

**AVAILABLE FOR LEASE**  
**± 1 TO 4 ACRES YARD OR**  
**BUILD TO SUIT UP TO 20,000 SF**



**FLEXIBLE YARD SPACE FOR LEASE | DIVISIBLE TO FIT YOUR NEEDS**



**6620 NORTH ORANGE BLOSSOM**

**Address:** 6620 North Orange Blossom Trail, Orlando FL (nearest address)

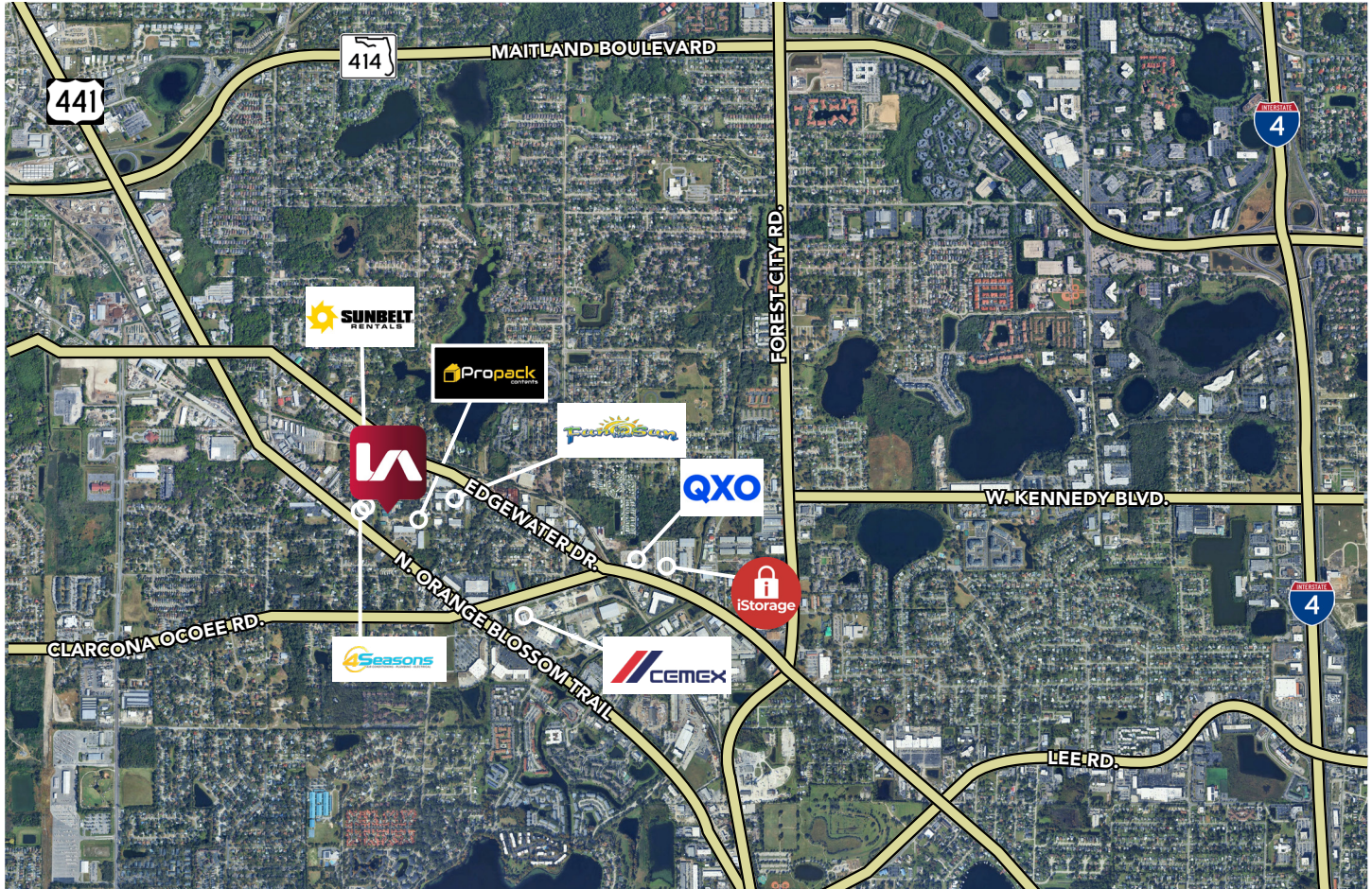
**Site Size:** ±1 to 4 AC

**Zoning:** 1.6 AC zoned C-3 fronting Orange Blossom Trail. Balance of Site is Ind-2/Ind-3 (Both governed by Orange County)  
Zoning permits outdoor storage  
[Click here for permitted uses](#)

**Access:** Curb cut on Orange Blossom Trail (27,000 AADT)  
Mills (Rear Entrance to Edgewater/Mott)  
Goins (Rear Entrance to Edgewater/Mott)  
These 3 access points allow for full circulation on the site.  
Potential for additional curb cut along North Orange Blossom Trail

**Site Improvements:** Fully fenced and lit  
Fully stabilized (except retention)  
Electric gate at rear entry  
11 Storage Canopies  
**Owner would consider a build-to-suit and has in-house development team to accomplish this**

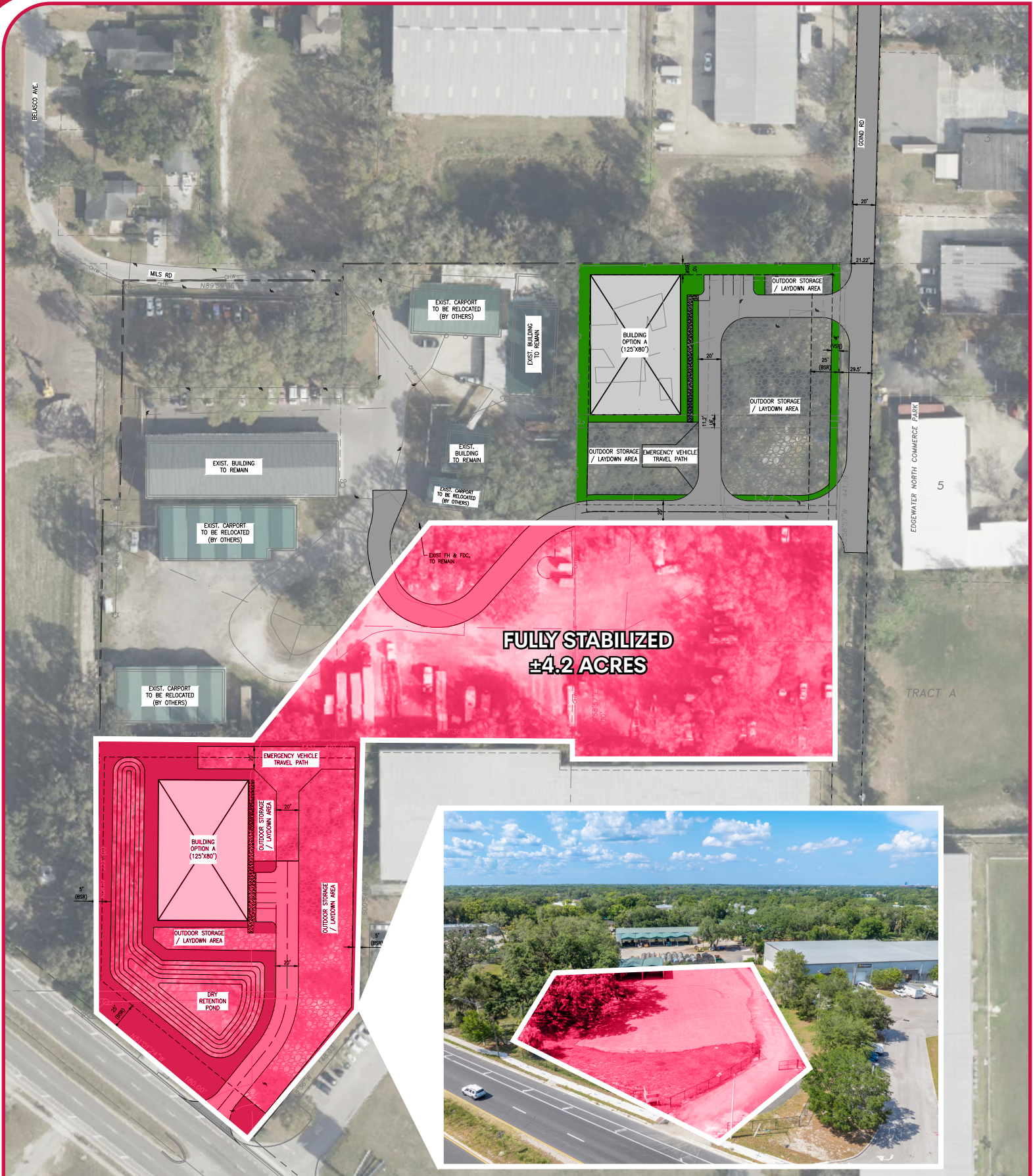
## OVERVIEW MAP



An aerial photograph of a large outdoor storage area. A large portion of the area is covered with a semi-transparent red overlay. In the upper left corner of the red area, there is a long, low building with a corrugated metal roof. The text "OUTSIDE STORAGE" is centered over the red area in a bold, white, sans-serif font with a black outline. The surrounding area includes a paved road on the right, a grassy area with trees on the left, and a parking lot with a few cars on the bottom right.

**OUTSIDE  
STORAGE**

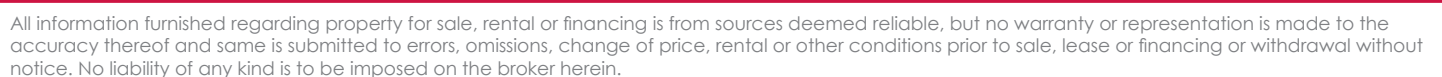
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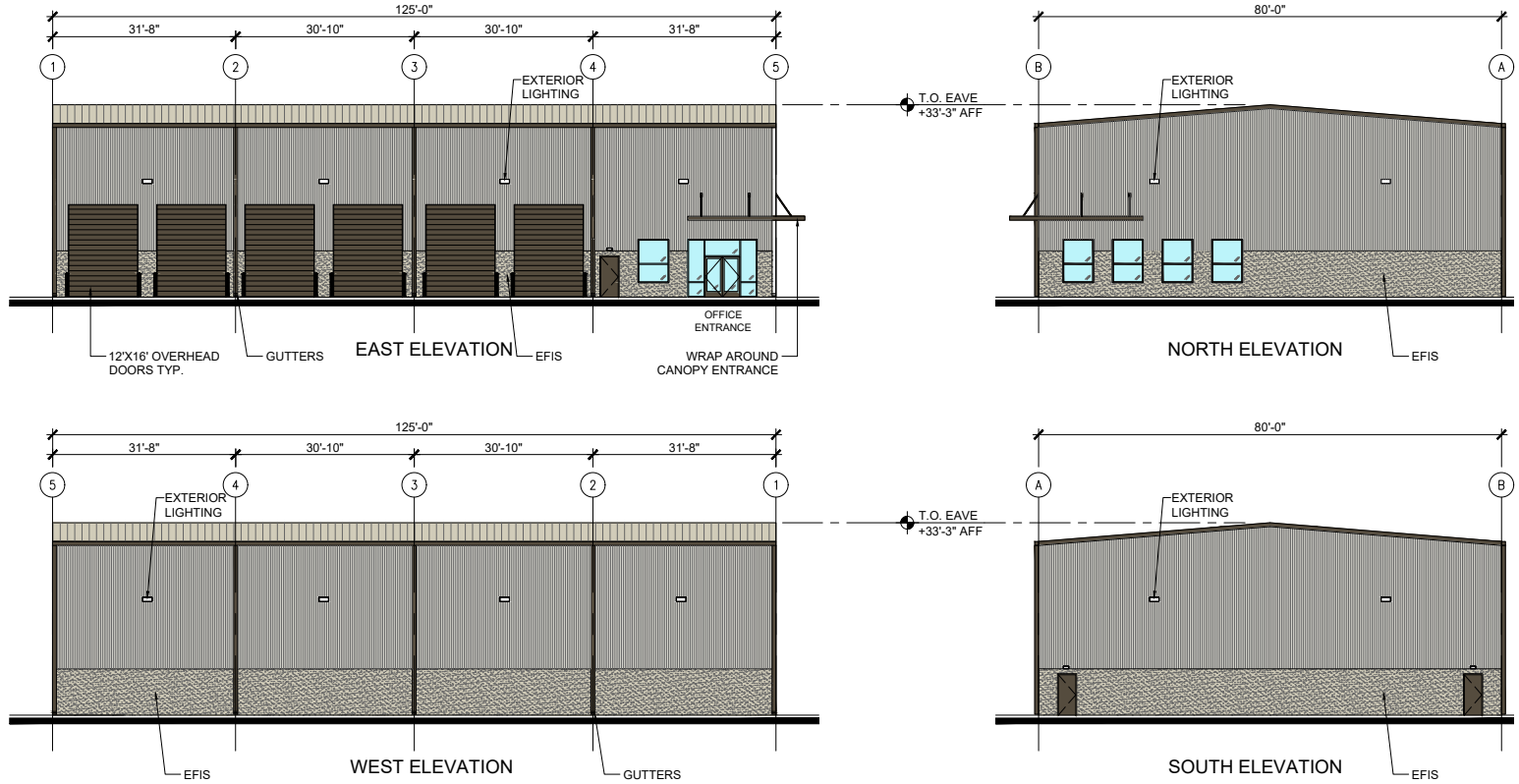
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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

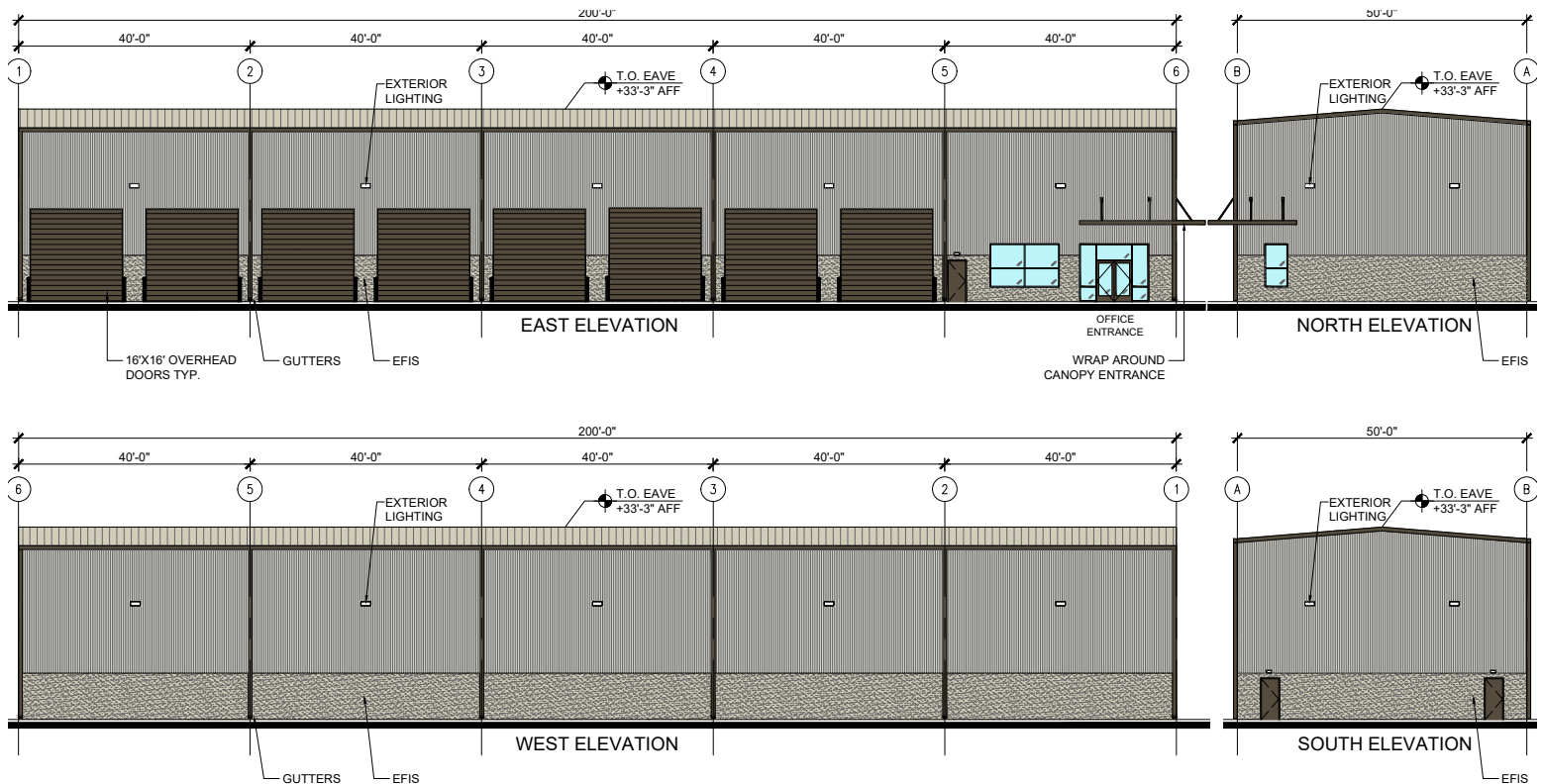


## OPTION 1



10,000 SQ. FT. PEMB SPEC. WAREHOUSE BUILDING  
W/ 922 SQ. FT. OFFICE

## OPTION 2



10,000 SQ. FT. PEMB SPEC. WAREHOUSE BUILDING  
W/ 1,134 SQ. FT. OFFICE

ACCESS FROM N OBT



POTENTIAL OUTSIDE STORAGE







## CONTACT:

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