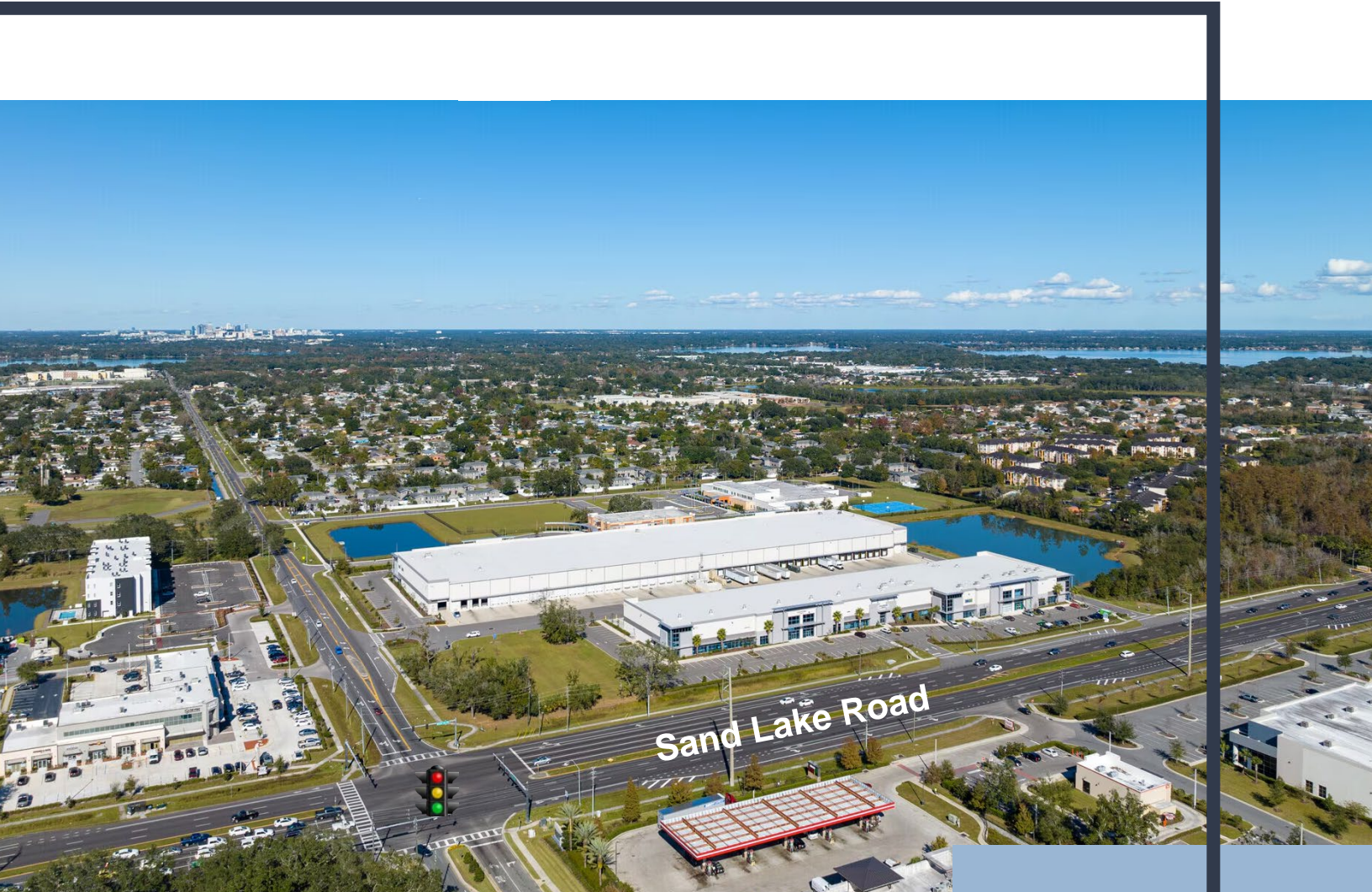




**SAND LAKE  
COMMERCE CENTER**



**32,660 SF AVAILABLE FOR LEASE IN ONE OF THE  
MOST ACTIVE SUBMARKETS IN CENTRAL FLORIDA**

7705 Winegard Rd  
Orlando, FL 32809



STONEMONT  
FINANCIAL GROUP



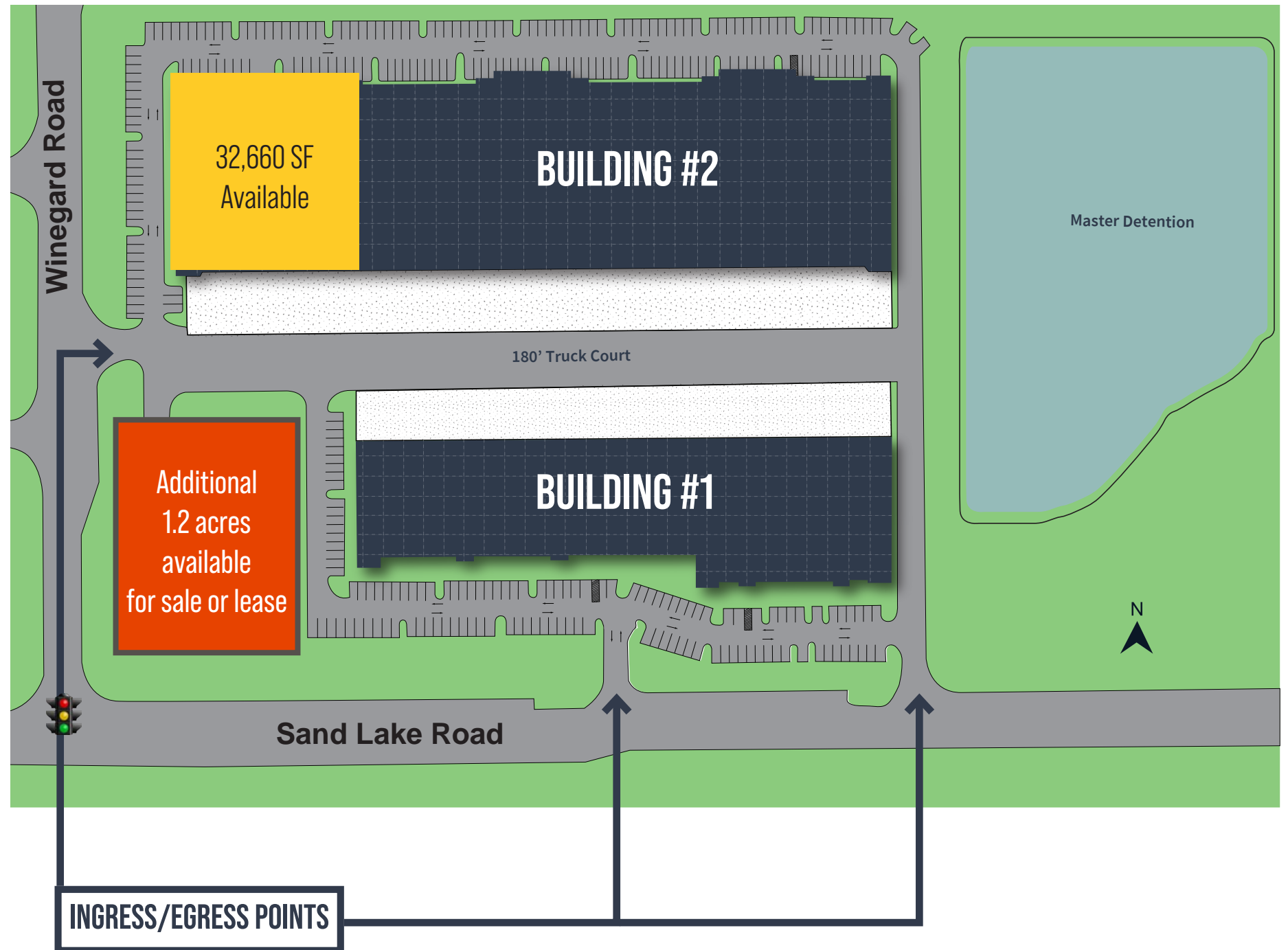
LONG WHARF  
CAPITAL

# PROJECT OVERVIEW

Sand Lake Commerce Center offers users Class A warehouse space in southeast Orange County, one of the premier industrial submarkets in Central Florida. Both buildings provide dock high, rear load options. With access to the Beachline Expressway-Florida Turnpike interchange in approximately ten minutes, servicing the Central Florida market is fast and convenient. The site is also minutes from numerous amenities, including Orlando International Airport, all major theme park and resorts, and a variety of shopping and dining venues.

## PARK HIGHLIGHTS

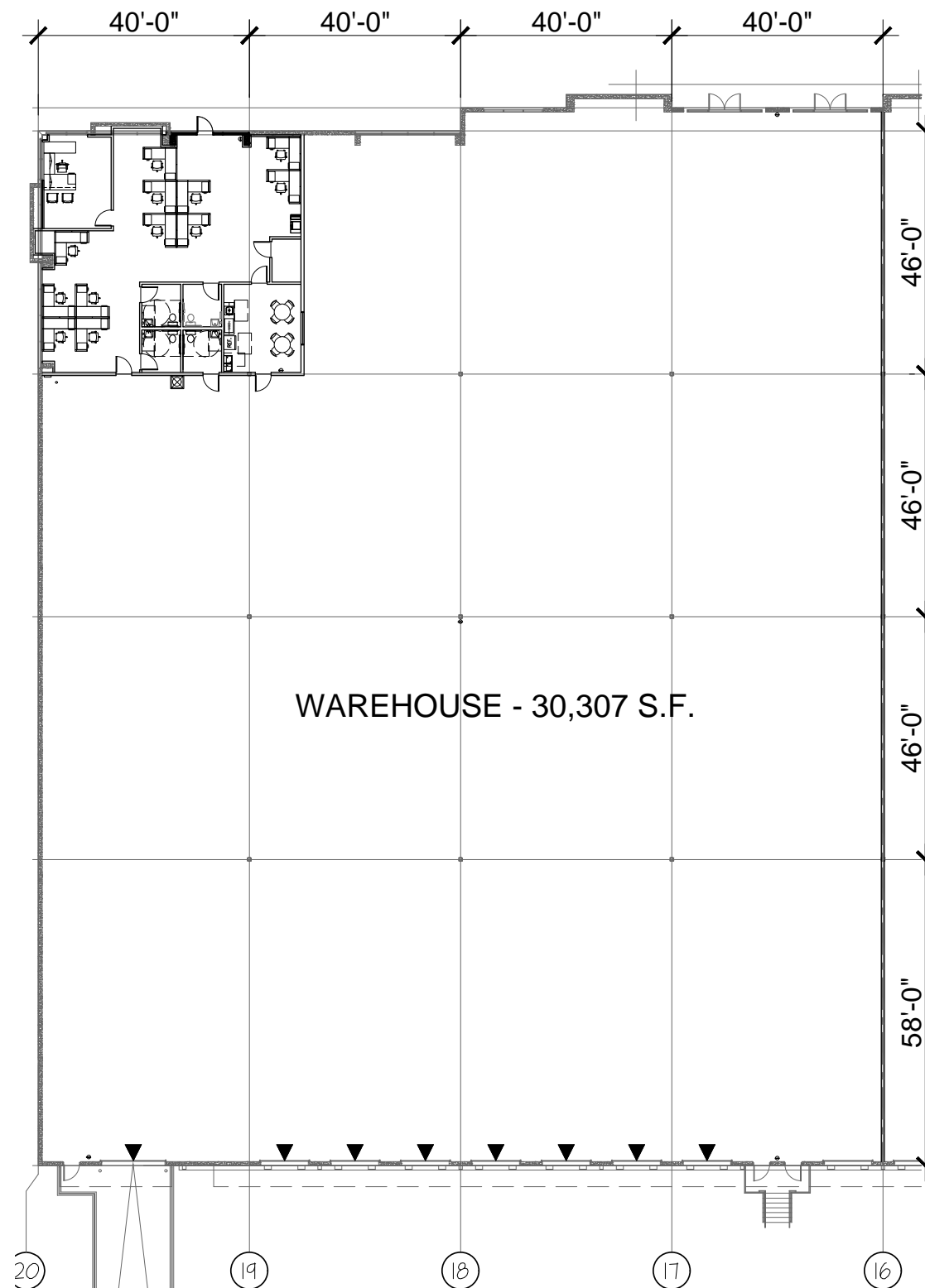
- 229,995 SF total
  - 79,006 SF - Building 1
  - 150,989 SF - Building 2
- Tilt-wall construction
- ESFR sprinkler system
- 28' - 30' clear heights
- 180' shared truck court
- Rear-load configuration
- Additional 1.2 acres available for sale or lease



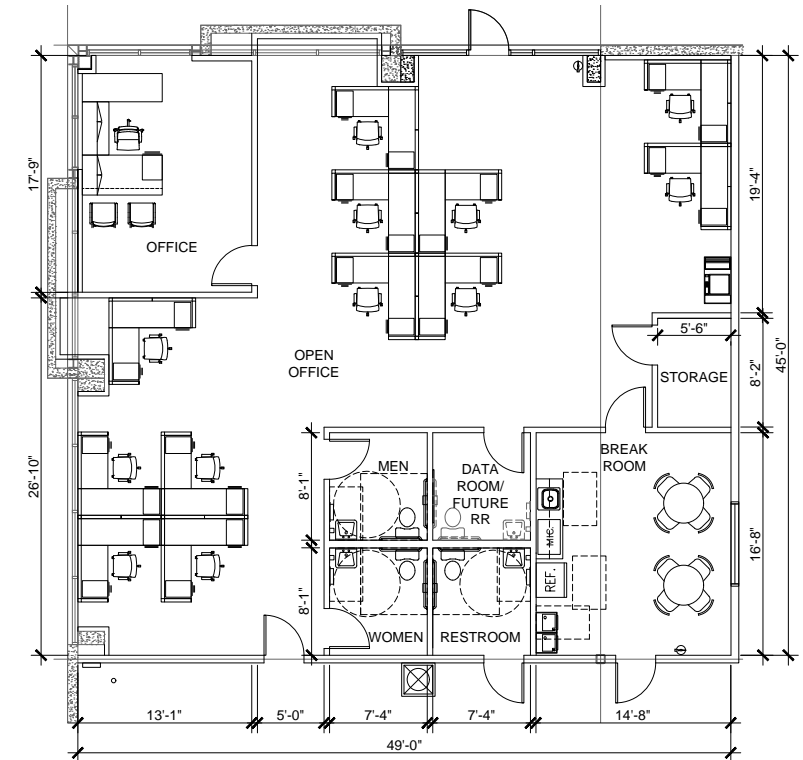
# BUILDING 2

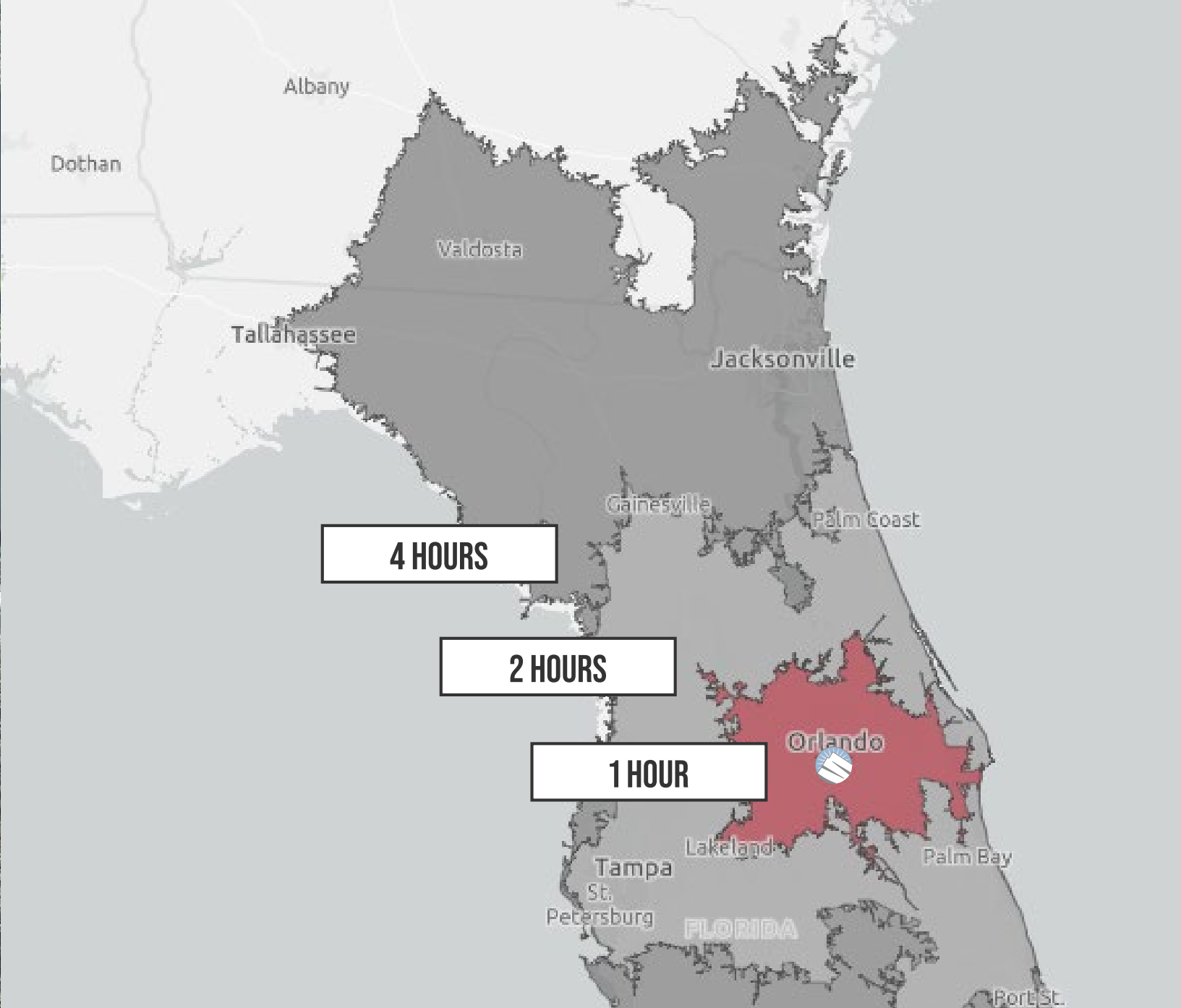
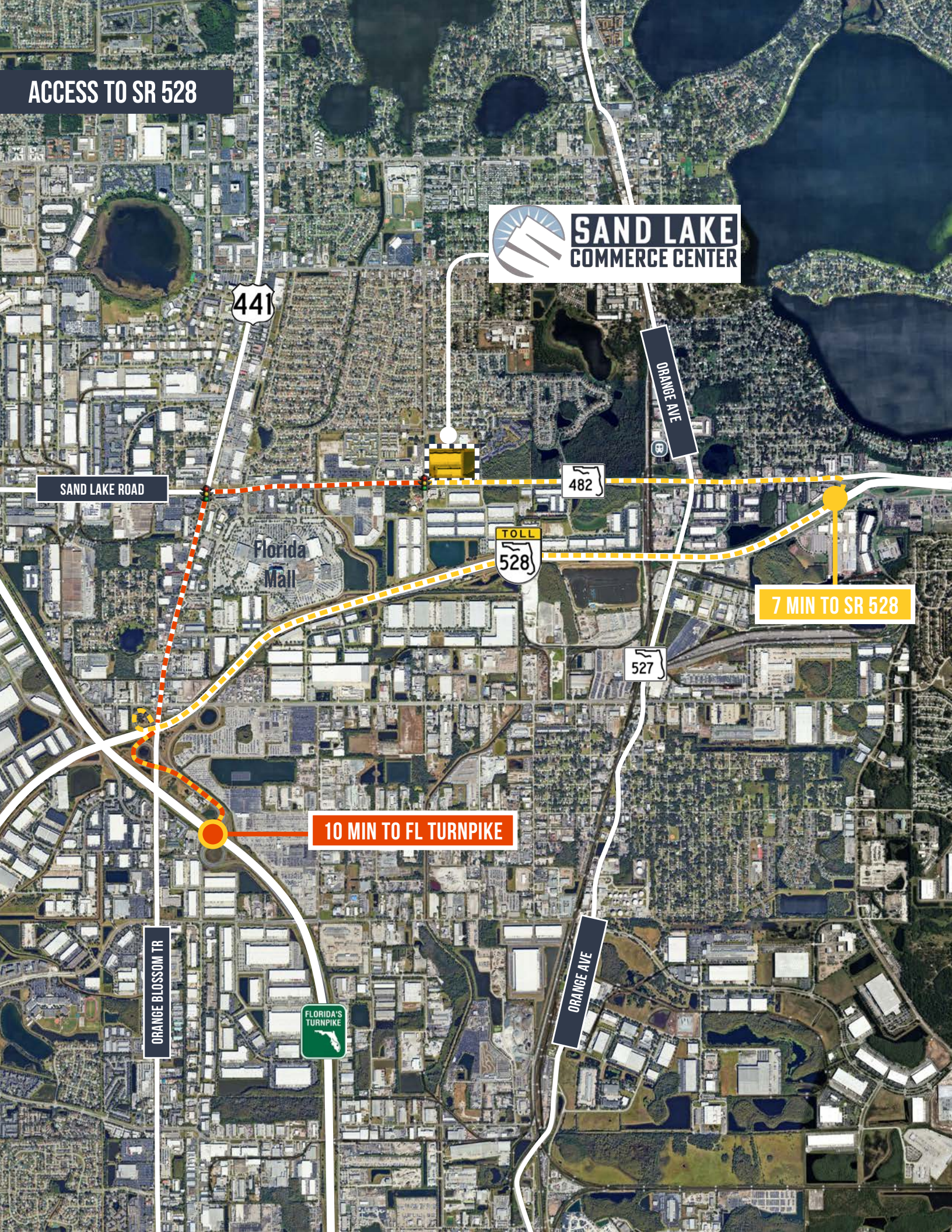
## SUITE 290

Building Size:	150,989 SF
Available SF:	32,660 SF
Office Size:	2,353 SF
Clear Height:	30'
Loading:	Rear-load
Doors:	7 dock doors; 1 drive-in
Building Depth:	196'
Column Spacing:	40' x 46'
Parking Ratio:	1.32/1,000 SF



## 2,353 SF office





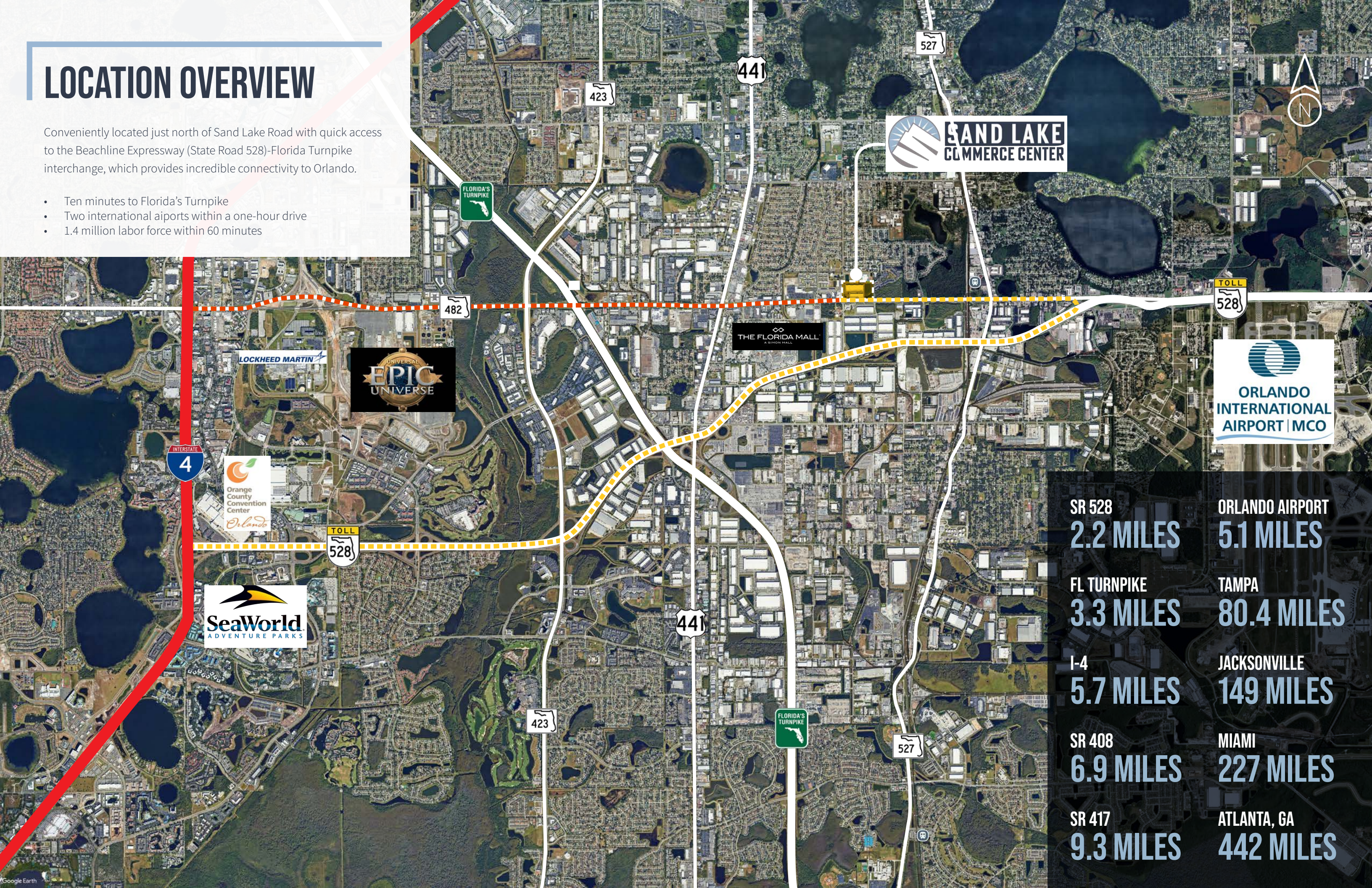
## MARKET OVERVIEW

	60 MINUTES	120 MINUTES	240 MINUTES
<b>POPULATION STATS</b>			
2025 POPULATION	3,673,514	9,908,439	21,841,548
2030 POPULATION	3,961,161	10,666,661	23,053,549
<b>LABOR FORCE STATS</b>			
TOTAL BUSINESSES	141,119	369,830	953,117
TOTAL EMPLOYEES	1,476,453	3,748,144	8,828,357

# LOCATION OVERVIEW

Conveniently located just north of Sand Lake Road with quick access to the Beachline Expressway (State Road 528)-Florida Turnpike interchange, which provides incredible connectivity to Orlando.

- Ten minutes to Florida's Turnpike
- Two international airports within a one-hour drive
- 1.4 million labor force within 60 minutes



**SAND LAKE  
COMMERCE CENTER**

**THE FLORIDA MALL**  
A SIMON MALL

**ORLANDO  
INTERNATIONAL  
AIRPORT | MCO**

**LOCKHEED MARTIN**

**UNIVERSAL  
EPIC  
UNIVERSE**

**Orange  
County  
Convention  
Center  
Orlando**

**SeaWorld  
ADVENTURE PARKS**

SR 528	2.2 MILES	ORLANDO AIRPORT	5.1 MILES
FL TURNPIKE	3.3 MILES	TAMPA	80.4 MILES
I-4	5.7 MILES	JACKSONVILLE	149 MILES
SR 408	6.9 MILES	MIAMI	227 MILES
SR 417	9.3 MILES	ATLANTA, GA	442 MILES



# SAND LAKE COMMERCE CENTER



Sand Lake Road



STONEMONT  
FINANCIAL GROUP



LONG WHARF  
CAPITAL



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