

FOR LEASE



## OFFICE/WAREHOUSE/FLEX

4065 - 4085 L.B. McLeod Road, Orlando, FL 32811

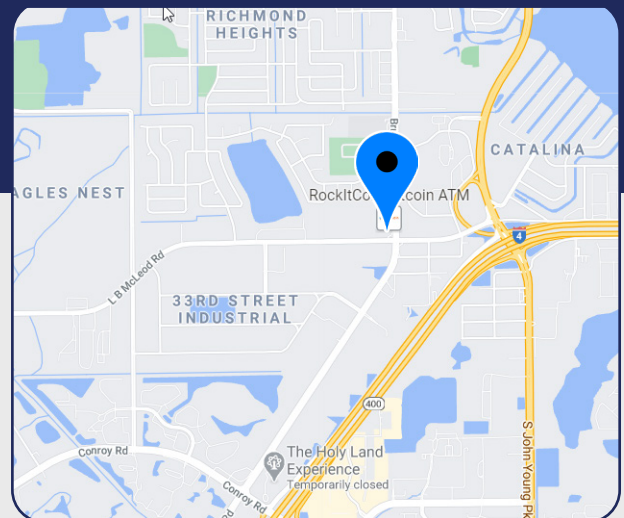
### UNIT 4081-C

- > **3,874 SF**
- > 75% office, 25% warehouse
- > One 12' x 12' grade level door
- > Three restrooms
- > **\$5,850.00/month plus power, operating expenses included**

### UNIT 4085-G

- > **3,929 SF**
- > Showroom configuration with warehouse
- > One 12' x 12' grade level door
- > Two restrooms
- > L.B. McLeod Road frontage
- > **Available November 1, 2026**
- > **\$6,600.00/month plus power, operating expenses included**

- ◇ Highly visible on L.B. McLeod Road
- ◇ Move-in ready
- ◇ 4/1,000 SF parking
- ◇ Minutes from Interstate-4 and John Young Parkway



**Bill Bywater, CCIM**

D 407.206.5736

O 407.206.7300

bill@bywater.com



1209 Edgewater Drive

Suite 100

Orlando, FL 32804

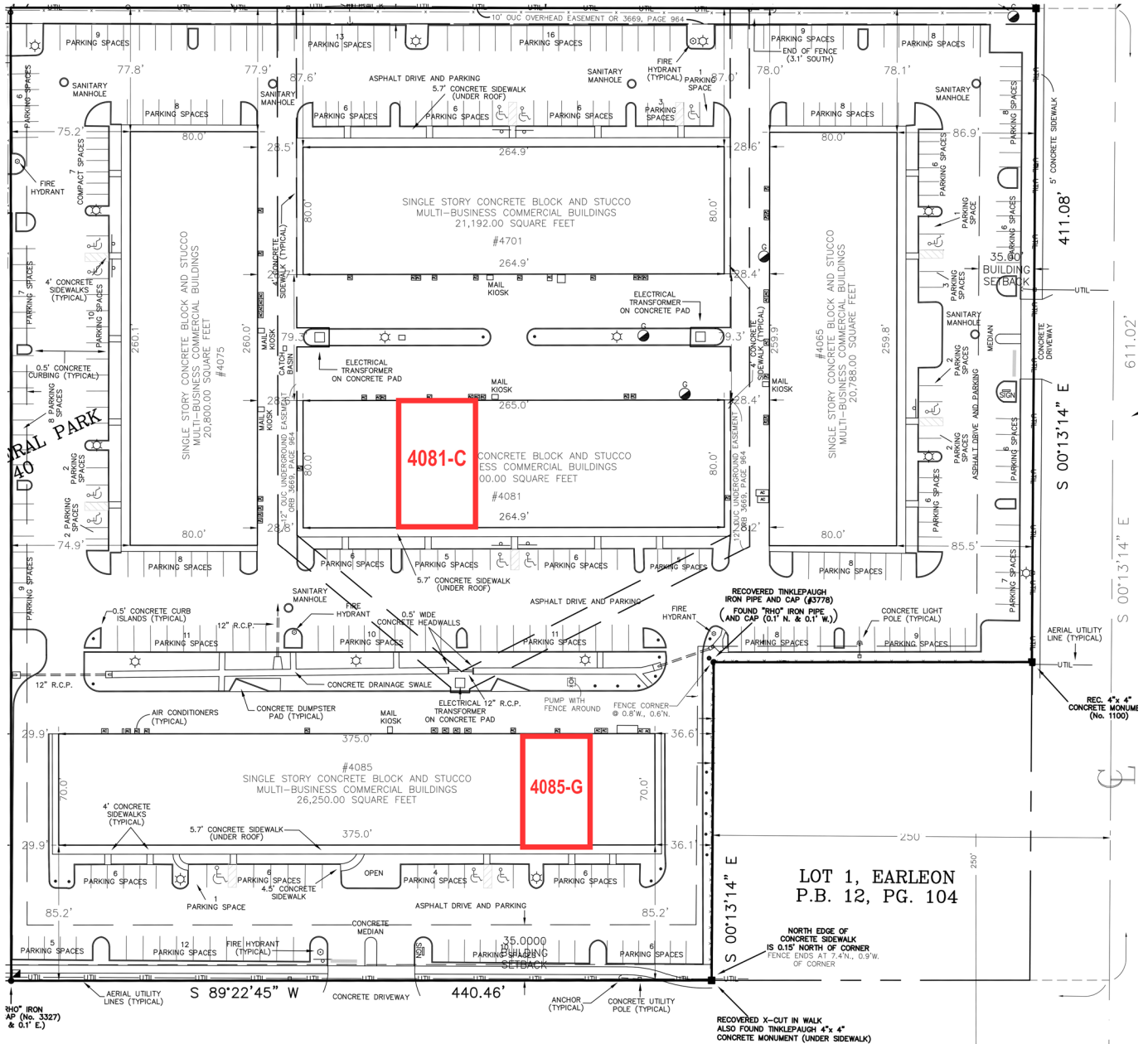
407.206.7300 Main

www.bywater.com

# OFFICE/WAREHOUSE/FLEX

4065 - 4085 L.B. McLeod Road, Orlando, FL 32811

## SITE PLAN



L.B. McLEOD ROAD



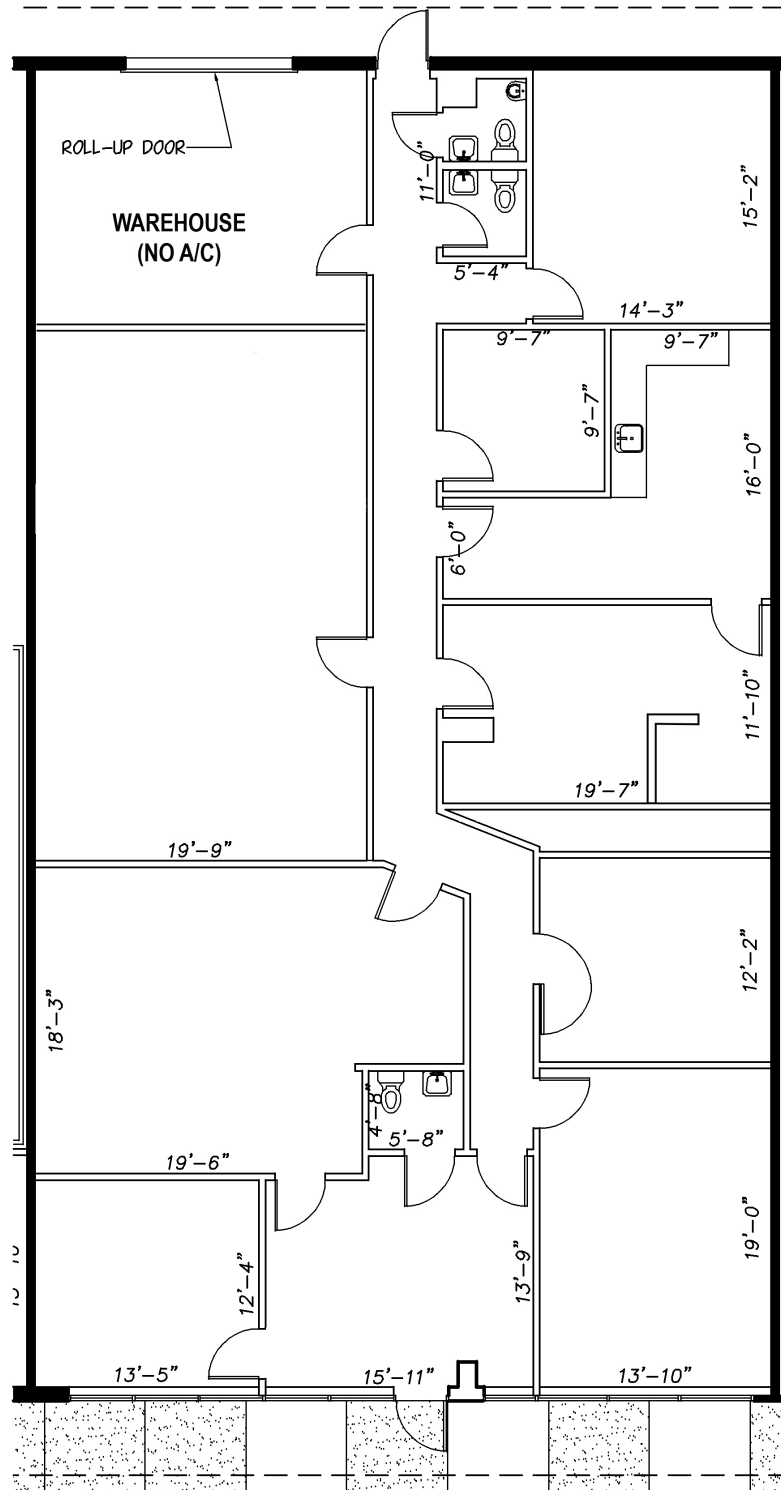
1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

# OFFICE/WAREHOUSE/FLEX

4065 - 4085 L.B. McLeod Road, Orlando, FL 32811

4081-C  
3,874 SF



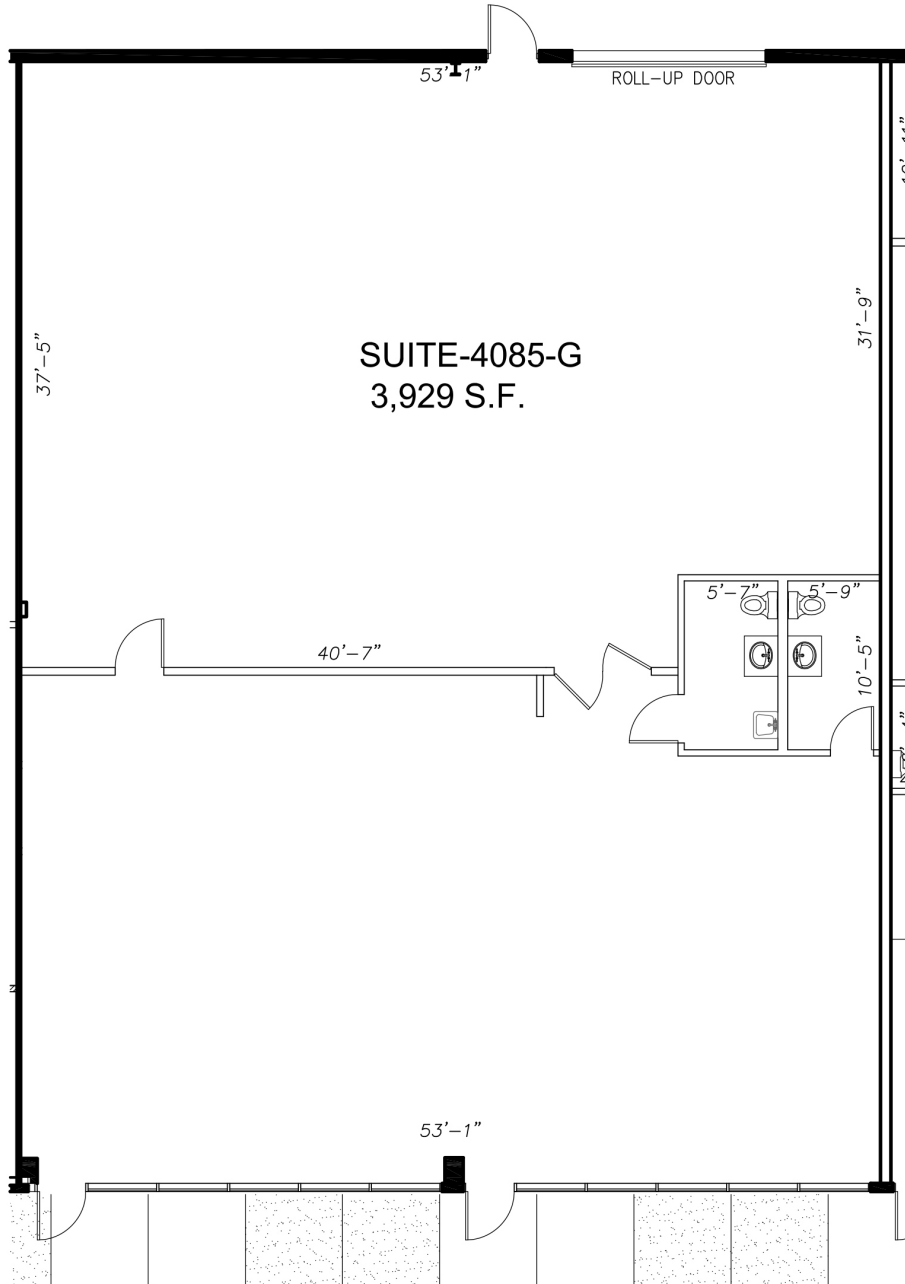
1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

# OFFICE/WAREHOUSE/FLEX

4065 - 4085 L.B. McLeod Road, Orlando, FL 32811

**4085-G**  
**3,929 SF**



1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

# OFFICE/WAREHOUSE/FLEX

4065 - 4085 L.B. McLeod Road, Orlando, FL 32811



1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.