FIRST CAPITAL Property Group
Commercial Real Estate Services

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: $21.00 / SF, NNN

± 1,800 - 6,134 SF Available

- 7906 - Unit 112: ±1,800 SF
- 7914 - Unit 105: ±3,306 SF
- 7914 - Unit 109: ±2,240 SF
- 7914 - Unit 114 & 115: ±5,114 SF
- 7914 - Unit 117 & 118: ±6,134 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 (47,500 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

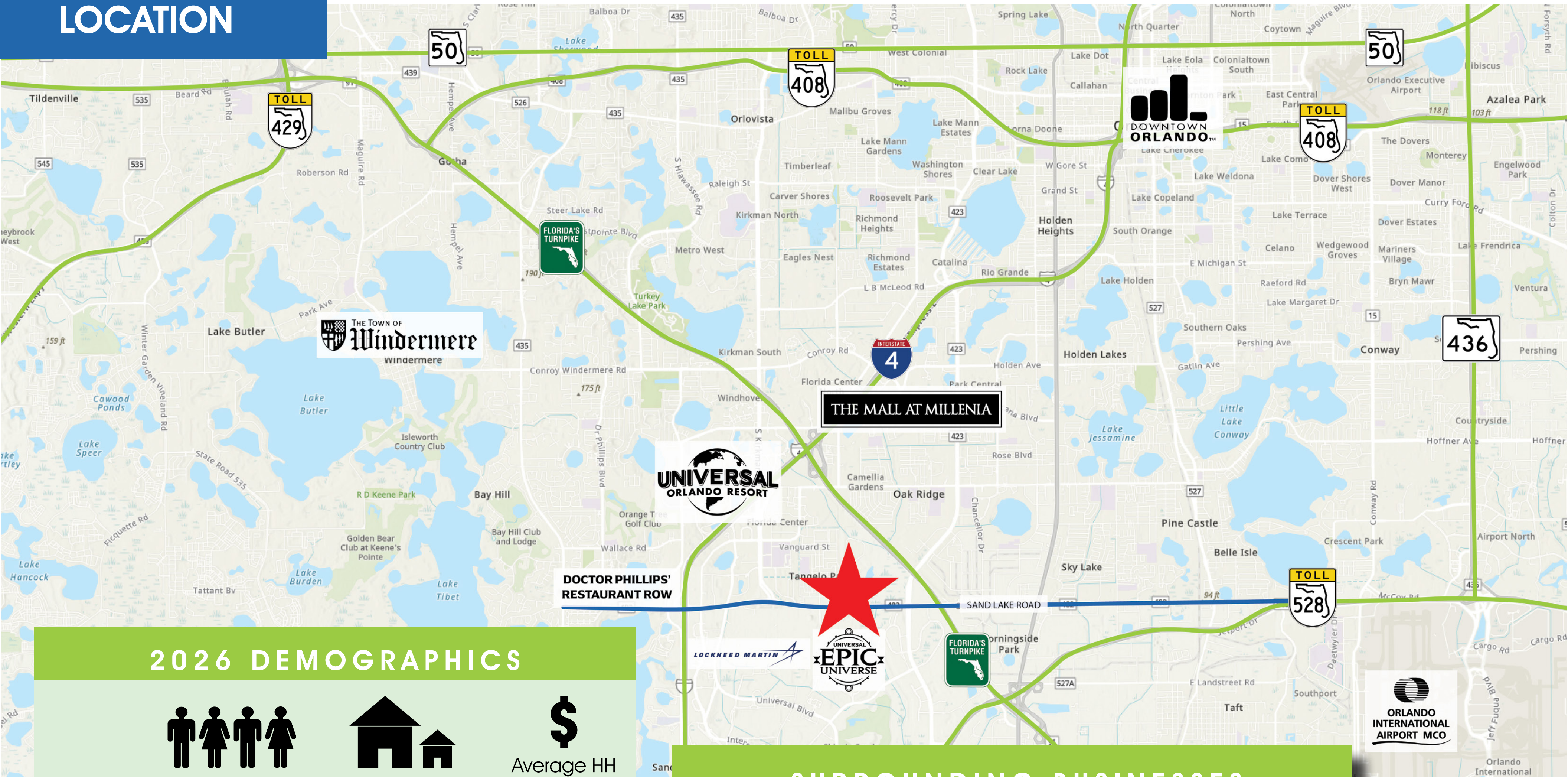
GRADE-LEVEL ACCESS

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

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LOCATION



2026 DEMOGRAPHICS

	Total Population	Total Households	Average HH Income
5 Mins	2,959	813	$80,361
10 Mins	37,401	13,670	$78,934
15 Mins	193,313	72,180	$93,104

SURROUNDING BUSINESSES

2026	5 Mins	10 Mins	15 Mins
Retail Businesses	158	776	2,075
Service Businesses	173	1,200	3,364

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SITE PLAN



TAKE A VIRTUAL TOUR VIA MATTERPORT

Visit: https://fcpg.com/Sand Lake Business Center/

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EXAMPLE UNIT IMAGES













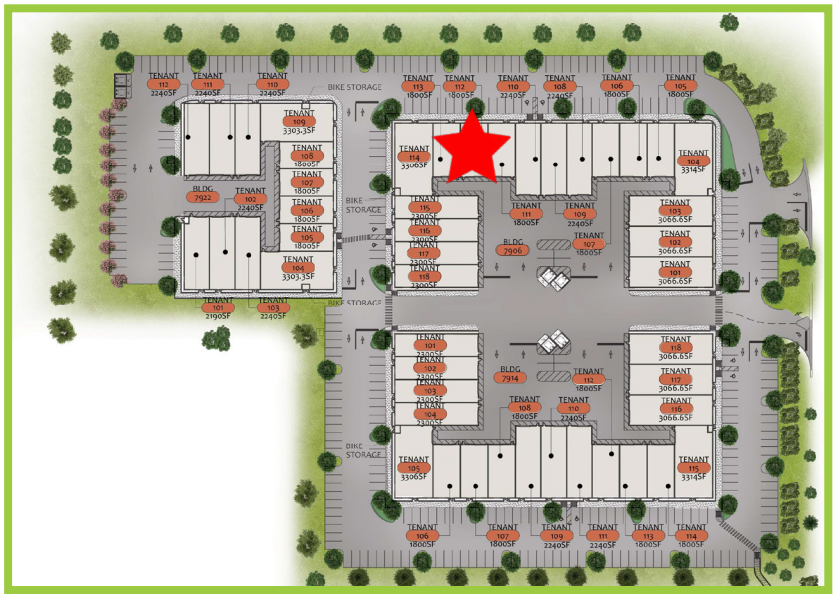
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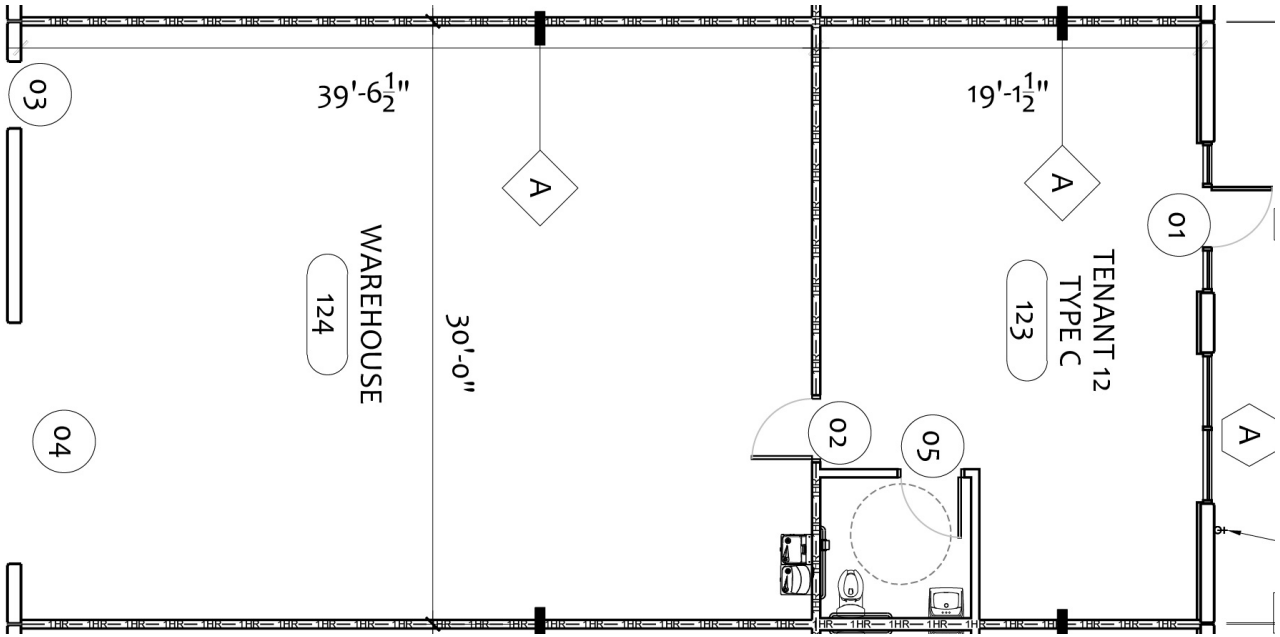
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7906 Unit 112: 1,800 SF



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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