



## Sand Lake Business Center



# FLEX / WAREHOUSE SPACE FOR LEASE

7906-7914-7922 Kingspointe Pkwy, Orlando, FL 32819

Contact: Bryan Richardson  
Senior Sales & Leasing Associate

E: Bryan@FCPG.com  
P: 407.872.0177 ext. 137

### For Lease: \$22.00 / SF, NNN

± 1,800 - 3,314 SF Available

7906 - Unit 104: ±3,314 SF

7906 - Unit 112: ±1,800 SF

7906 - Unit 114: ±3,306 SF

7906 - Unit 116: ±2,300 SF

7906 - Unit 117: ±2,300 SF

7914 - Unit 104: ±2,300 SF

7914 - Unit 109: ±2,240 SF

7914 - Unit 116: ±3,067 SF

7922 - Unit 103: ±2,240 SF

7922 - Unit 107: ±1,800 SF



Brand new small-bay flex / warehouse / office development with flexible lease terms

Solid, tilt-wall concrete construction with grade-level access and large roll-up doors

Clear heights: Buildings 1 & 2: 22 ft | Building 3: 18 ft

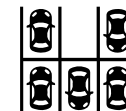
High visibility with ±560 ft of frontage on Sand Lake Road (47,000 AADT) with access on Kingspointe Parkway

Located 15 minutes from Orlando International Airport (MCO) and 20 minutes from Downtown Orlando

Easy access to major transportation routes: Sand Lake Road, SR 528, John Young Parkway, FL Turnpike, US Hwy 441, and I-4



**ZONING: I-P  
VARIETY OF USES**



**AMPLE  
PARKING**



**GRADE-LEVEL  
ACCESS**

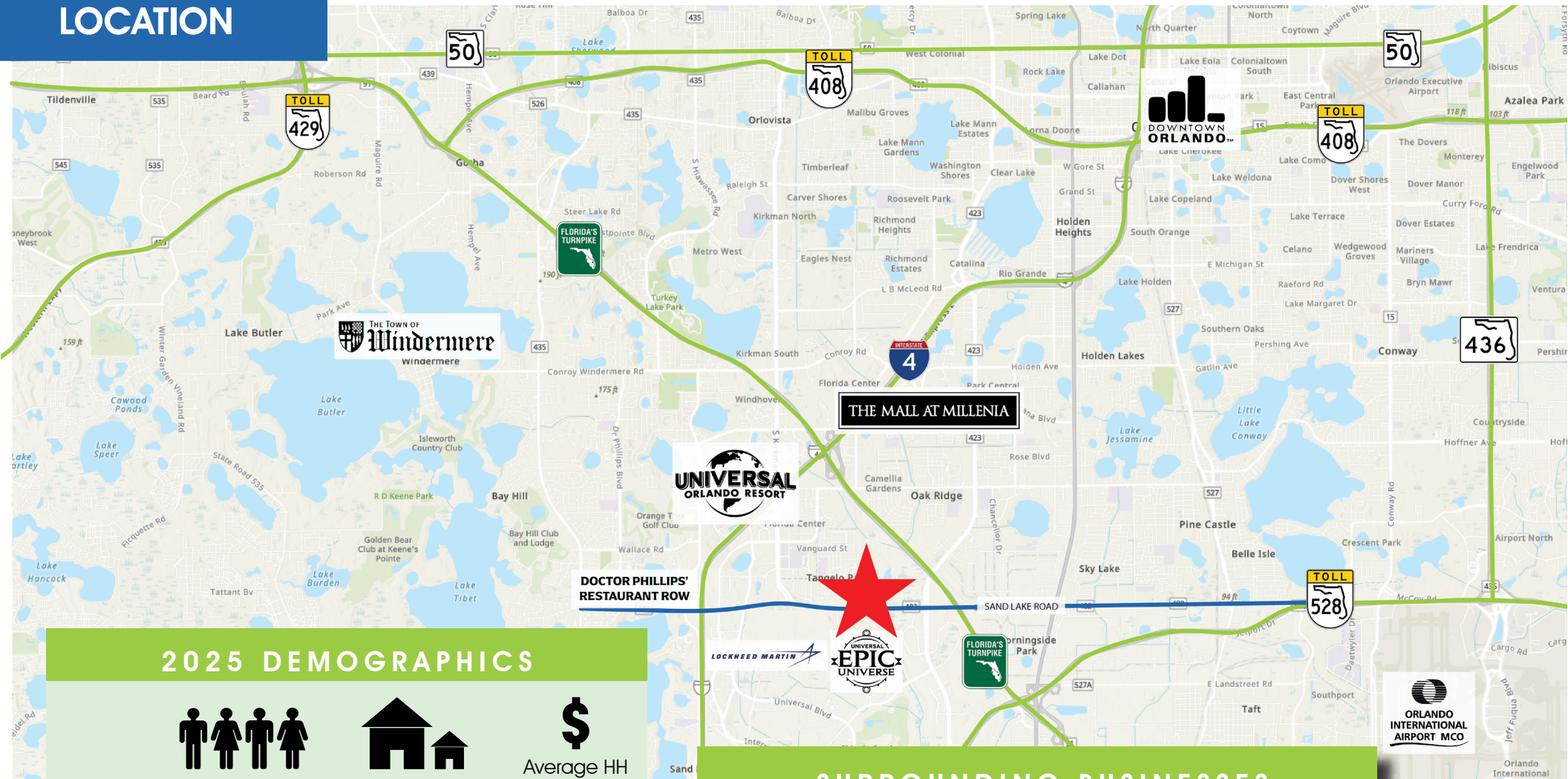


**ELECTRICAL:  
200-AMP, 120/208  
VOLT, 3-PHASE**

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# LOCATION



## 2025 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

Distance	Total Population	Total Households	Average HH Income
5 Mins	2,730	767	\$77,129
10 Mins	39,661	14,131	\$78,098
15 Mins	191,034	70,776	\$88,418

## SURROUNDING BUSINESSES

Year	5 Mins	10 Mins	15 Mins
2025 Retail Businesses	331	1,411	3,514
2025 Service Businesses	345	1,960	5,713

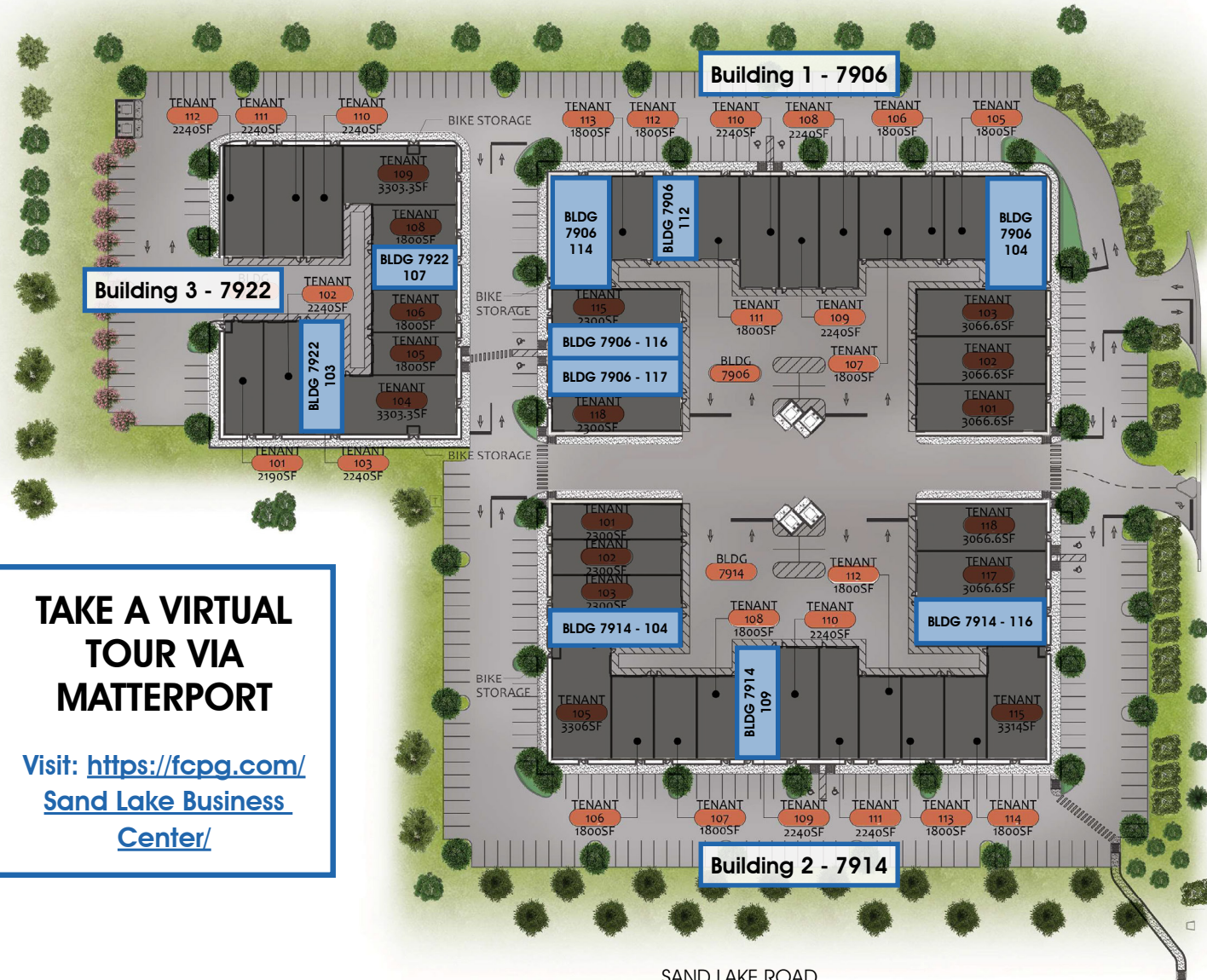
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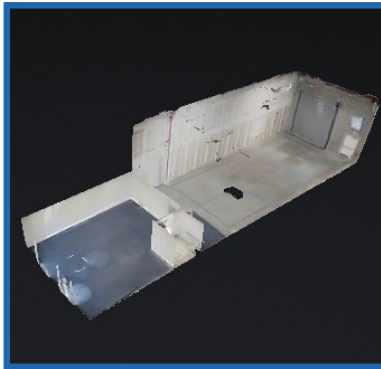


# SITE PLAN

STEYR STREET  
30' RIGHT OF WAY



SAND LAKE ROAD



**TAKE A VIRTUAL  
TOUR VIA  
MATTERPORT**

Visit: [https://fcp.com/  
Sand Lake Business  
Center/](https://fcp.com/SandLakeBusinessCenter/)

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Commercial Real Estate Services

# EXAMPLE UNIT IMAGES



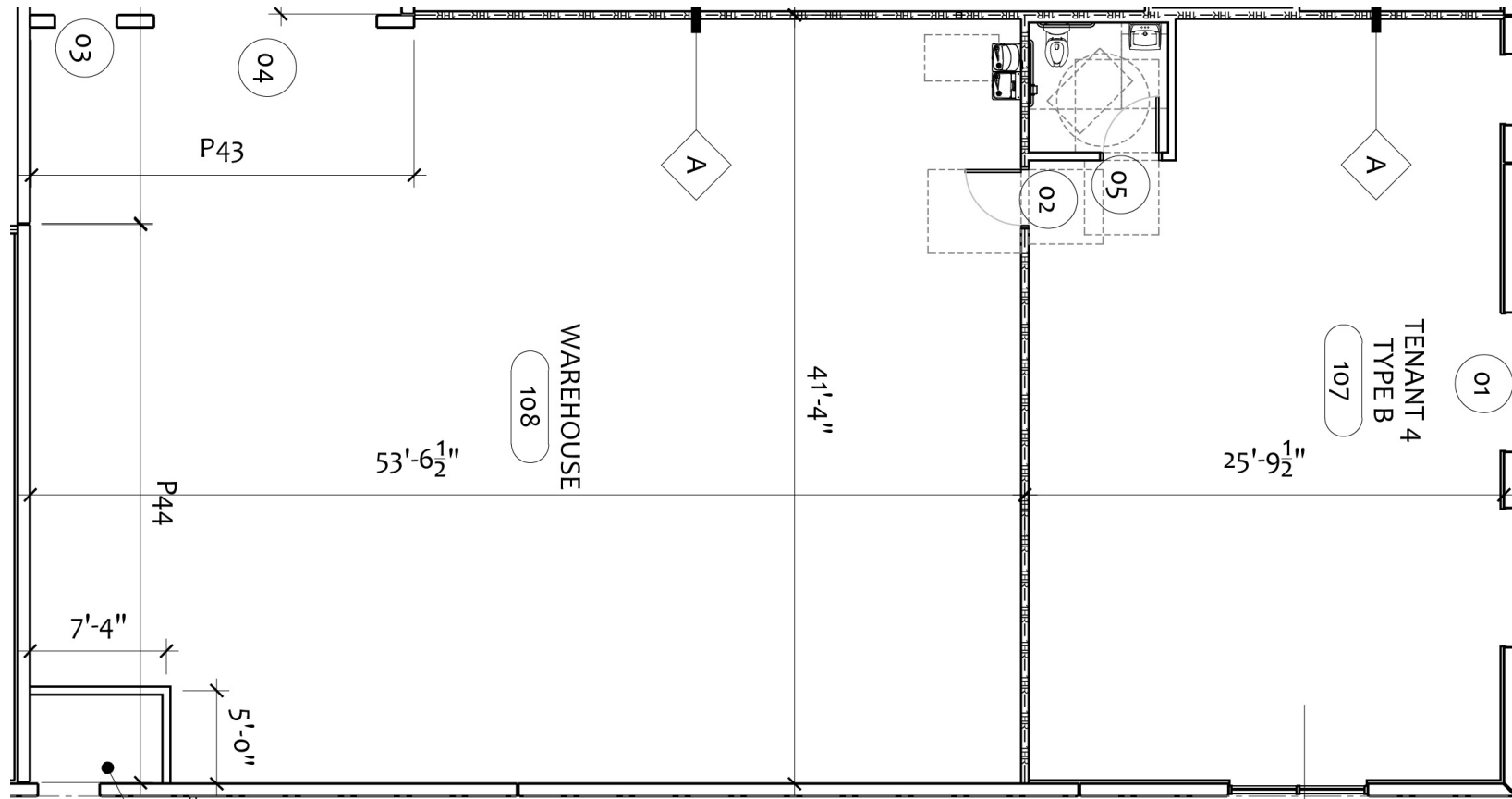
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# 7906 Unit 104: 3,314 SF

## UNIT FEATURES

- Available immediately
- 2,211 SF warehouse, 1,103 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



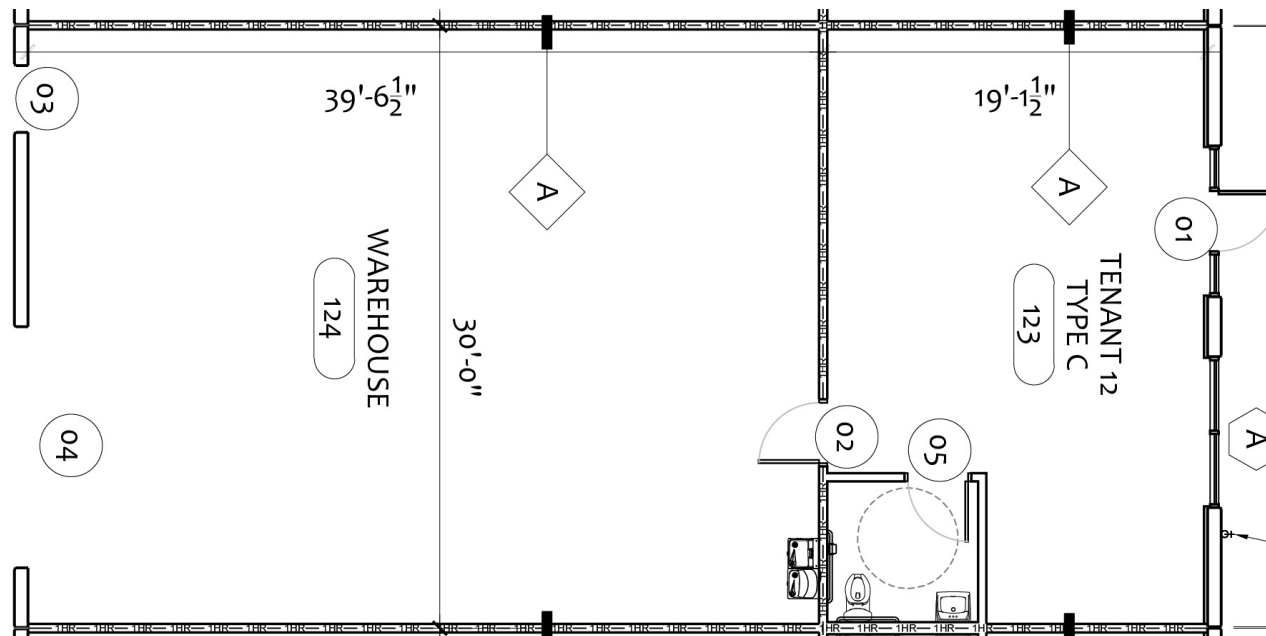
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# 7906 Unit 112: 1,800 SF

## UNIT FEATURES

- Available immediately
- 1,323 SF warehouse, 477 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



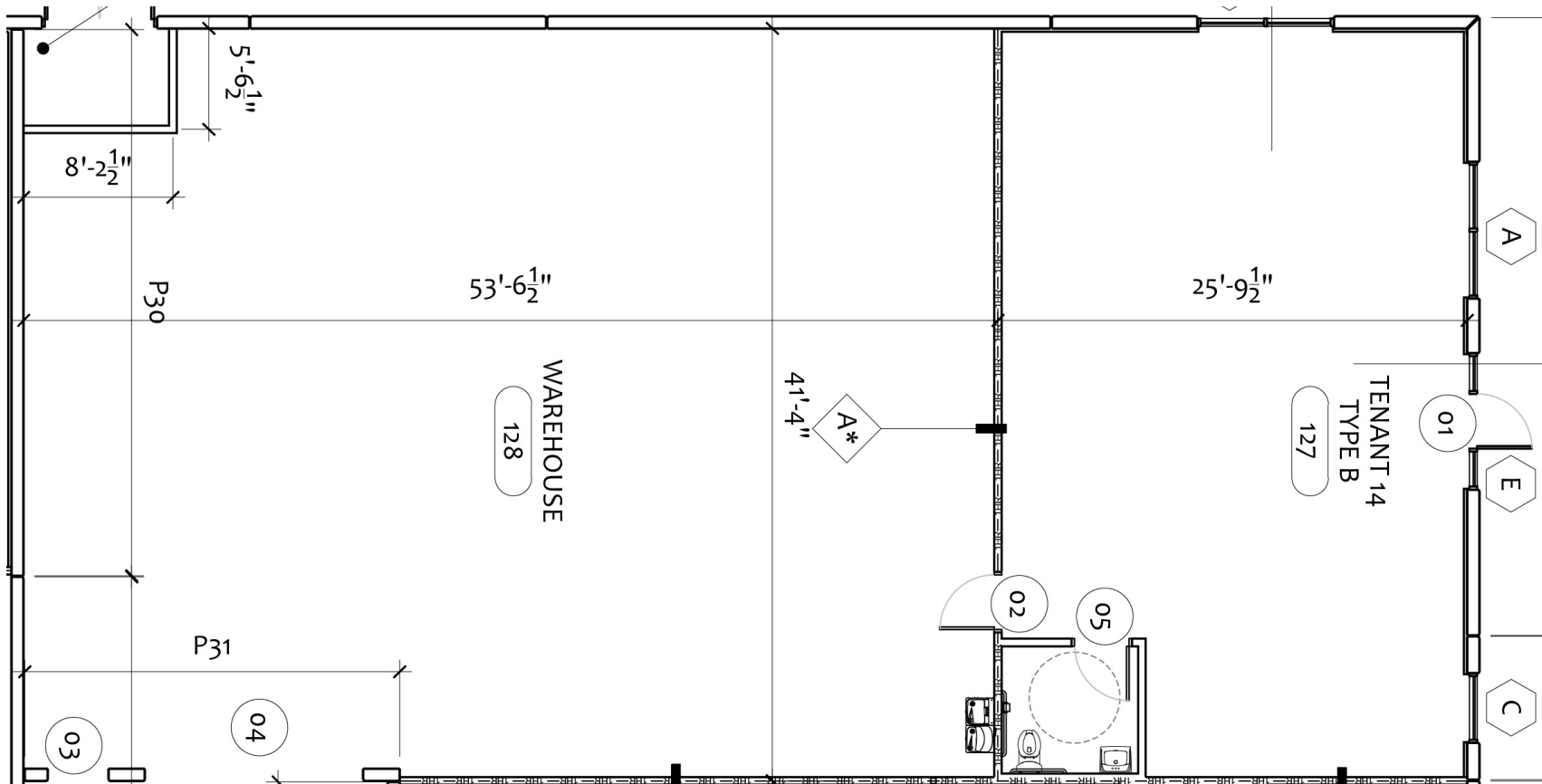
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# 7906 Unit 114: 3,306 SF

## UNIT FEATURES

- Available: 6.01.2026
- 2,211 SF warehouse, 1,095 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



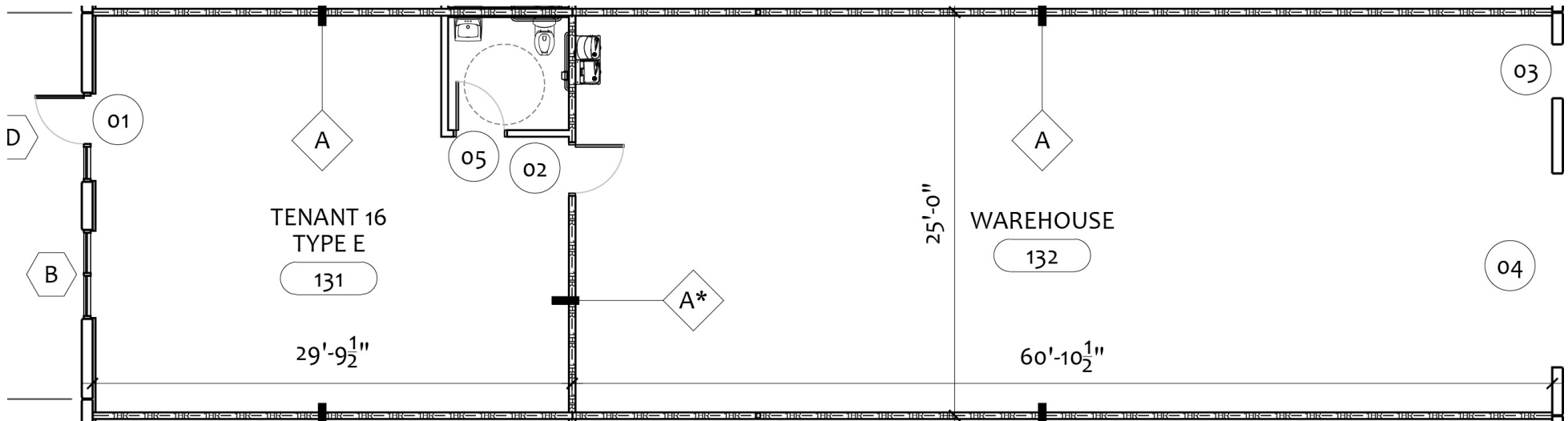
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# 7906 Unit 116: 2,300 SF

## UNIT FEATURES

- Available immediately
- 1,522 SF warehouse, 778 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



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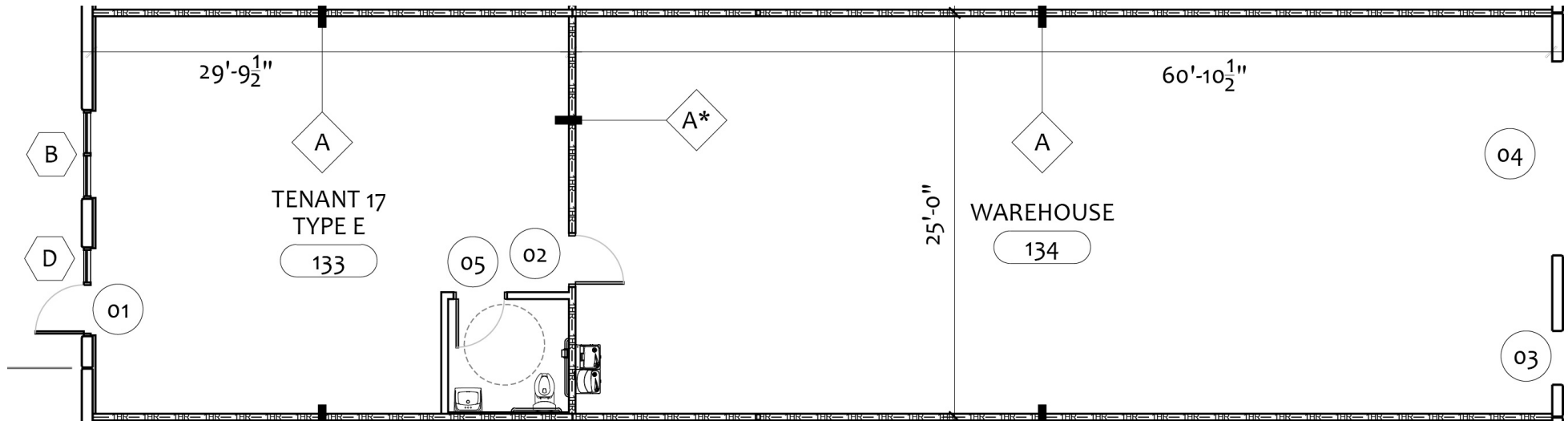
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# 7906 Unit 117: 2,300 SF

## UNIT FEATURES

- Available immediately
- 1,522 SF warehouse, 778 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 22 feet



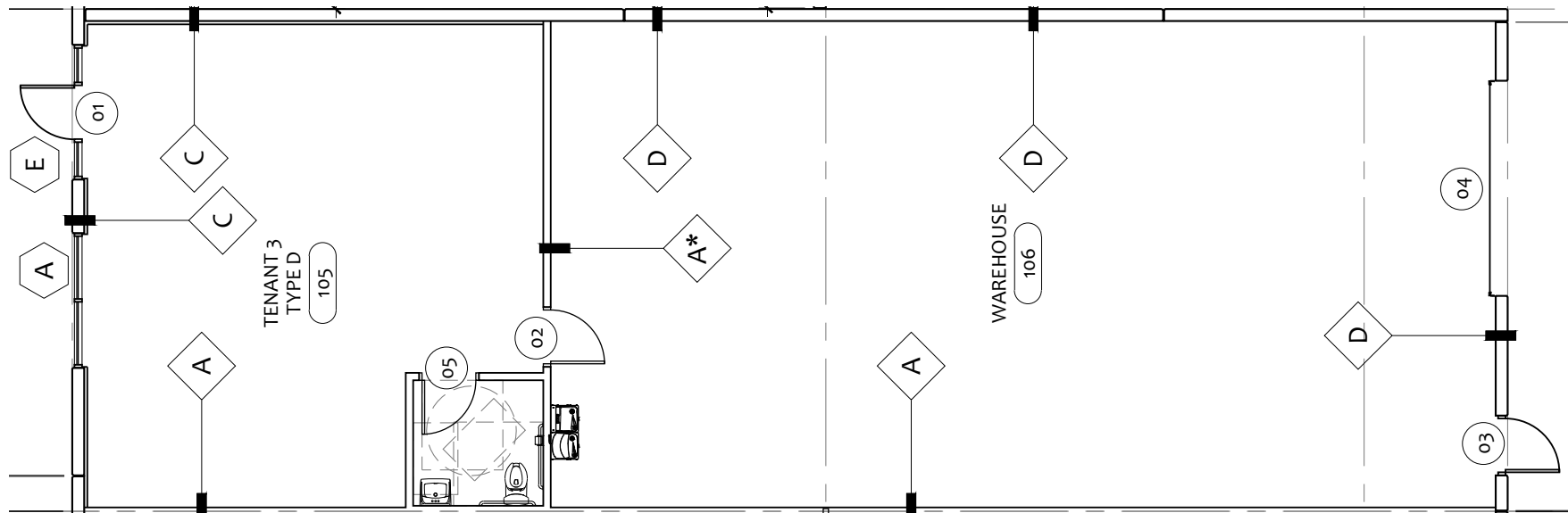
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# 7922 Unit 103: 2,240 SF

## UNIT FEATURES

- Available immediately
- 1,479 SF warehouse, 761 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 18 feet



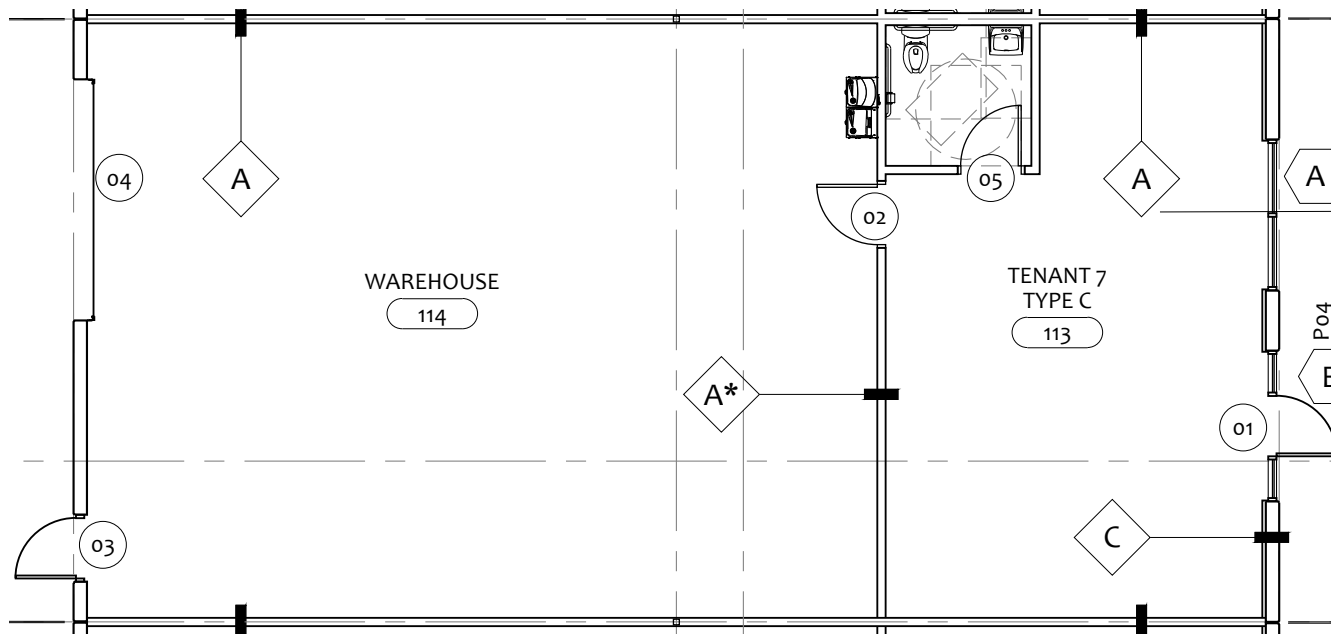
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# 7922 Unit 107: 1,800 SF

## UNIT FEATURES

- Available immediately
- 1,182 SF warehouse, 618 office space
- 1 Grade-level roll-up door
- Glass storefront and doors
- Private restroom
- Clear height: 18 feet



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