



FLEX SPACE FOR LEASE

6211 Edgewater Dr, Orlando, FL 32810

Single-Story Flex Building Available for Lease

- Ample surface parking and yard space
- Direct ingress/egress to All American Blvd & Edgewater Dr
- Secure yard with lay down, parking, and storage
- Well located service location with close proximity to labor pool
- Walking distance to Edgewater Dr bus route
- Well maintained and flexible interior layout



ASKING RATE:

Call for Rate



AVAILABLE SPACE:

5,145± SF - Flex Space
1.23 AC - Total Site



ZONING:

C-3



TRAFFIC COUNTS:

On Edgewater Dr:
18,900± vehicles/day



YEAR BUILT:

2005



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For More Information: HarbertRealty.com

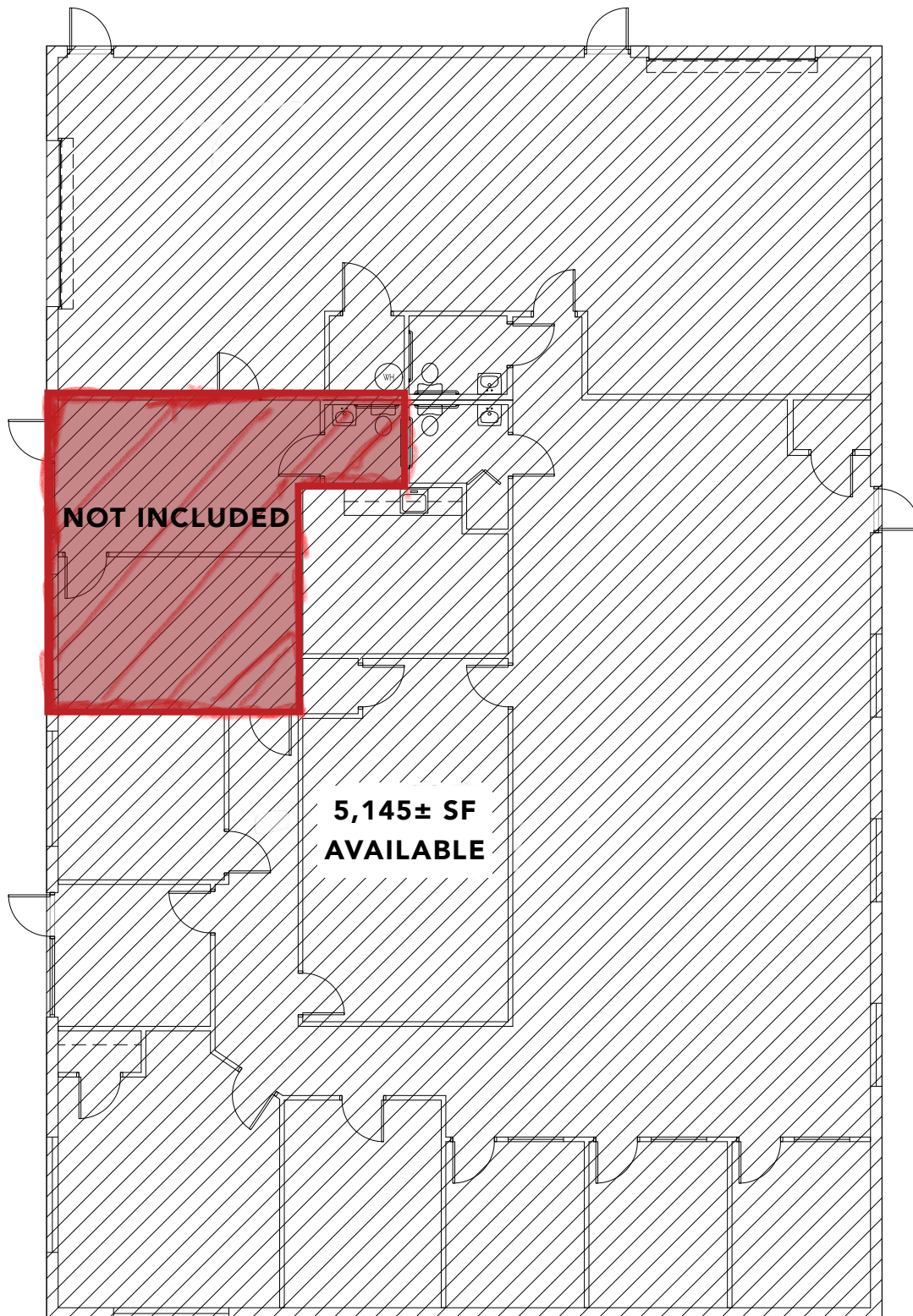
400 S Park Ave, Suite 225, Winter Park, FL 32789

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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FLOOR PLAN



HARBERT
REALTY SERVICES

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PHOTOS



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AERIAL VIEW



DRIVE TIMES

- 7 minutes**
to Interstate 4
- 15 minutes**
to SR 408
- 25 minutes**
to Orlando Executive Airport
- 30 minutes**
to Orlando International Airport (MCO)



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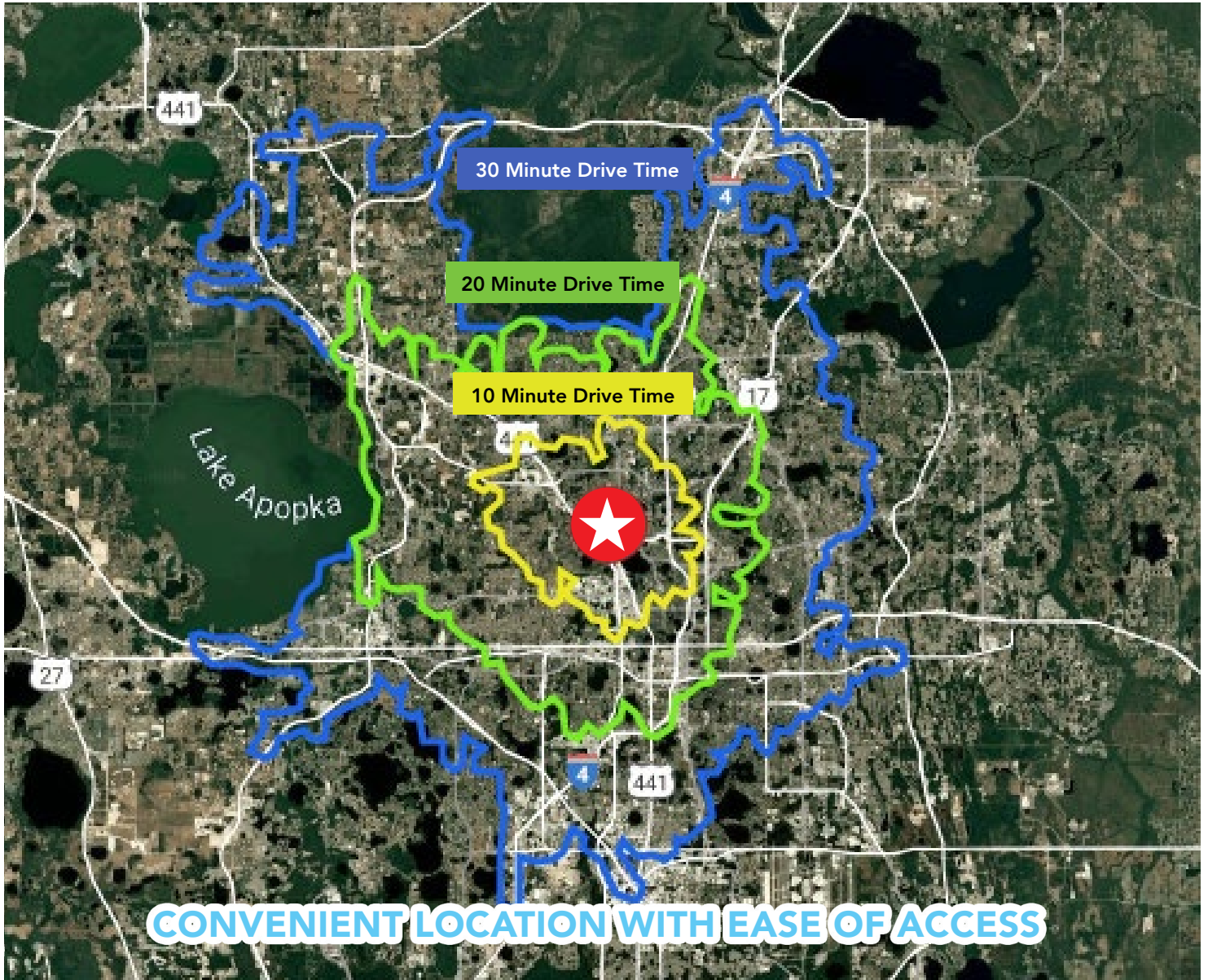
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DEMOGRAPHICS



POPULATION			EMPLOYEES			AVG HH INCOME		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
12,482	91,767	272,130	8,606	65,895	183,467	\$61,548	\$95,948	\$109,688



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