



6979 Kingspointe Pky

6979 KINGSPONTE PKWY STE 3, ORLANDO, FL 32819

Property Overview

6979 Kingspointe Parkway, Suite #3 offers a 2,883 SF flex office/warehouse space with an additional 300 SF mezzanine, providing high ceilings designed to accommodate double-stacked inventory racking for enhanced storage capacity. The unit features a low dock with roll-in door, making it ideal for businesses requiring efficient loading and distribution capabilities.

Built in 2007 and located within a professionally maintained 33,470 SF office/warehouse complex, the property is zoned I-G (Industrial) within the City of Orlando, allowing for a wide range of industrial and flex uses. The site offers non-dedicated parking and is strategically positioned within Orlando's Tourist Corridor.



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://www.millenia-partners.com)

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EXECUTIVE SUMMARY

STE 3

6979 Kingspointe Pky



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	2,883 SF
Available SF:	2,883 SF
Number of Units:	12
Year Built:	2007
Zoning:	I-G

PROPERTY OVERVIEW

The property provides exceptional connectivity, located just 2.8 miles to Interstate 4, 3.8 miles to SR-528, 4.0 miles to the I-4/Florida's Turnpike interchange, and 5.0 miles to the Orange County Convention Center.

This offering presents a strong opportunity for office, warehouse, distribution, service, or light industrial users seeking a well-located flex space in one of Orlando's most active commercial corridors.

PROPERTY HIGHLIGHTS

- Prime location in the highly desirable Dr. Phillips / Southwest Orlando submarket
- Immediate access to Sand Lake Road (Restaurant Row), I-4, and Florida's Turnpike
- Minutes from Universal Orlando Resort, International Drive, and major hospitality corridors
- Surrounded by high-income residential communities and luxury multifamily developments
- Strong daytime population driven by office, tourism, and service industries

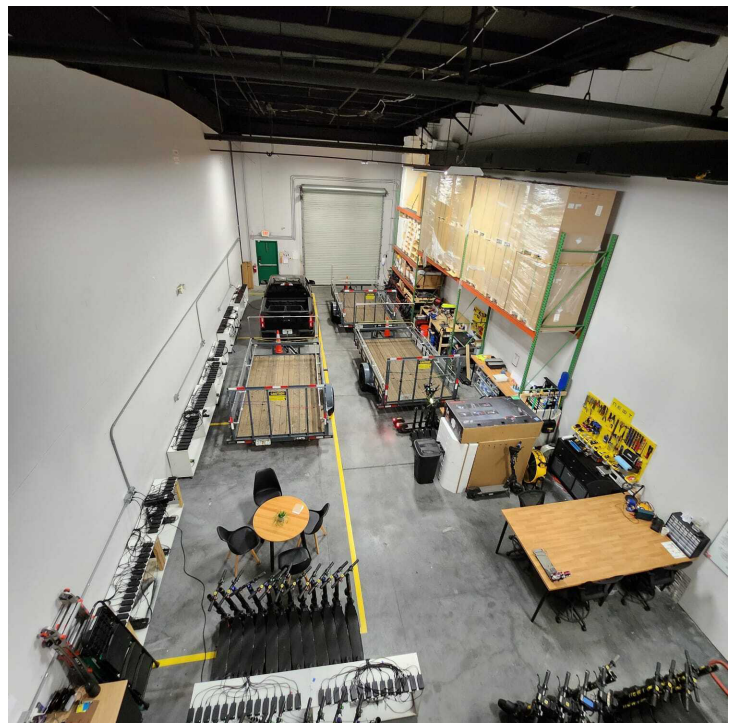
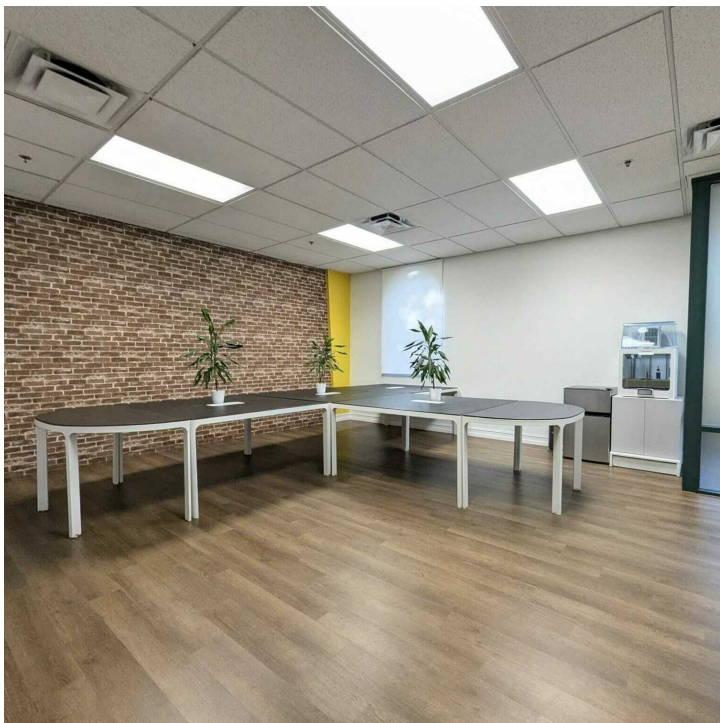
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INDUSTRIAL PROPERTY
For Lease

ADDITIONAL PHOTOS

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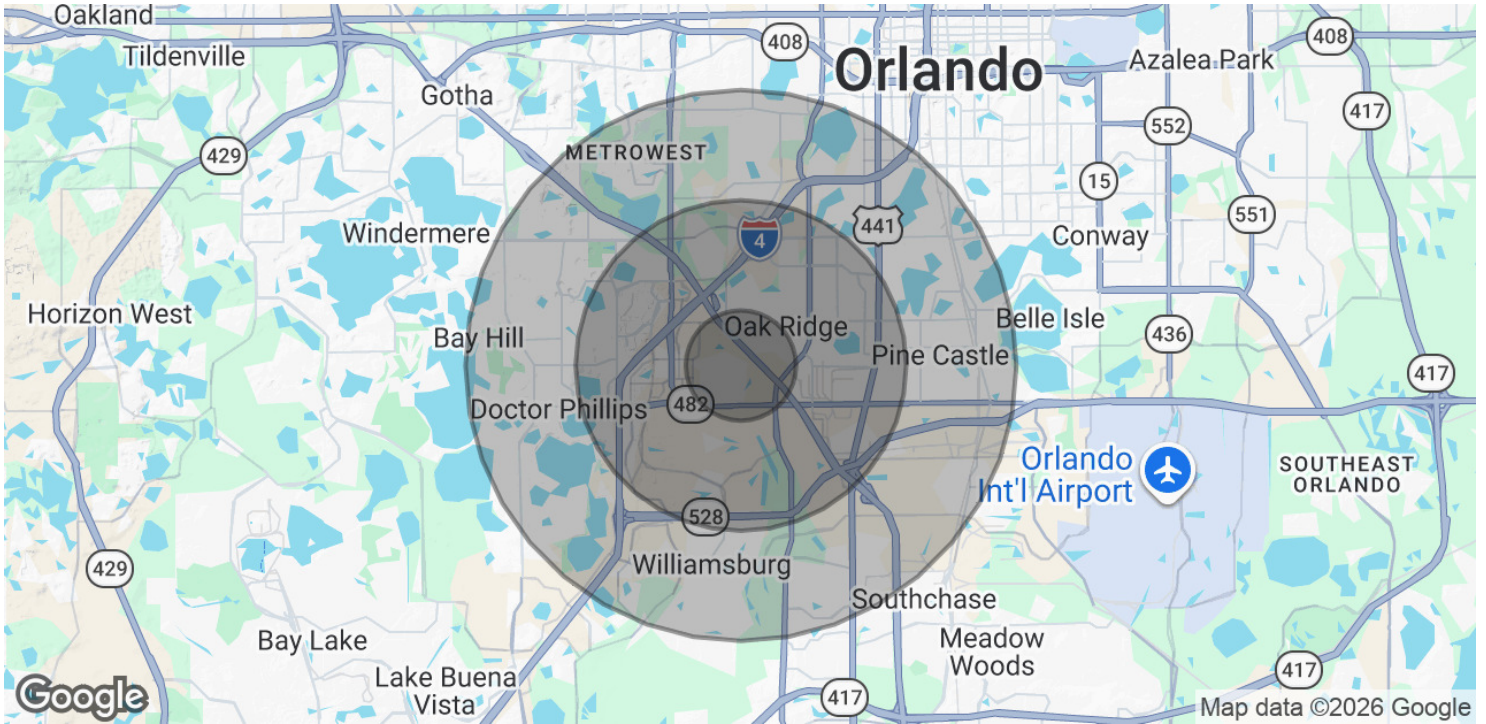
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,150	90,661	228,685
Average Age	36	36	38
Average Age (Male)	35	35	37
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,882	34,053	84,977
# of Persons per HH	3.2	2.7	2.7
Average HH Income	\$56,506	\$72,083	\$88,799
Average House Value	\$241,588	\$296,306	\$368,077

Demographics data derived from AlphaMap

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