

For Lease

CBRE

6715 NARCOOSSEE RD

ORLANDO, FL 32822



CONCEPTUAL RENDERING

NARCOOSSEE ROAD

AADT: 25,000

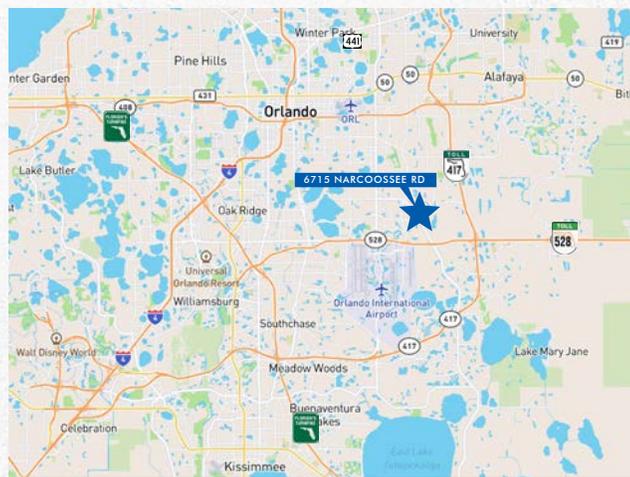
±7,245 - 36,225 SF PURPOSED WAREHOUSE SPACE WITH IOS

PROPERTY DETAILS

- + ±6.63 Acres Land Available
- + Zoned ORG-IND-2/IND-3

PROPERTY HIGHLIGHTS

This highly accessible opportunity on Narcoossee Road is ideally suited for strategic positioning and operational efficiency. With 6.63± acres available the site accommodates a wide range of uses—such as construction material staging, equipment storage, fleet parking, or trade-service operations requiring both yard space and flexible building options. Conceptual plans for two modern flex-storage buildings support tenants needing a blend of warehouse, showroom, or service bays, while built-to-suit opportunities allow customization for specific workflow, inventory, or loading requirements. Proximity to SR 528, SR 417, and Orlando International Airport ensures fast regional distribution and easy access for crews, deliveries, and customers.



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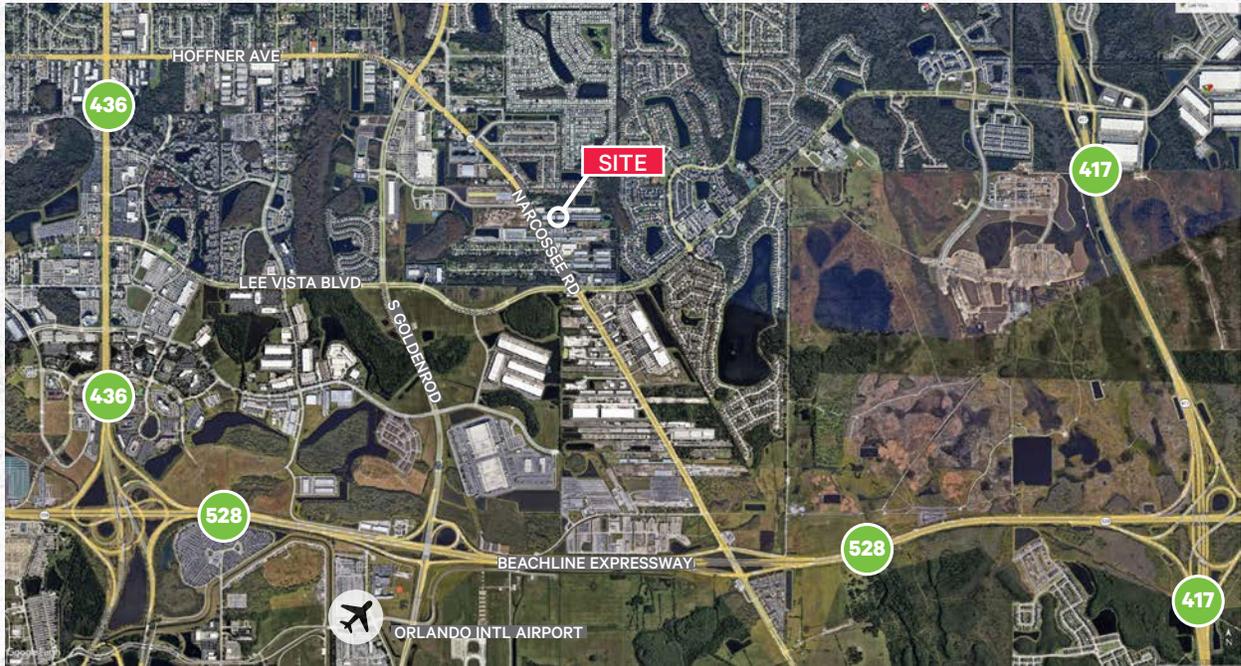
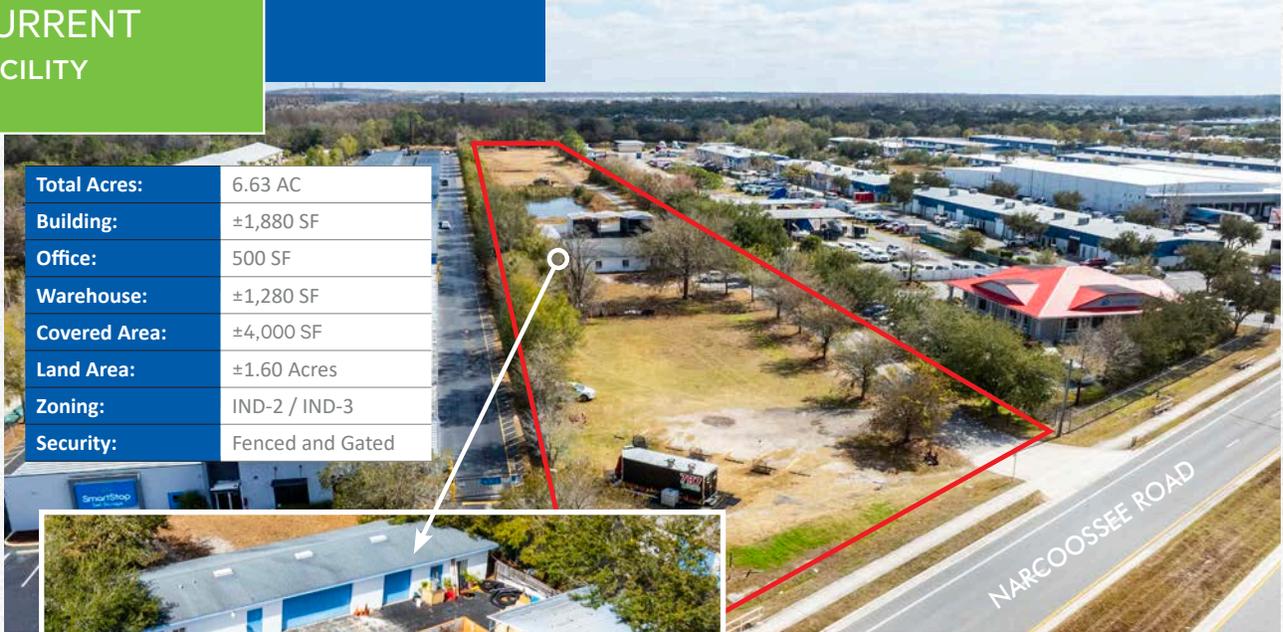
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CURRENT FACILITY

Total Acres:	6.63 AC
Building:	±1,880 SF
Office:	500 SF
Warehouse:	±1,280 SF
Covered Area:	±4,000 SF
Land Area:	±1.60 Acres
Zoning:	IND-2 / IND-3
Security:	Fenced and Gated



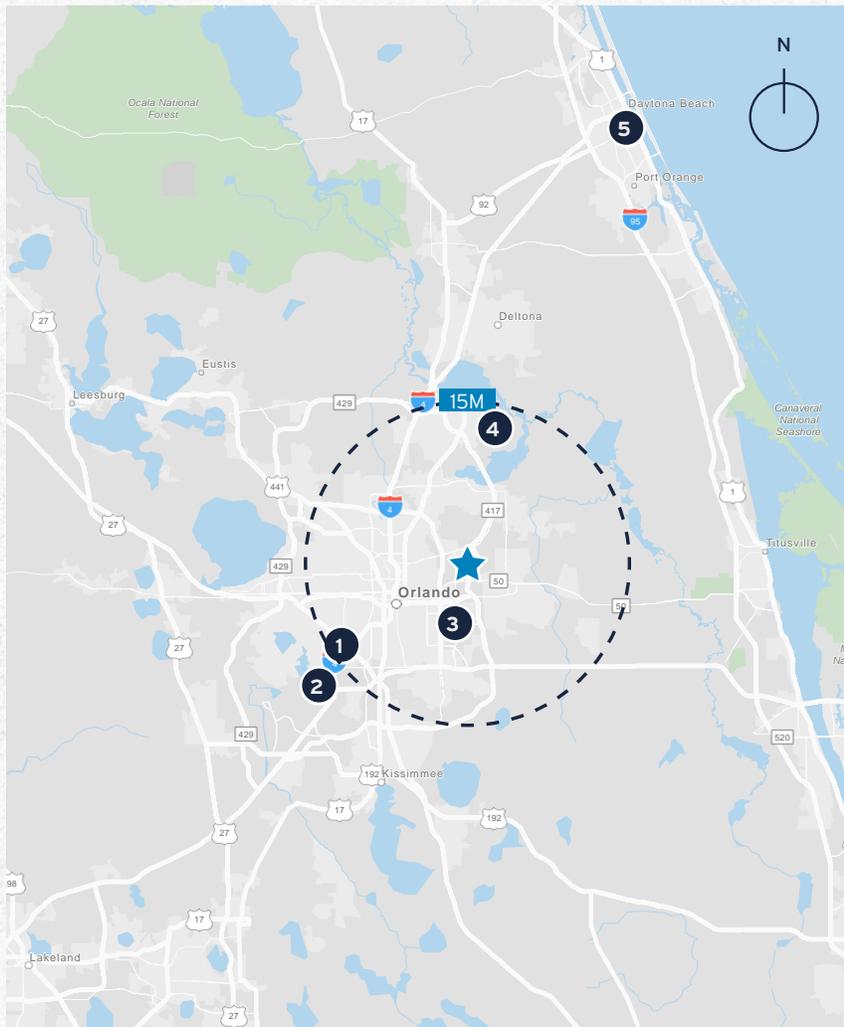
LOCATION HIGHLIGHTS

Strategic Location with Excellent Connectivity: Proximity to major highways and Orlando Intl Airport ensures efficient logistics and accessibility for regional and national operations.

Flexible Divisibility: The property offers highly flexible acreage options, ranging from 2.00 to 6.80± acres, and can be divided for single, two, or even three tenants. This adaptability caters to a wide range of business needs.

Zoned for All Outdoor Storage Uses: This broad zoning classification (ORG-IND-2/IND-3) is a significant advantage for businesses requiring outdoor storage, as it eliminates potential zoning hurdles often associated with such operations.

HIGHWAY ACCESS



Key Distances

- 1 Florida's Turnpike**
10.6 Miles | 14 Minutes
- 2 Theme Parks, Orange County Convention Center**
14.4 Miles | 23 Minutes
1.5M Visitors/Weekly to Orlando
- 3 Orlando Int'l Airport (MCO)**
4.5 Miles | 10 Minutes
- 4 Orlando/Sanford Int'l Airport**
30 Miles | 35 Minutes
- 5 Daytona Beach**
68 Miles | 1.17 Hours

Area Demographics

15 MILES	
Businesses	86,816
Employees	945,500
Population	1,827,431
Households	674,580
Avg. Household Income	\$111,371
16+ in Labor Force	96.7%
Daytime Population	2,017,951
Consumer Annual Budget	\$65.0B

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