

For Lease

# Class A Dock-High Warehouse/Flex Space

7,709 - 18,030 SF | \$16.95/SF NNN



## Semoran CommerCenter at OIA

6870 Shadowridge Drive, Orlando, Florida 32812

### Property Highlights

- 58,219± SF Class "A" flex building
- Tilt wall construction with dock-high loading
- Ceiling height: 24' minimum
- Electrical: Three-phase
- Parking ratio: 2.5/1,000 SF
- Zoning: Light Industrial (ORL-I-P/AN)
- Great location 5 minutes north of Orlando International Airport (OIA) and 20 minutes from Downtown Orlando
- Easy access to SR 436 (Semoran Blvd), SR 528 (Beachline), SR 408 (East-West), US Hwy 441 & I-4
- Join existing tenants: ADT, Paychex and Prime Therapeutics

Lease Rate: \$16.95/SF NNN (Op Exp: \$4.03/SF)

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)	Available
Suite 107	\$16.95/SF NNN	10,321	09/01/26
Suite 109	\$16.95/SF NNN	7,709	09/01/26



For more information

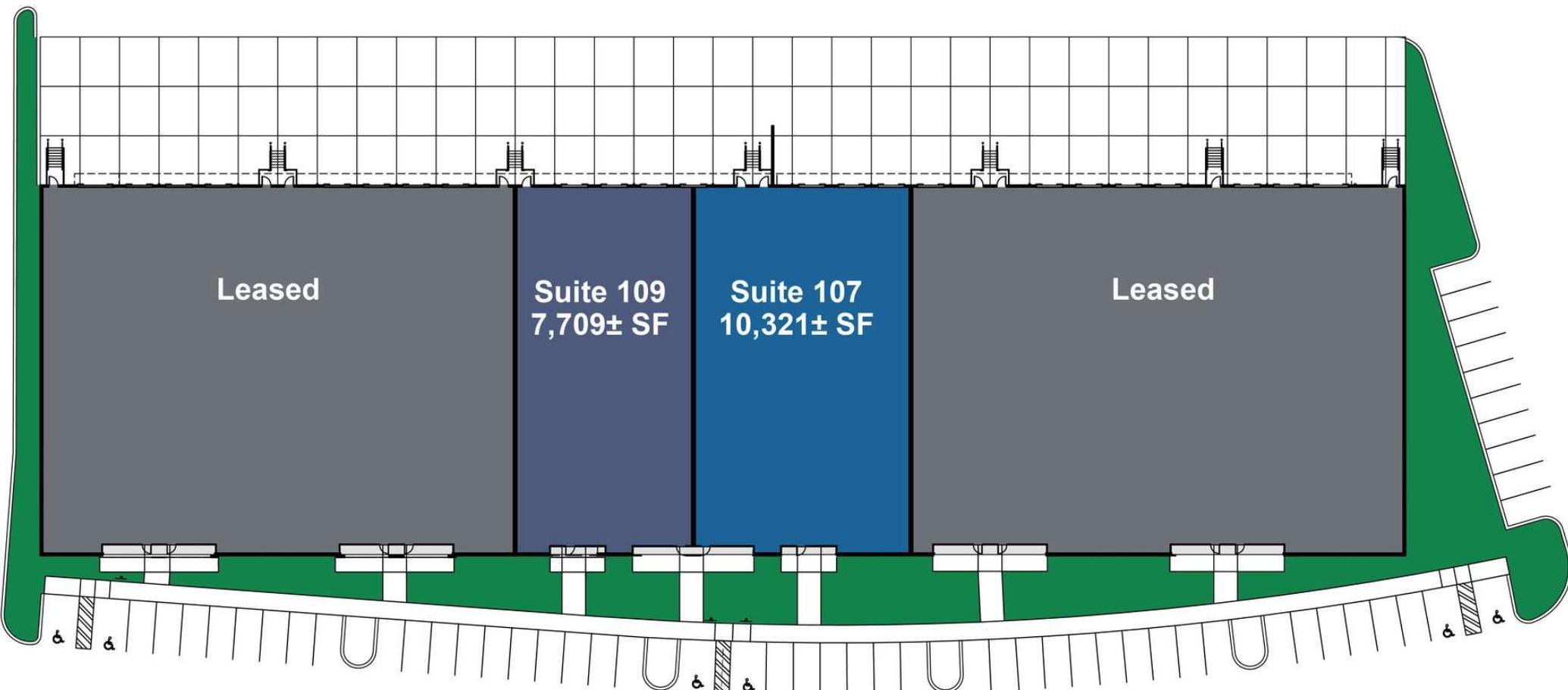
**Tom R. Kelley II, CCIM**

O: 407 949 0715  
tkelley@realvest.com

**Mary Frances West, CCIM**

O: 407 949 0725  
mfwest@realvest.com

# Site Plan

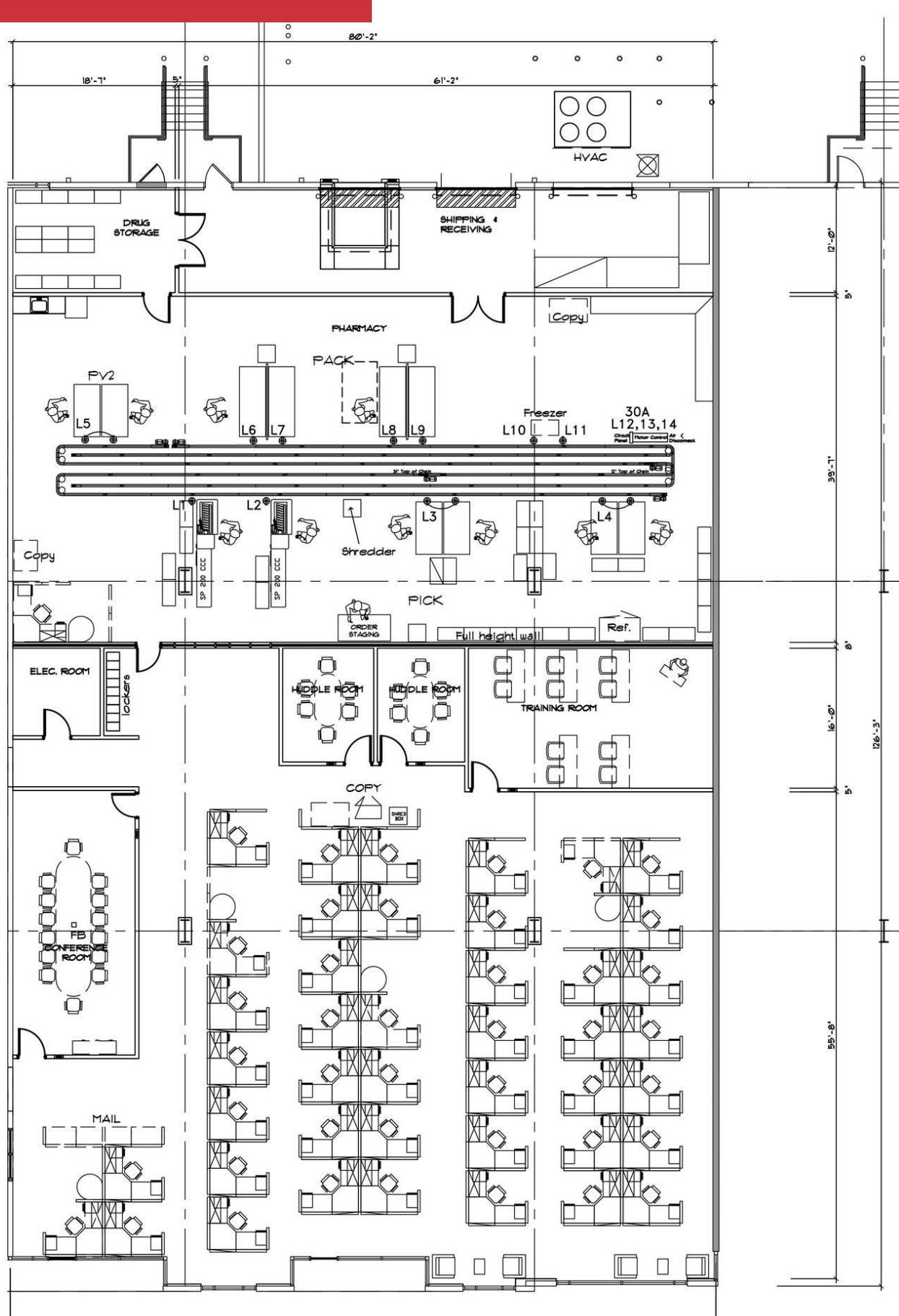


# Property Photos



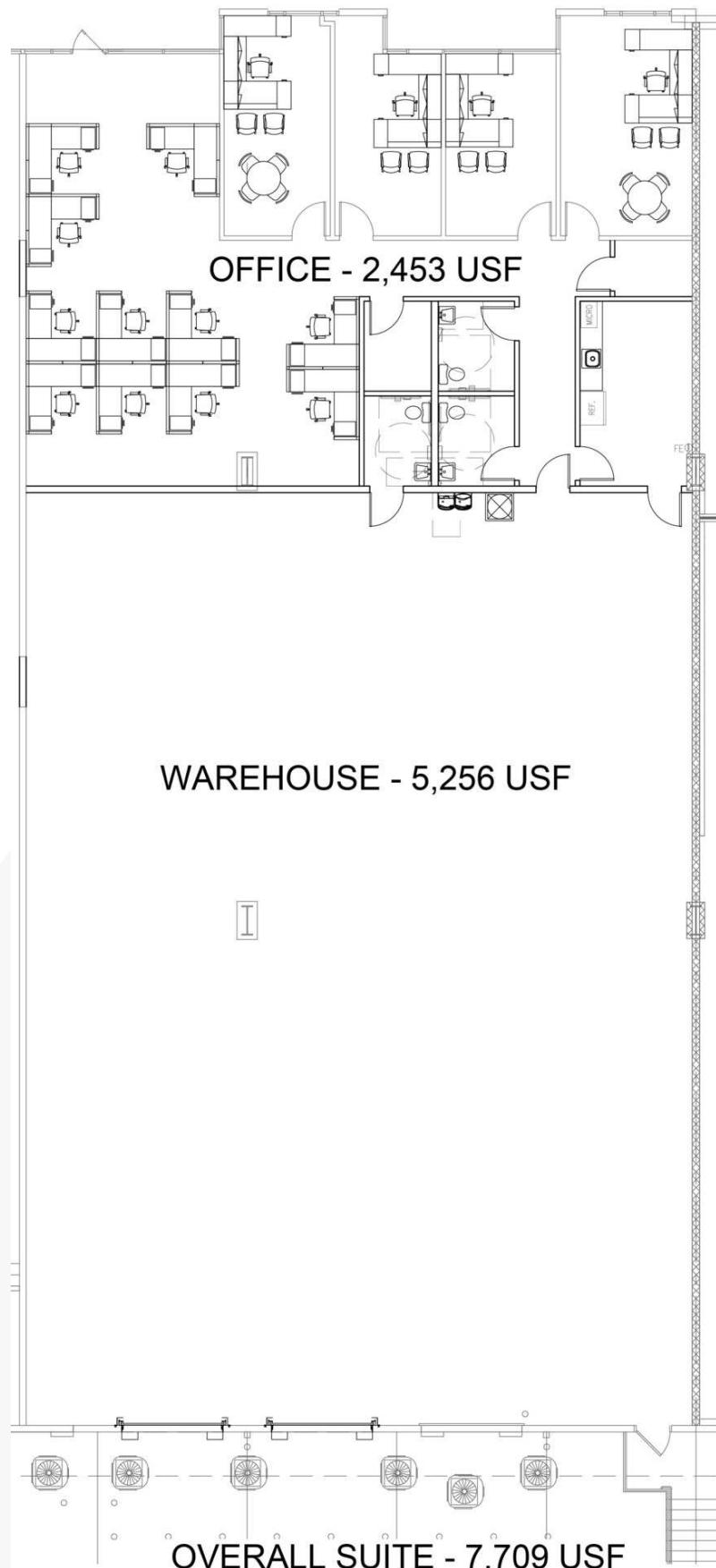
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

# Suite 107 - 10,321± SF



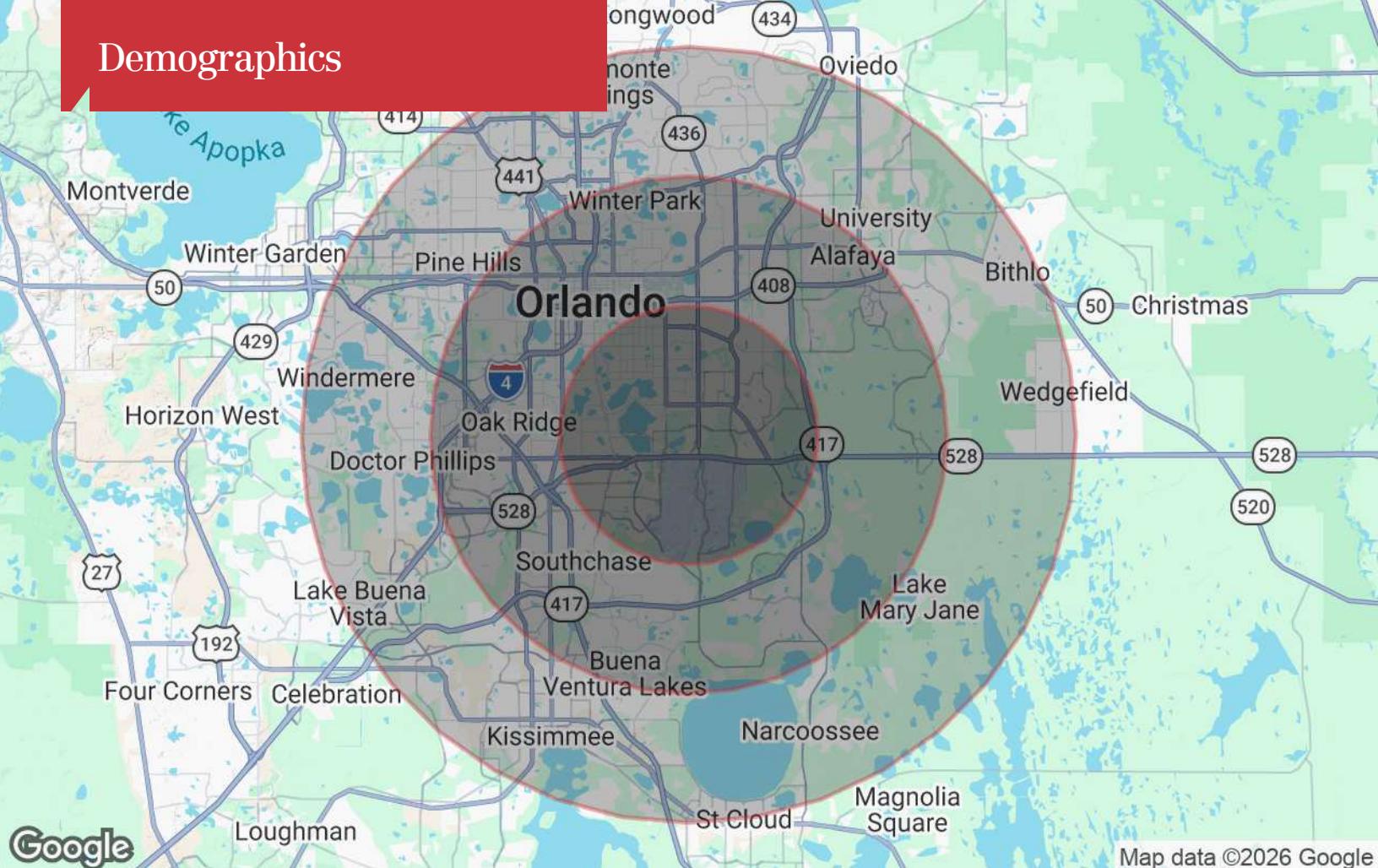
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

# Suite 109 - 7,709± SF



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

# Demographics



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	197,729	776,926	1,689,110
MEDIAN AGE	40	39	39
MEDIAN AGE (MALE)	39	38	38
MEDIAN AGE (FEMALE)	41	40	40

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	75,533	287,201	620,310
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$92,627	\$97,258	\$97,480
AVERAGE HOUSE VALUE	\$343,612	\$384,072	\$398,959

\* Demographic data derived from 2020 ACS - US Census

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.