

**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



RENDERING OF PROPOSED IMPROVEMENTS

6620 NORTH ORANGE BLOSSOM

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

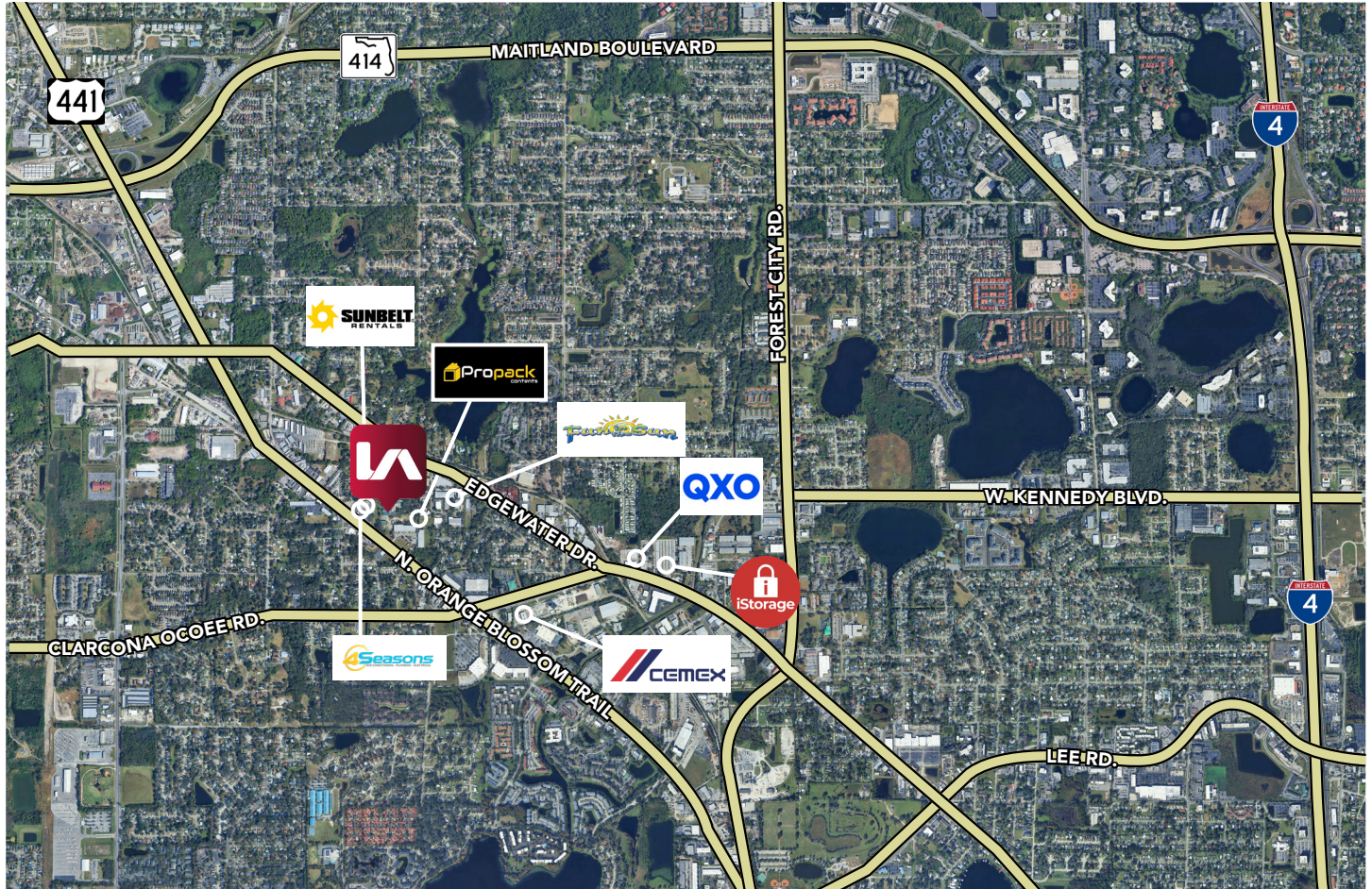
Site Size: ±1 to 4 AC

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](#)

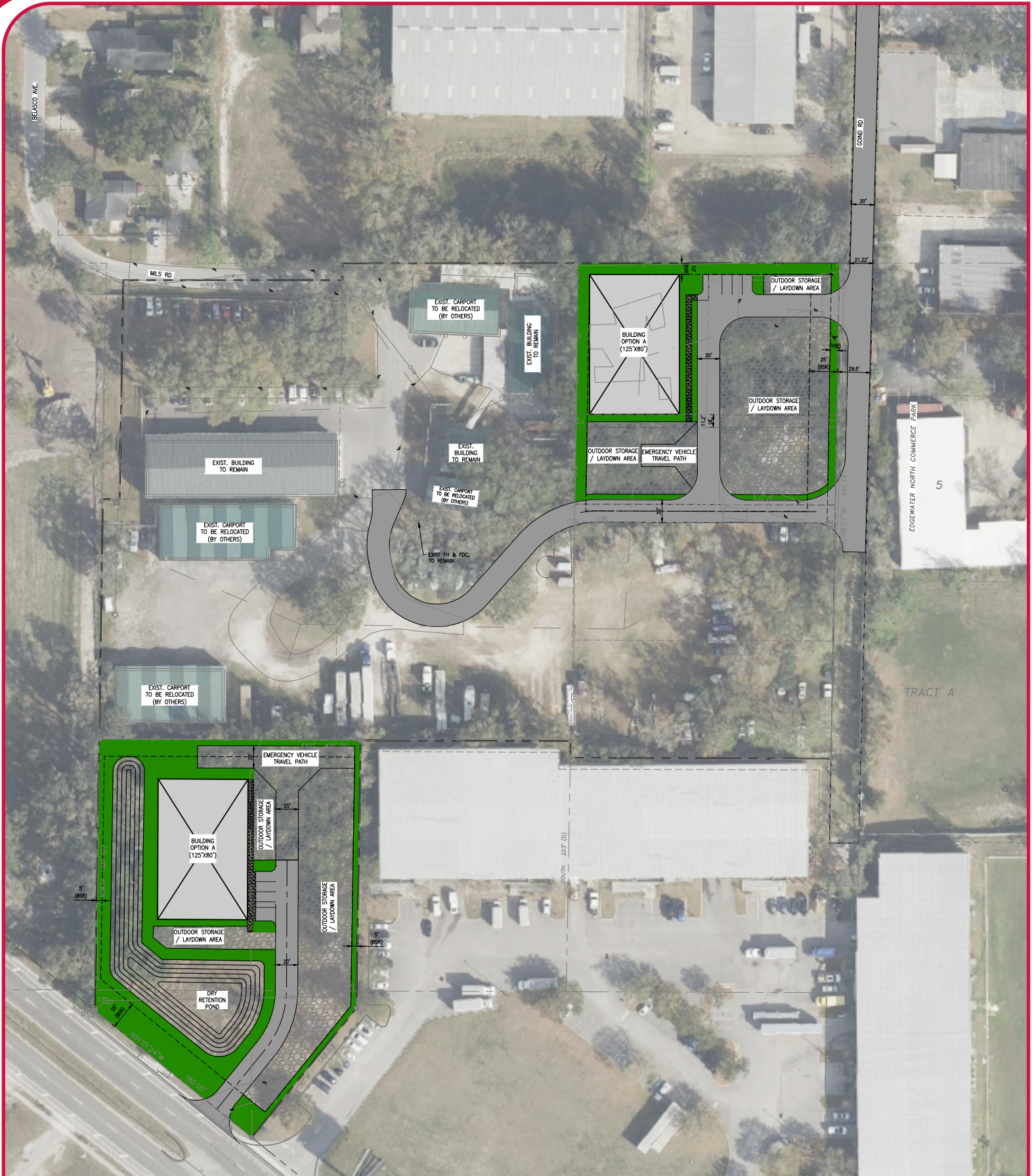
Access: Curb cut on Orange Blossom Trail (27,000 AADT)
Mills (Rear Entrance to Edgewater/Mott)
Goins (Rear Entrance to Edgewater/Mott)
These 3 access points allow for full circulation on the site.
Potential for additional curb cut along North Orange Blossom Trail

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

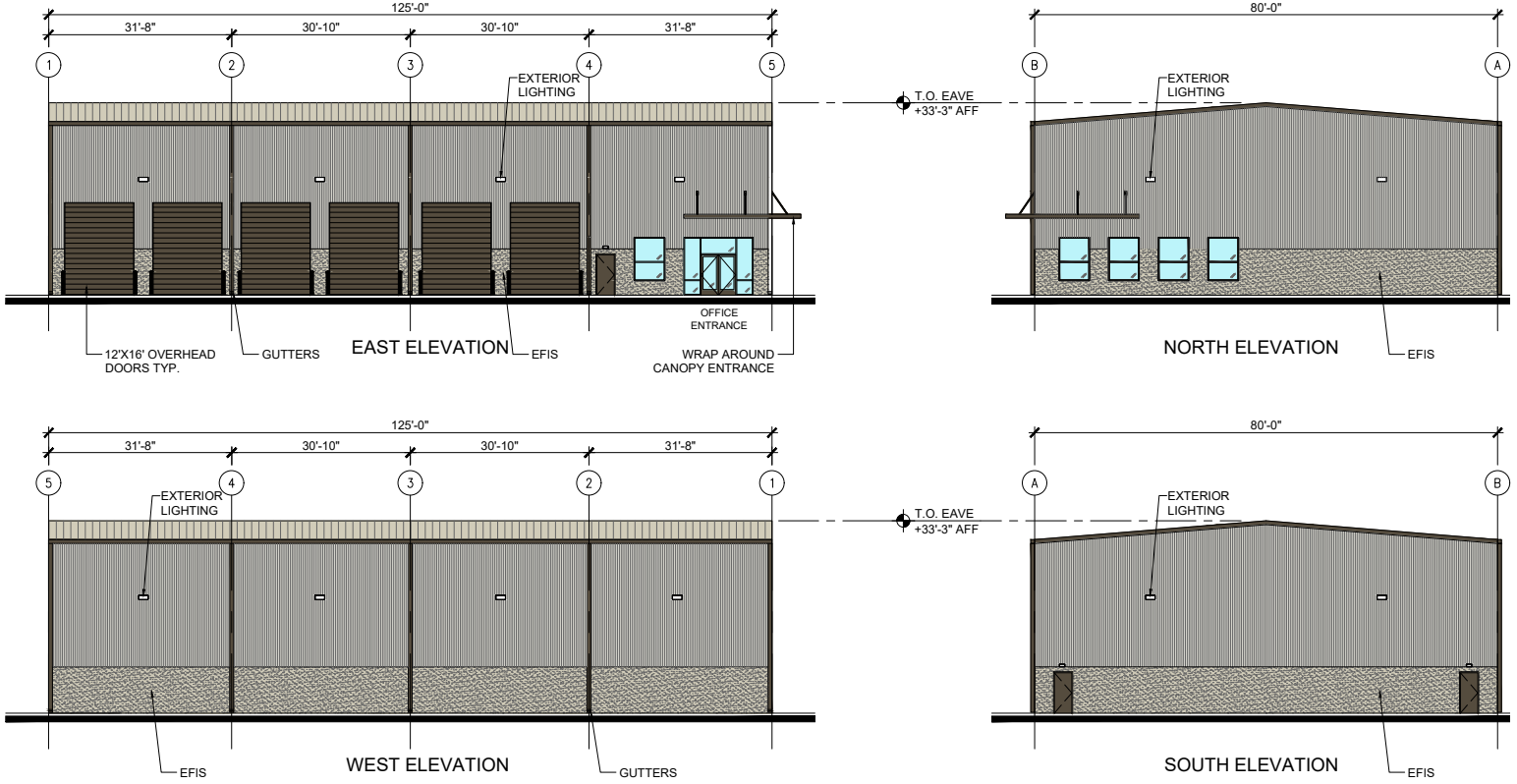


PROPOSED BUILD TO SUIT - OPTION 1



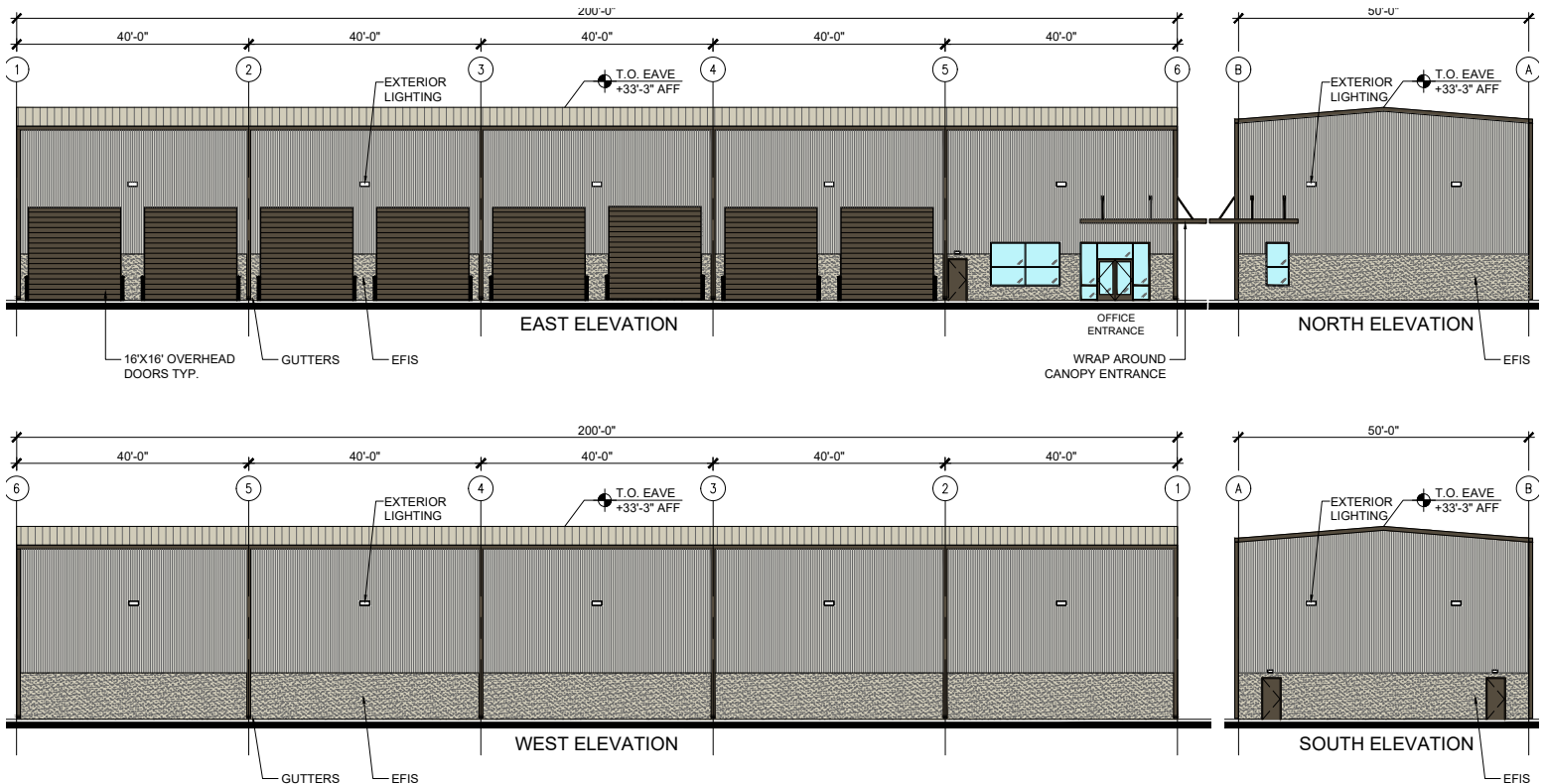
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OPTION 1



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



SITE WORK UNDERWAY





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