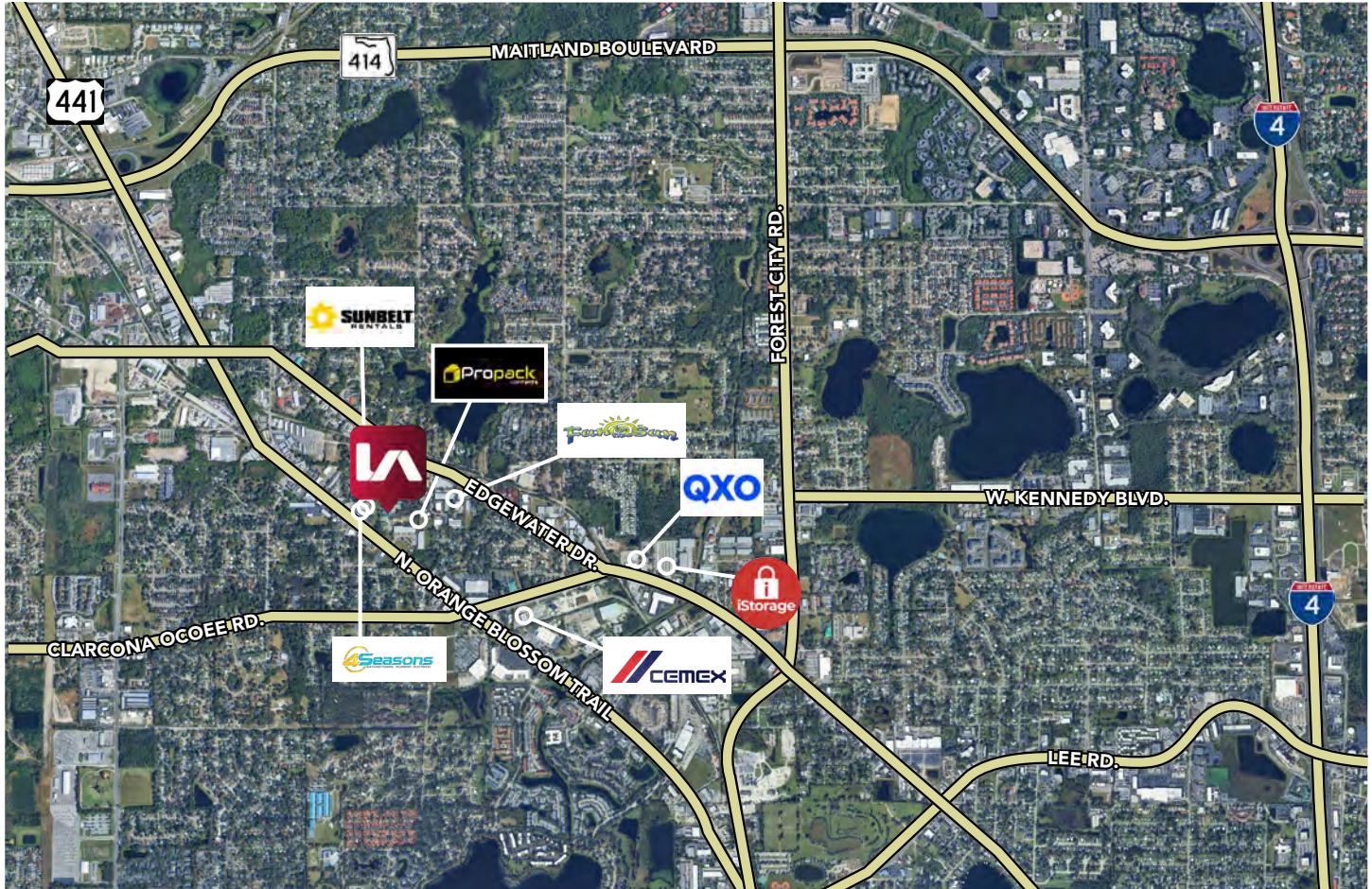
Site Size: ±1 to 4 AC

Zoning: 1.6 AC zoned C-3 fronting Orange Blossom Trail. Balance of Site is Ind-2/Ind-3 (Both governed by Orange County)
Zoning permits outdoor storage
[Click here for permitted uses](#)

Access: Curb cut on Orange Blossom Trail (27,000 AADT)
Mills (Rear Entrance to Edgewater/Mott)
Goins (Rear Entrance to Edgewater/Mott)
These 3 access points allow for full circulation on the site.
Potential for additional curb cut along North Orange Blossom Trail

Site Improvements: Fully fenced and lit
Fully stabilized (except retention)
Electric gate at rear entry
11 Storage Canopies
Owner would consider a build-to-suit and has in-house development team to accomplish this

OVERVIEW MAP

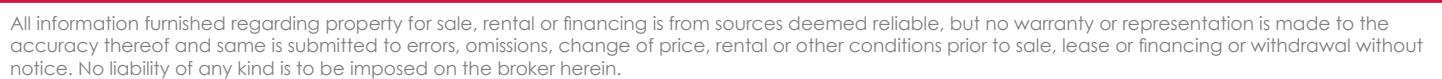


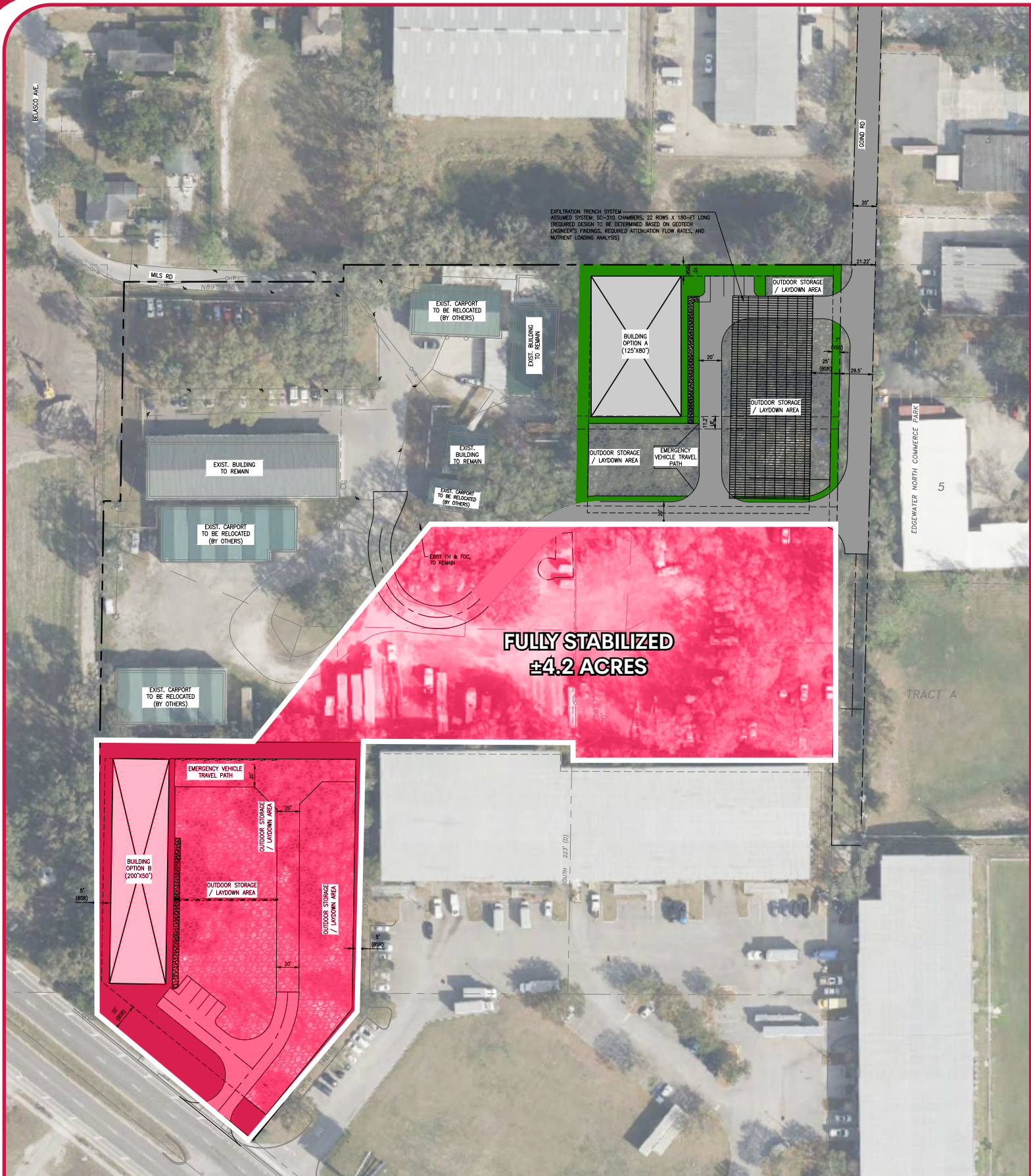
An aerial photograph of a large outdoor storage area. A large portion of the area is covered with a semi-transparent red overlay. In the upper left corner of the red area, there is a long, low building with a corrugated metal roof. The text "OUTSIDE STORAGE" is centered within the red area in a bold, white, sans-serif font. The surrounding area includes a paved road on the right, a parking lot with a few cars, and some trees and vegetation on the left and bottom edges.

**OUTSIDE
STORAGE**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

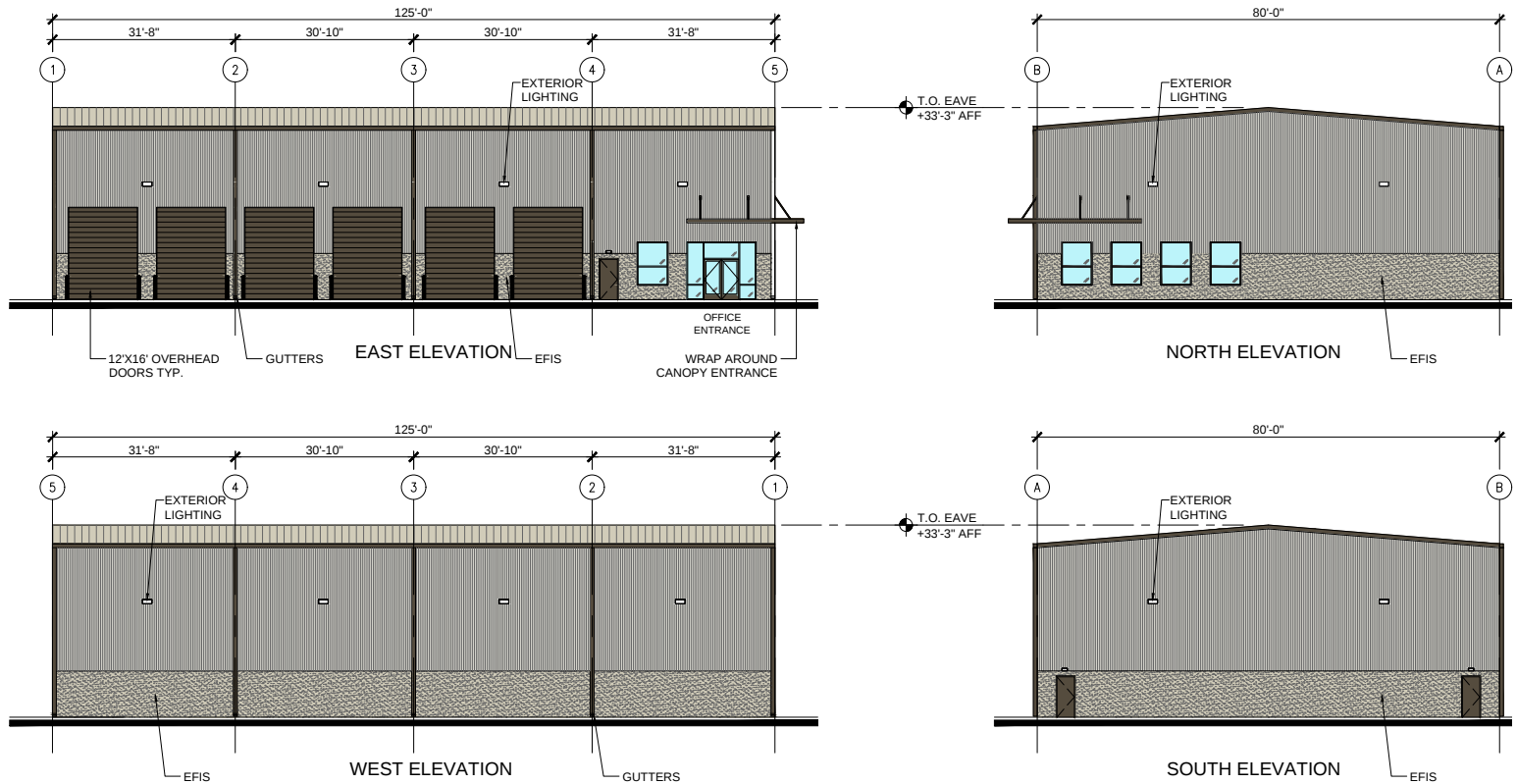
**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES





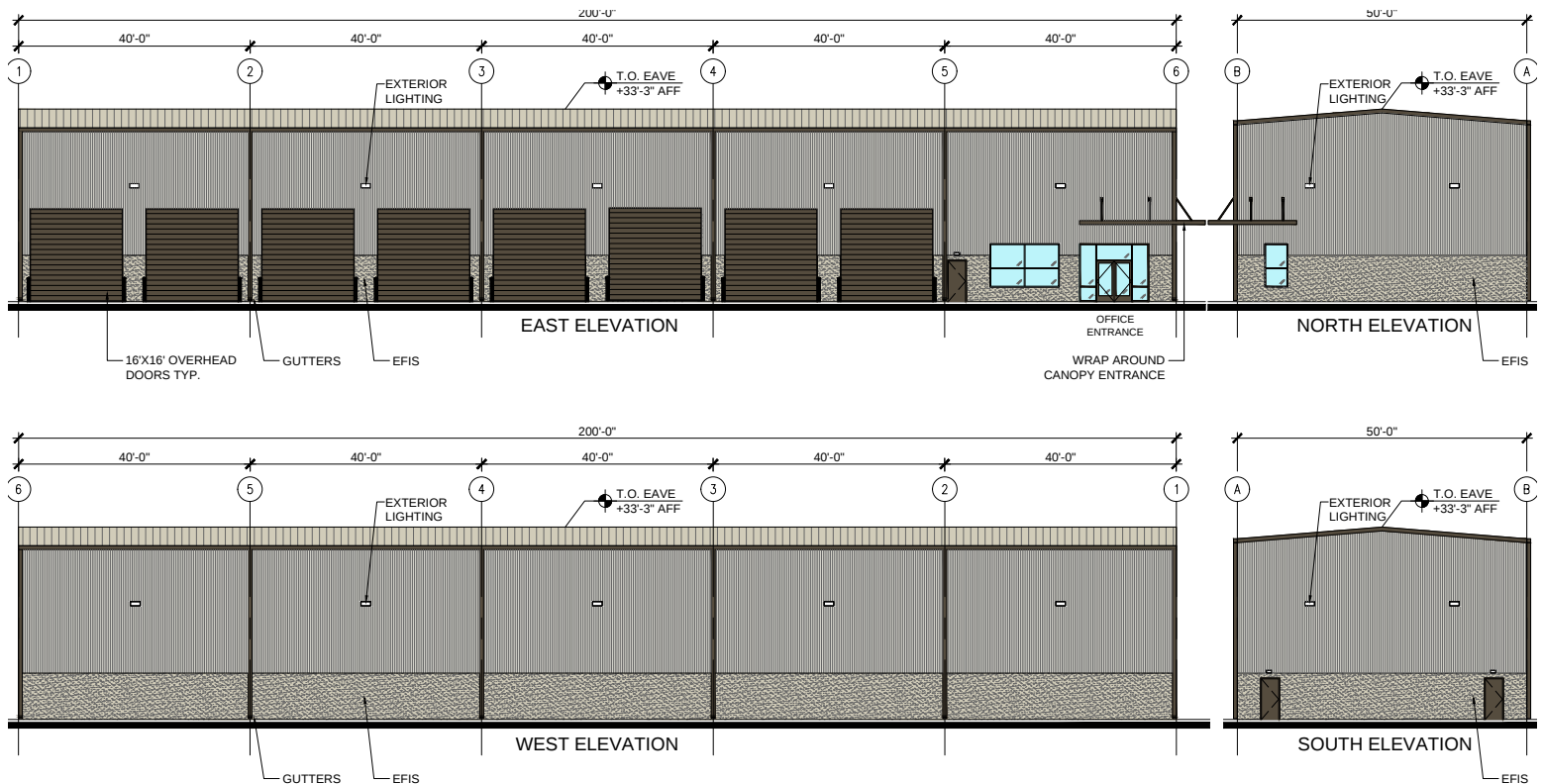
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OPTION 1



10,000 SQ. FT. PEMB SPEC. WAREHOUSE BUILDING
W/ 922 SQ. FT. OFFICE

OPTION 2



10,000 SQ. FT. PEMB SPEC. WAREHOUSE BUILDING
W/ 1,134 SQ. FT. OFFICE

ACCESS FROM N OBT



POTENTIAL OUTSIDE STORAGE







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