

FLEX SPACE FOR LEASE

± 4,100 SF (Warehouse ± 2,070 SF, Office ± 2,030 SF)
6881 Kingspointe Pkwy, Unit 10, Orlando, FL 32819

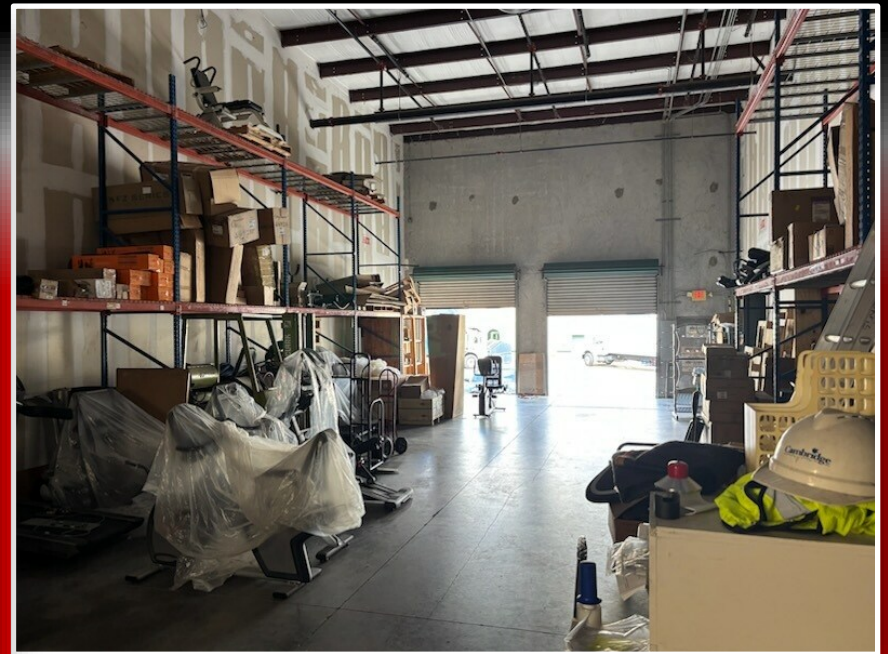


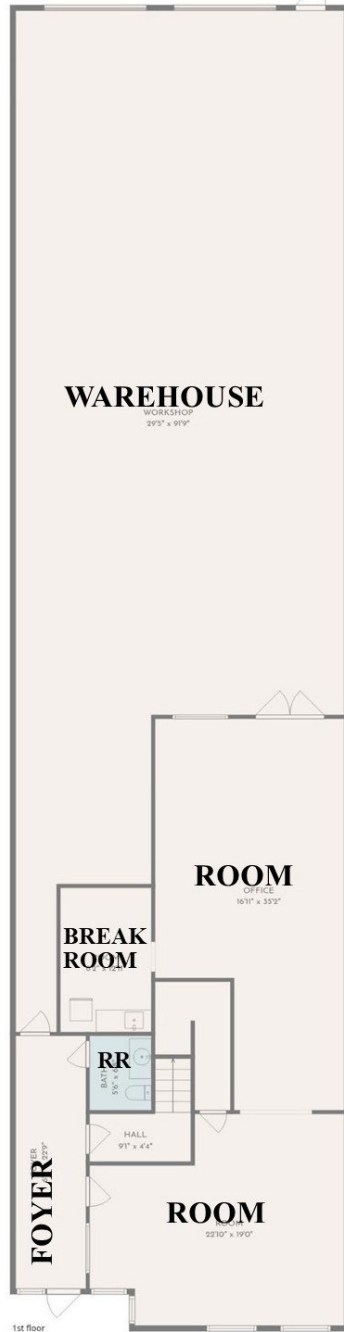
- Tailor-made for distribution, light manufacturing, service, or logistics enthusiasts!
- Situated in the vibrant Kingspointe Business Park, this property offers lightning-fast access to I-4, Florida's Turnpike, 408, and other major thoroughfares, providing swift connectivity to Downtown Orlando, Orlando International Airport, and the region's key distribution corridors.

Flex Unit - 4,100 SF nestled in one of Orlando's most strategically located business parks!

This unit boasts 2,030 +/- SF of sleek, professional office buildout and 2,070 +/- SF of versatile warehouse space.

The Warehouse features two dock-loading doors and robust 3-phase 200A/208V power with an impressive 23-25 foot clear height , ensuring seamless operations and equipment efficiency.





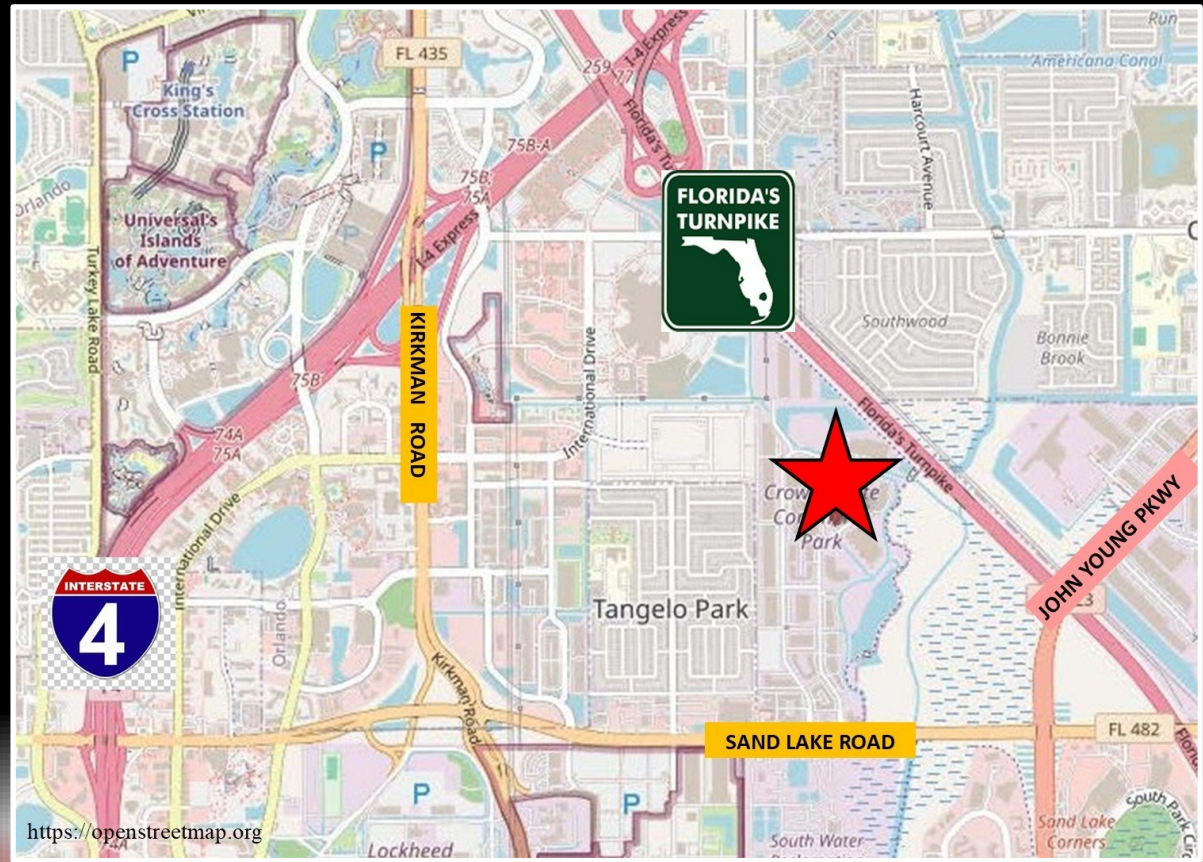
FIRST FLOOR



SECOND FLOOR

Unit Size	±4,100 sf
Warehouse Size	±2,070 sf
Office Size	±2,030sf
Year Built	2006
Power	3 Phase 200A/208V
Ceiling Height	23-25 ft
Roll-up Doors	(2) 9'x10' Dock
Lease Rate	\$20/ SF NNN

(Expenses \$6.50 PSF)



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