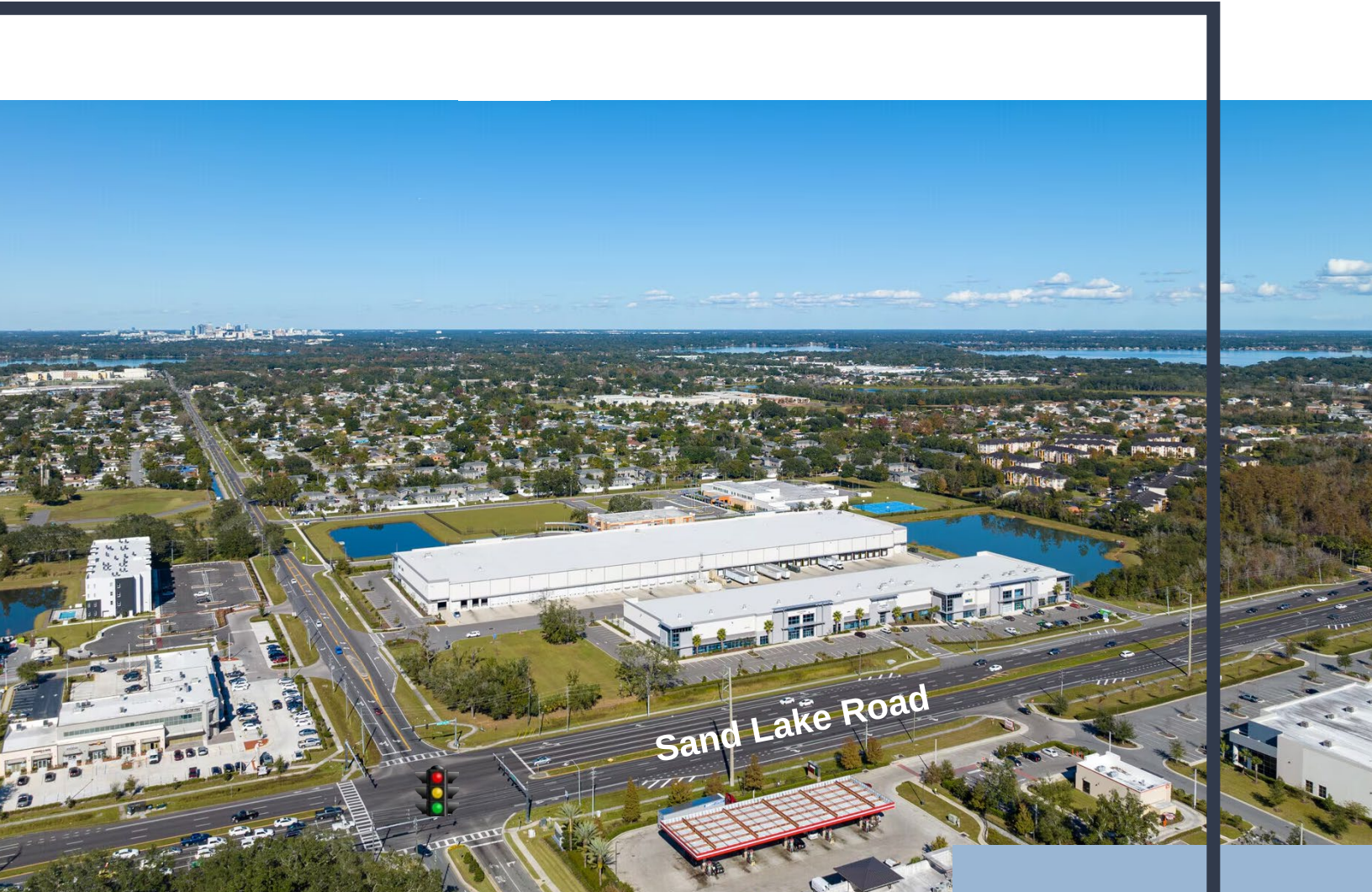




**SAND LAKE
COMMERCE CENTER**



**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



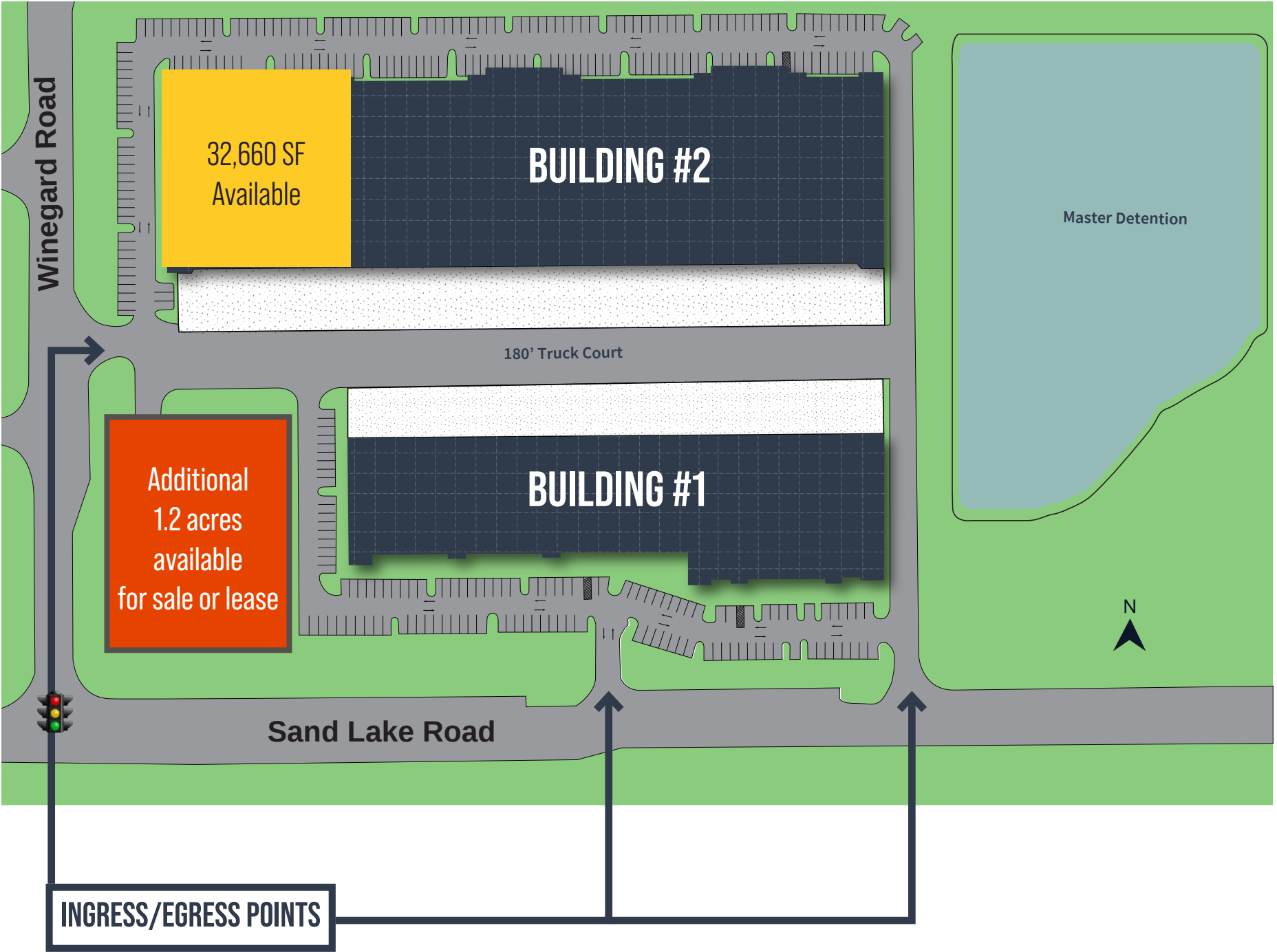
LONG WHARF
CAPITAL

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

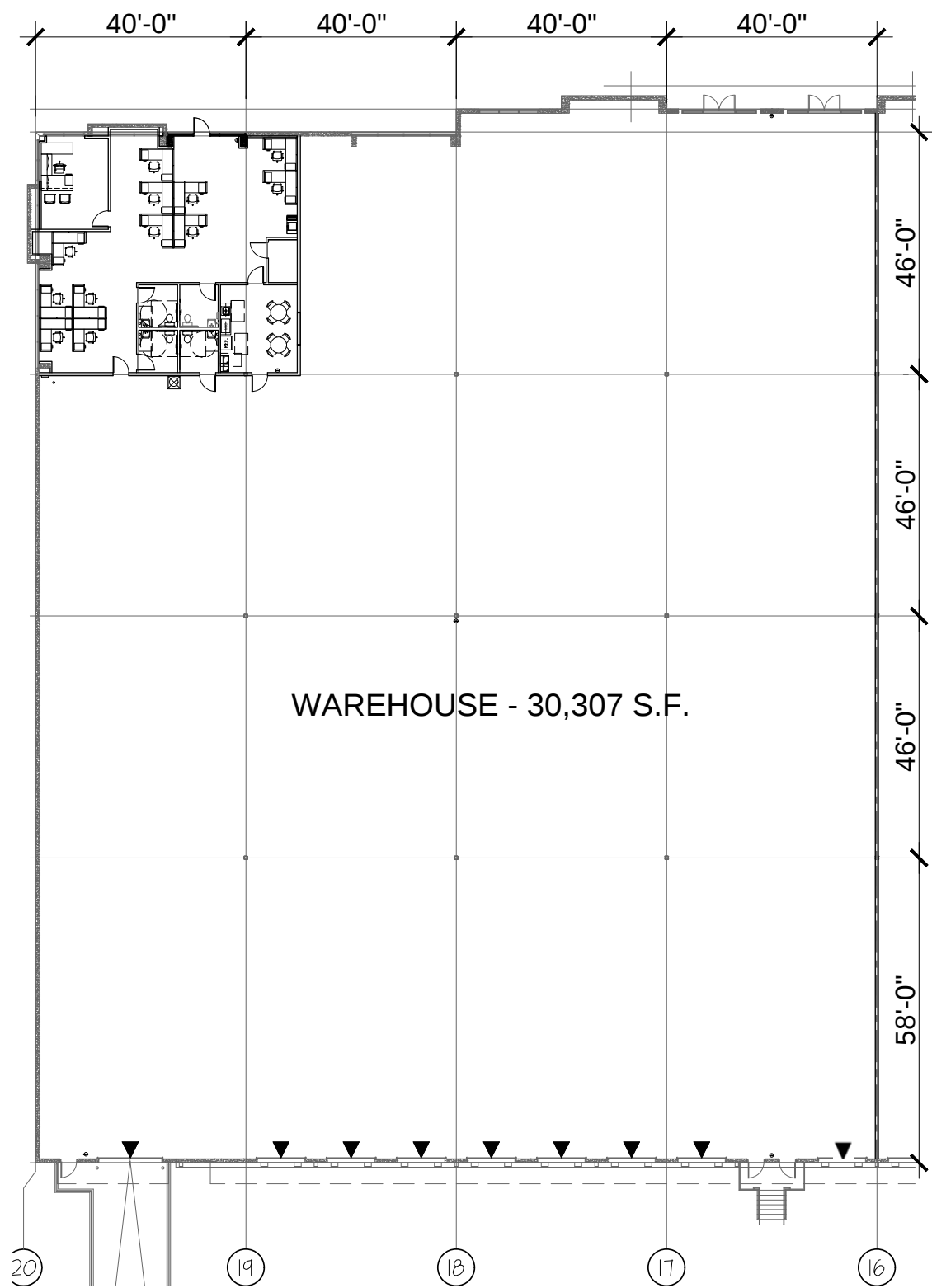
- 229,995 SF total
 - 79,006 SF - Building 1
 - 150,989 SF - Building 2
- Tilt-wall construction
- ESFR sprinkler system
- 28' - 30' clear heights
- 180' shared truck court
- Rear-load configuration
- Additional 1.2 acres available for sale or lease



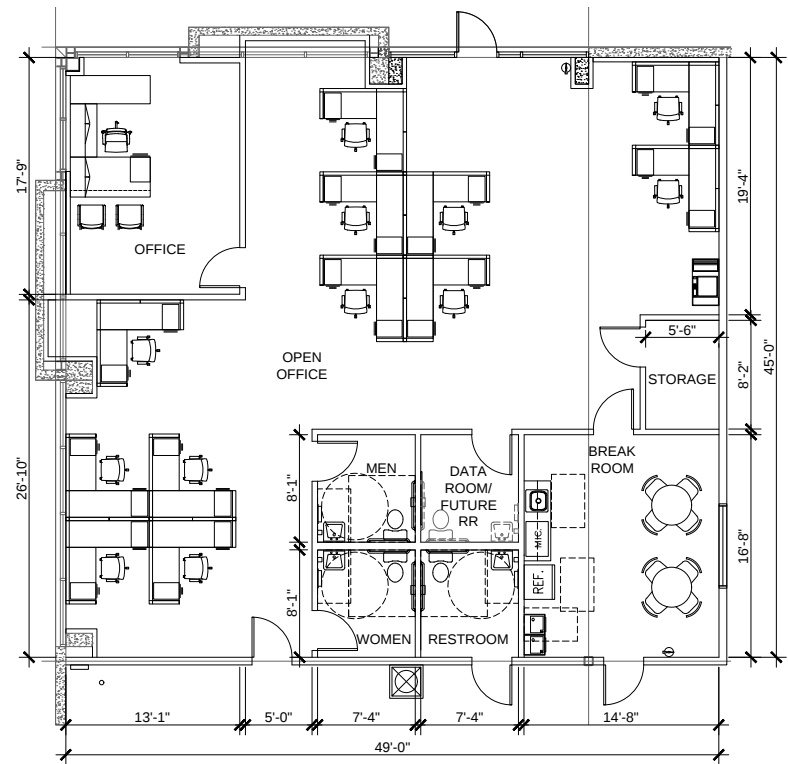
BUILDING 2

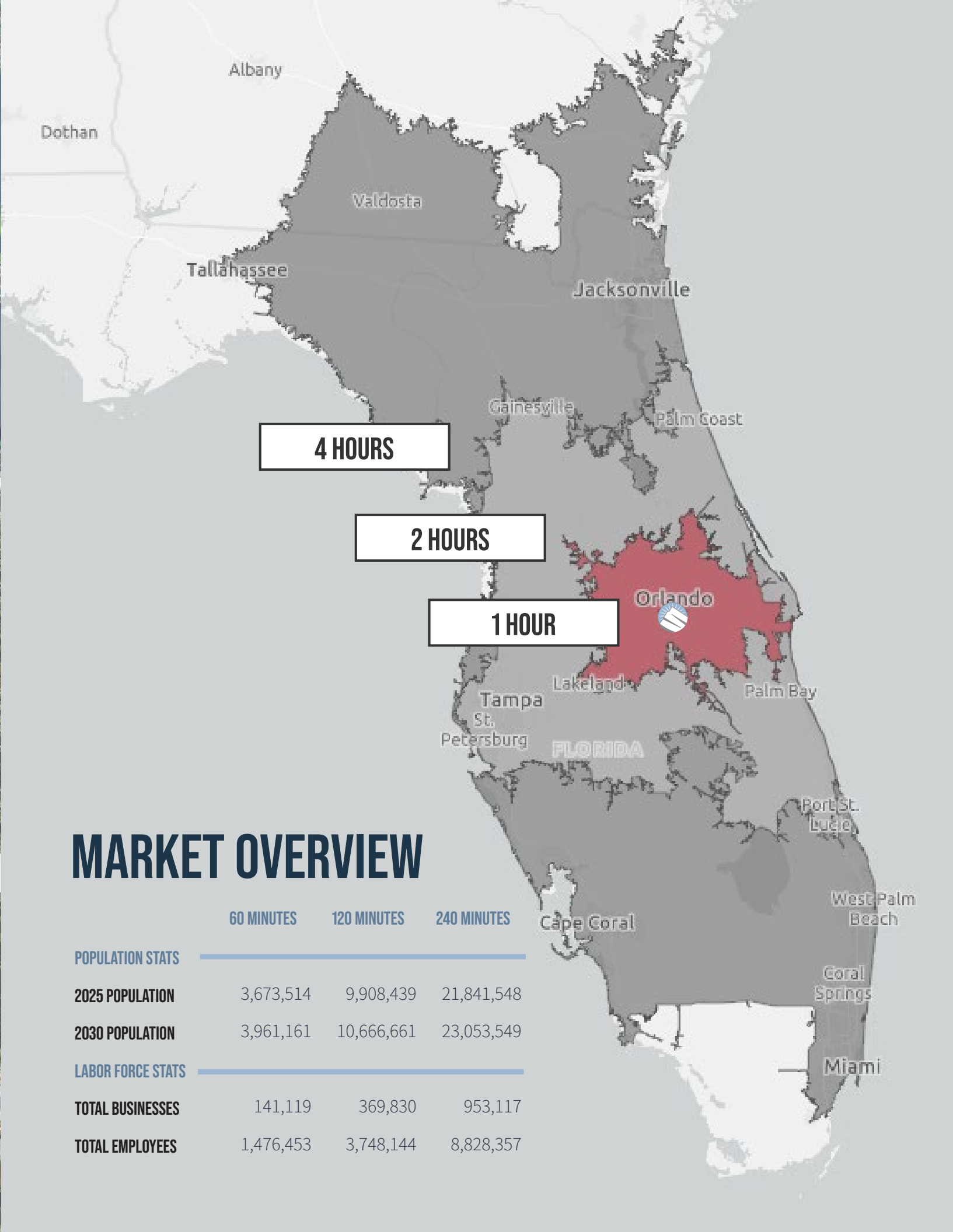
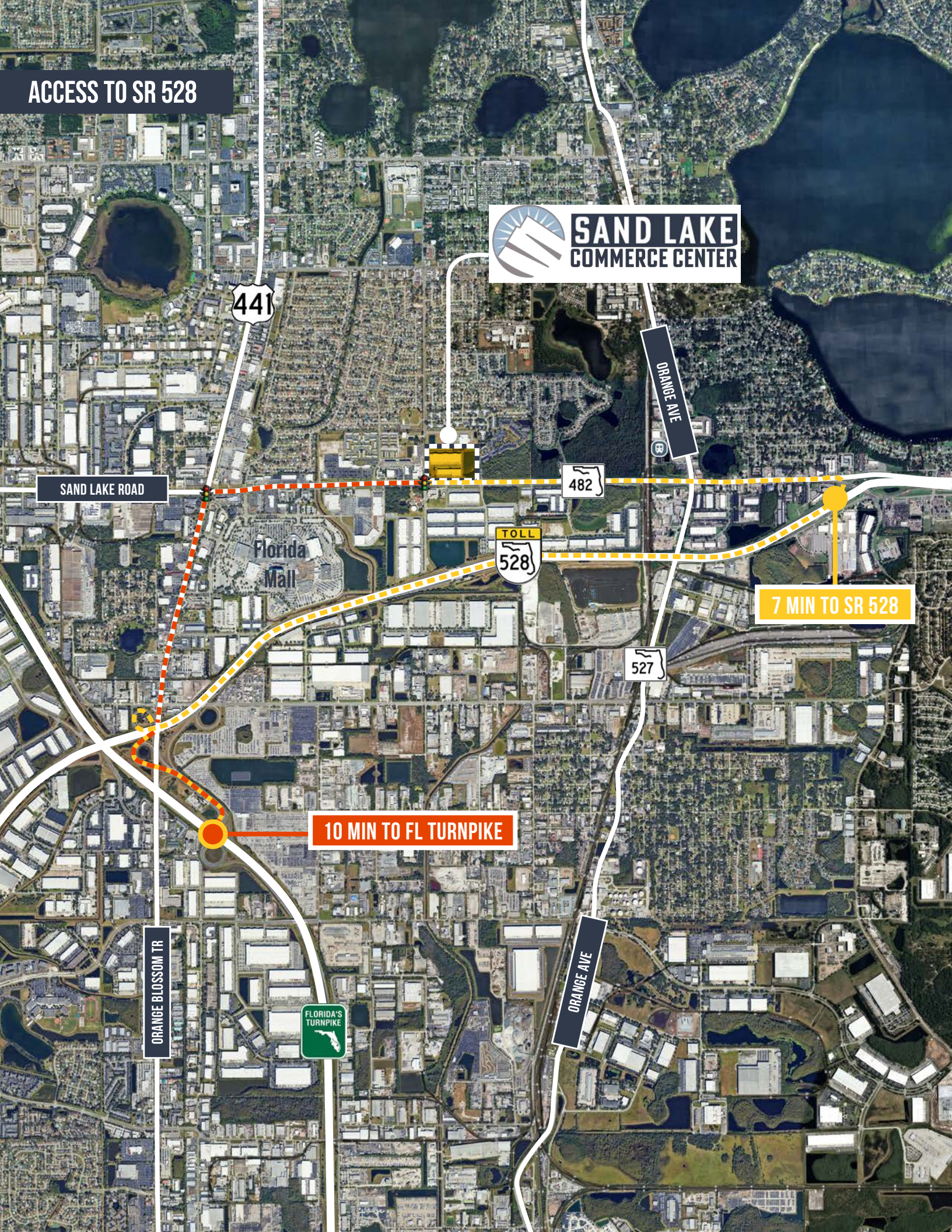
SUITE 290

Building Size:	150,989 SF
Available SF:	32,660 SF
Office Size:	2,353 SF
Clear Height:	30'
Loading:	Rear-load
Doors:	8 dock doors; 1 drive-in
Building Depth:	196'
Column Spacing:	40' x 46'
Parking Ratio:	1.32/1,000 SF



2,353 SF office

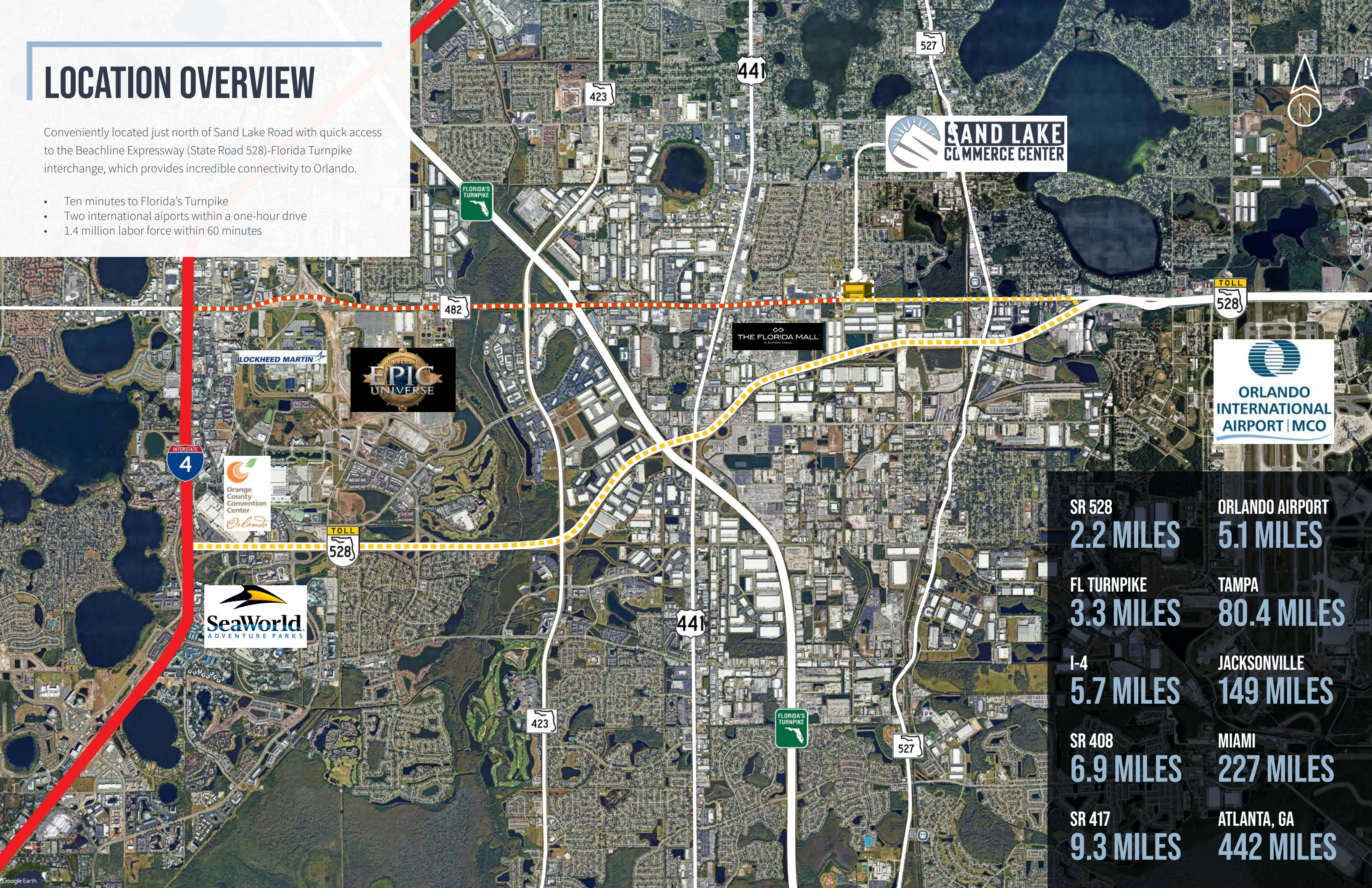




LOCATION OVERVIEW

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



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



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