

FREE-STANDING INDUSTRIAL BUILDINGS FOR LEASE

7100 & 7110 EDGEWATER DRIVE
ORLANDO, FL 32810



UP TO ±12,800 SF AVAILABLE

LOCATION

Strategically located in northwest Orlando within the Lockhart submarket, providing excellent connectivity to many of Central Florida's key transportation corridors. The property fronts Edgewater Drive (SR 424), a major north-south arterial roadway that serves as a primary commuter route between Orlando, College Park, Maitland, and Apopka. Within a five-mile radius, the site offers convenient access to several major thoroughfares, including Interstate 4, Orlando's primary regional interstate connecting Tampa, Downtown Orlando, and Daytona Beach; Lee Road; Maitland Boulevard, providing direct access to the Orlando beltway system; US 441; State Road 434; and John Young Parkway.



Zoning: C-3 (Orange County)
[Click Here For Permitted Uses](#)

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- Frontage on Edgewater Drive
- Entire site can be fenced and gated
- Ideal for contractor, distribution, storage, light manufacturing, or flex users
- Ample paved parking and loading area



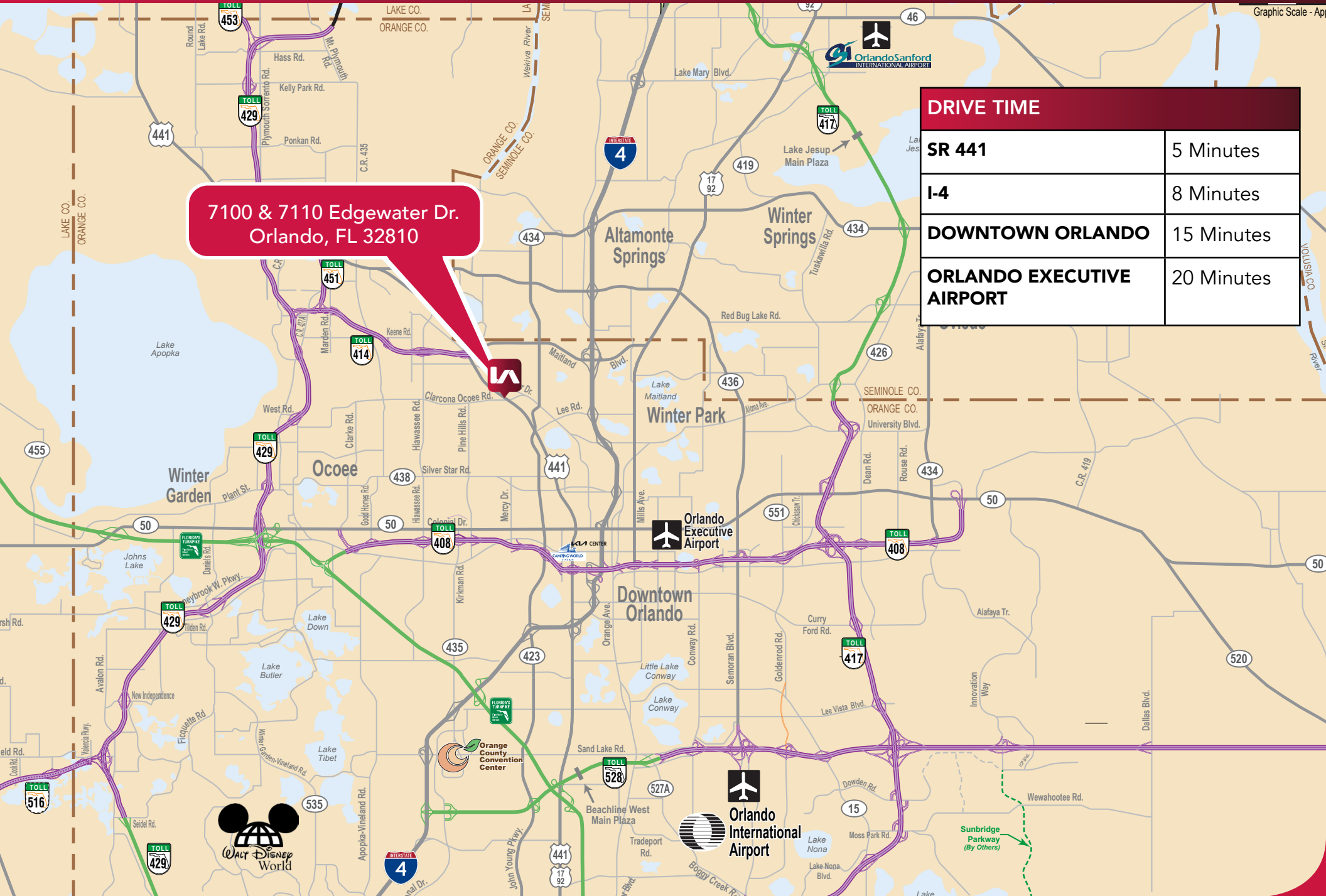
BUILDING	SIZE (SF)	LAND SIZE	OFFICE SF	CLEAR HEIGHT	DOORS	TRUCK COURT	PARKING
7100	12,800 SF	±3.44 Acres	5,440 SF	20'	1 Dock Well and 1 Grade Level Door	±150' Deep	15 Lined parking Spaces
7110	5,996 SF	±0.24 Acres	1,840 SF	18'	1 Grade Level Door	N/A	6 Lined parking Spaces







LOCATION OVERVIEW | 7100 & 7110 EDGEWATER DR, ORLANDO, FL 32810



**7100 & 7110 Edgewater Dr.
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DRIVE TIME	
SR 441	5 Minutes
I-4	8 Minutes
DOWNTOWN ORLANDO	15 Minutes
ORLANDO EXECUTIVE AIRPORT	20 Minutes



Positioned along the highly traveled Edgewater Drive corridor, 7100 Edgewater Drive offers exceptional access to Orlando's major transportation routes and business districts. The property is minutes from US 441 (Orange Blossom Trail), Lee Road, Princeton Street, and Interstate 4, providing convenient connectivity throughout Central Florida. Located just north of Downtown Orlando, the area benefits from a dense residential population, strong daytime employment, and proximity to College Park, Winter Park, and Orlando's urban core. The property's strategic location offers quick access to Orlando Executive Airport, major employers, retail amenities, and regional transportation networks, making it an ideal location for a variety of commercial uses.

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