



# DREW TINA COMMERCE CENTER - SUITE 15

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FL #SL3317523



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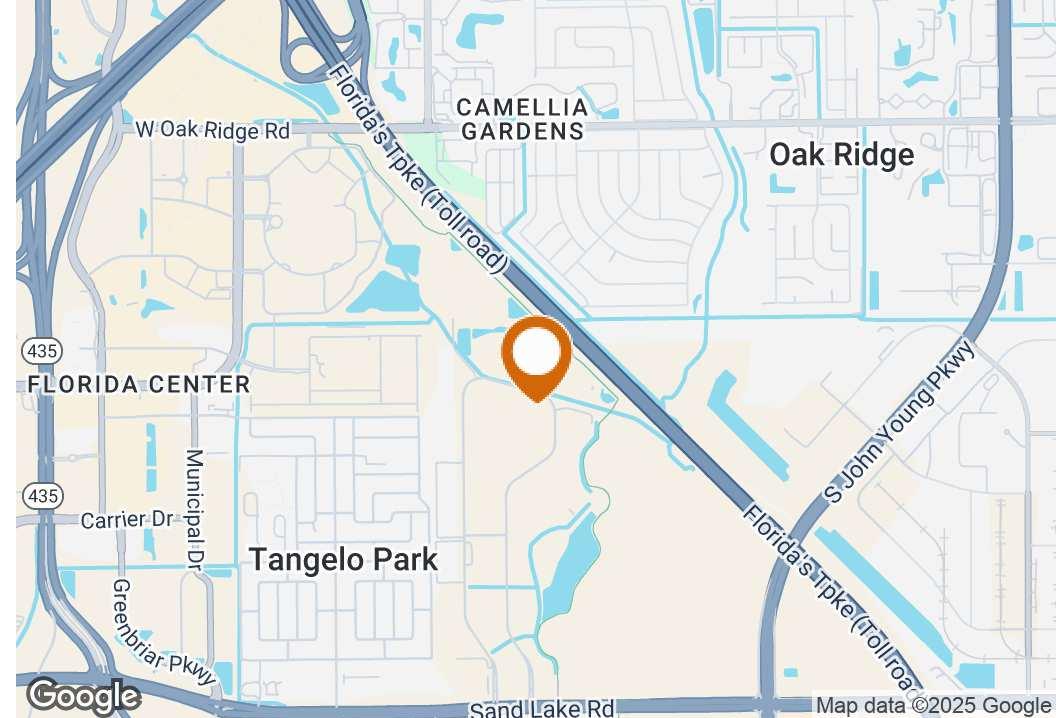
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Section 1

# PROPERTY INFORMATION

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$18.00 p/RSF/yr (NNN)</b>
<b>Available SF:</b>	4,100 SF
<b>Taxes:</b>	\$3.58 p/RSF
<b>CAM (Includes Insurance):</b>	\$3.09 p/RSF
<b>Lot Size:</b>	1.51 Acres
<b>Year Built:</b>	2006
<b>Renovated:</b>	2017
<b>Zoning:</b>	I-P
<b>Market:</b>	Orlando MSA
<b>Submarket:</b>	SW Orange County

## PROPERTY OVERVIEW

Saunders Commercial is proud to present this beautifully maintained 4,100 SF Flex space industrial warehouse condo in the Crownspointe Commerce Park in Orlando, FL. The space features two-rear-load dock high bays with roll-up doors, Clear Height of 24' allowing for installation of racking systems and more space. Office interiors have been recently renovated with fresh paint and new flooring throughout providing a turnkey opportunity for the ideal tenant.

## PROPERTY HIGHLIGHTS

- Available June 1, 2025
- Immediate occupancy available!
- 24' Ceiling Height
- Two (2) Dock-High Doors | Rear load
- Turnkey | Freshly renovated with new paint & Flooring
- Access to 122 employee parking spaces
- I-G zoning, City of Orlando

## PROPERTY DESCRIPTION



### LOCATION DESCRIPTION

Located within the Heart of Central Florida's Major Thoroughfares, with Premier Access to Interstate-4, Florida's Turnpike, and SR-528.

- Vital Positioning within Orlando's MSA's Industrial Corridor
- Direct Access to SR-482 (Sand Lake Road)
- 2.8 Miles to I-4 via SR-435
- 3.3 Miles to US-441 via SR-482
- 3.8 Miles to SR-528 Toll via SR-423
- 4.0 Miles to I-4 and FL Turnpike Interchange
- 5.0 Mile to the Orange County Convention Center
- 12 Miles to the Orlando International Airport via SR-528

### EXTERIOR DESCRIPTION

Stucco/Cinder Block

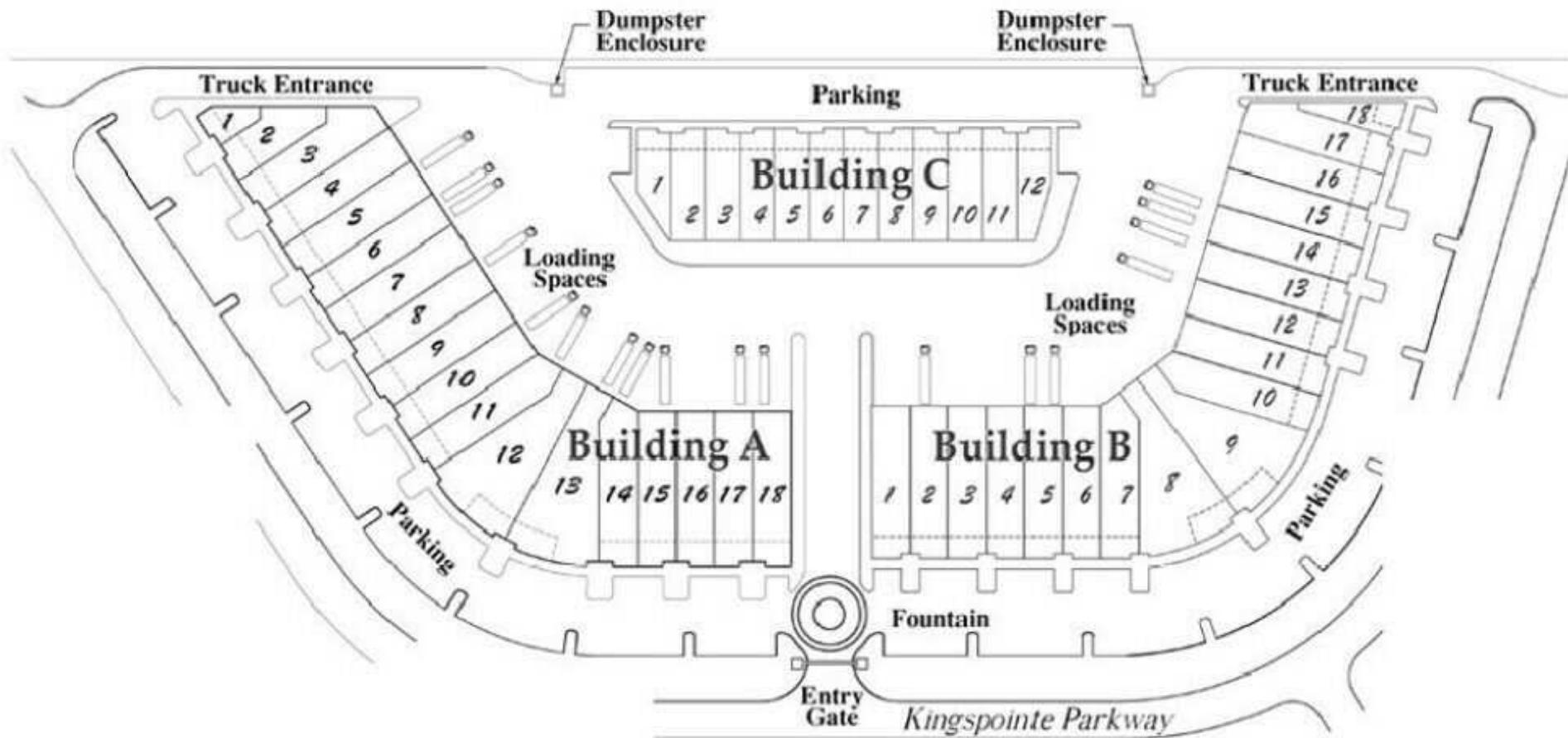
### INTERIOR DESCRIPTION

Drywall

### LOADING DESCRIPTION

Rear load construction with access to two flush dock high bays.

## SITE PLANS

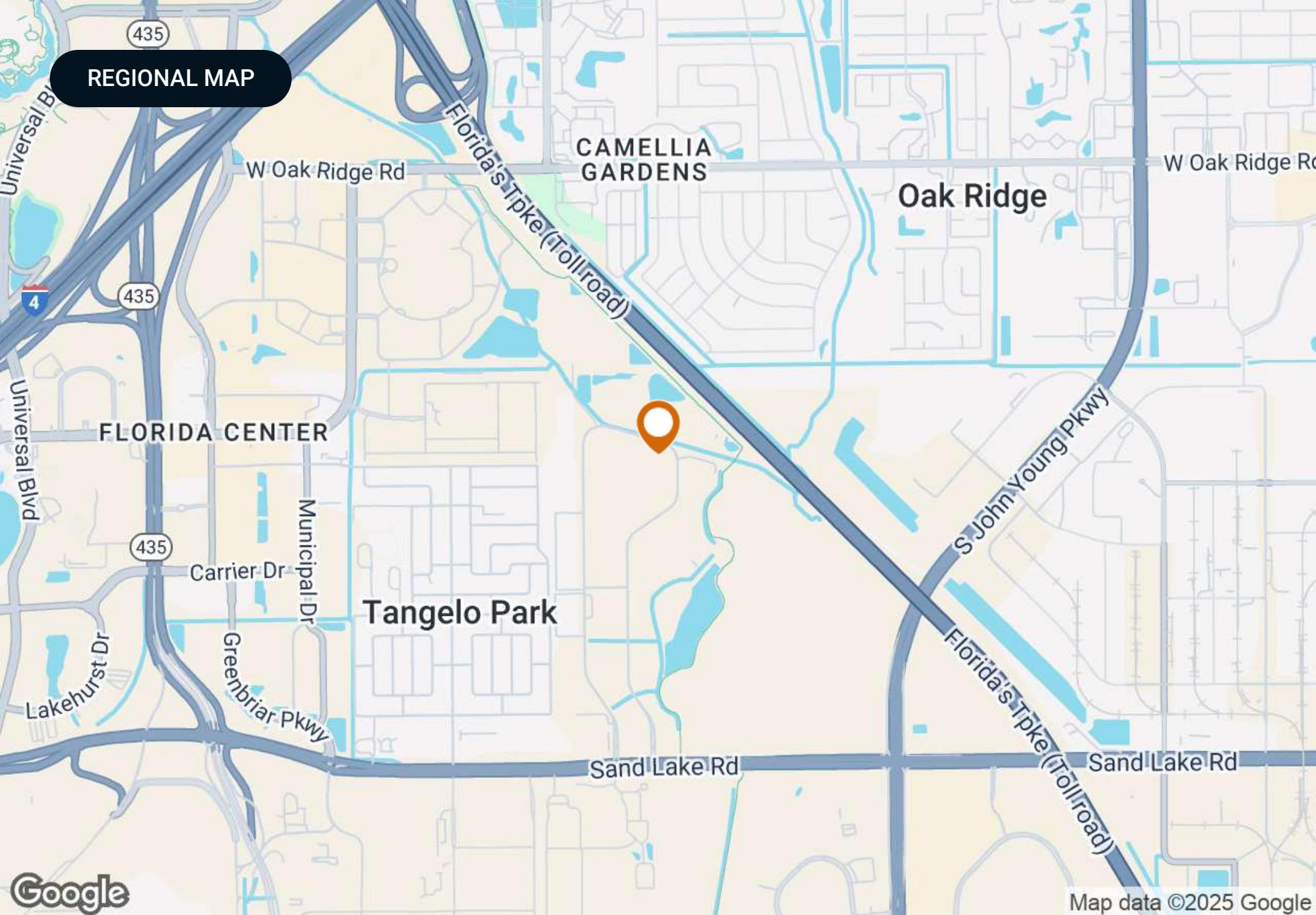




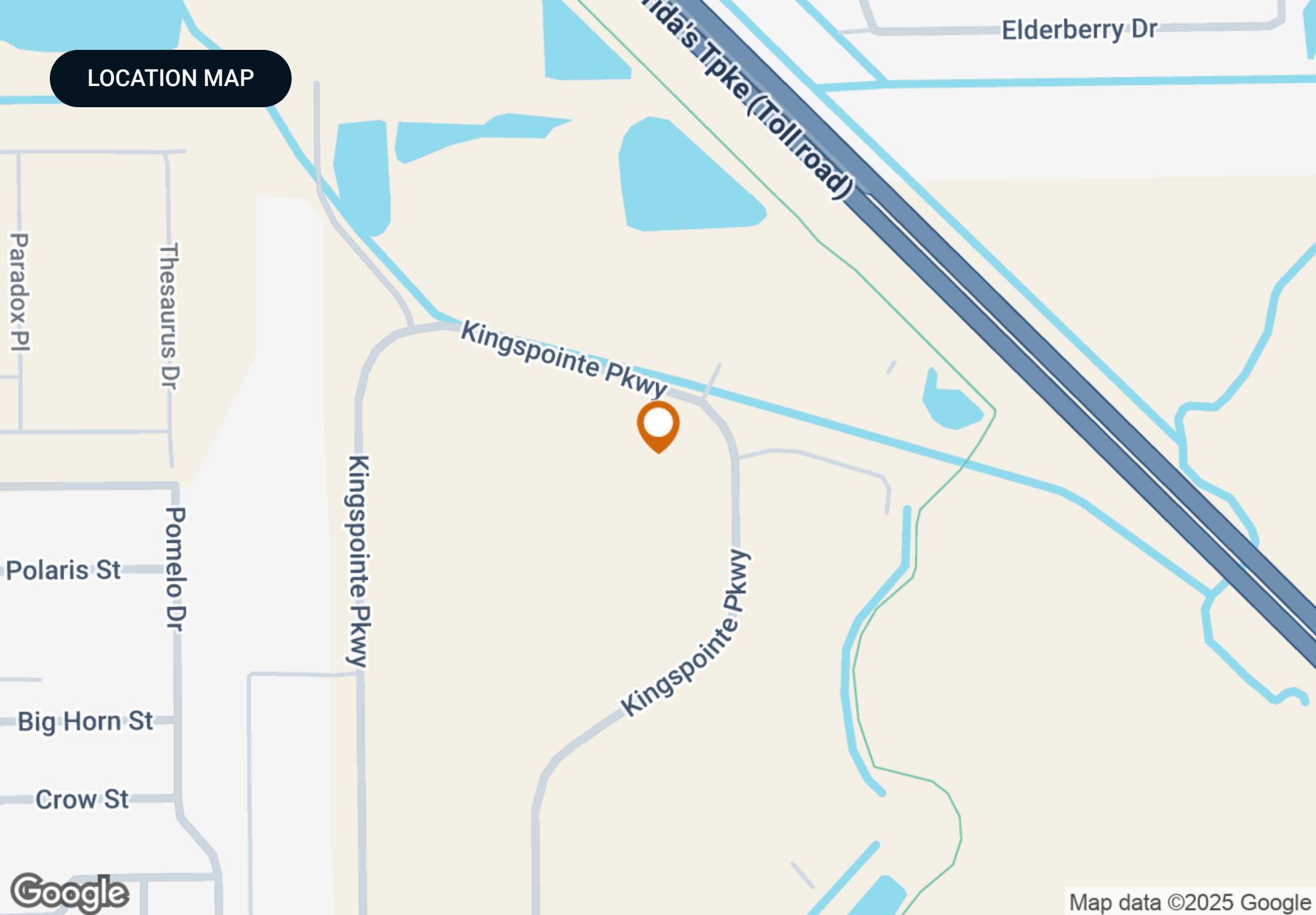
## Section 2

# LOCATION INFORMATION

## REGIONAL MAP



## LOCATION MAP



## DEMOGRAPHICS MAP & REPORT

### POPULATION

1 MILE 3 MILES 5 MILES

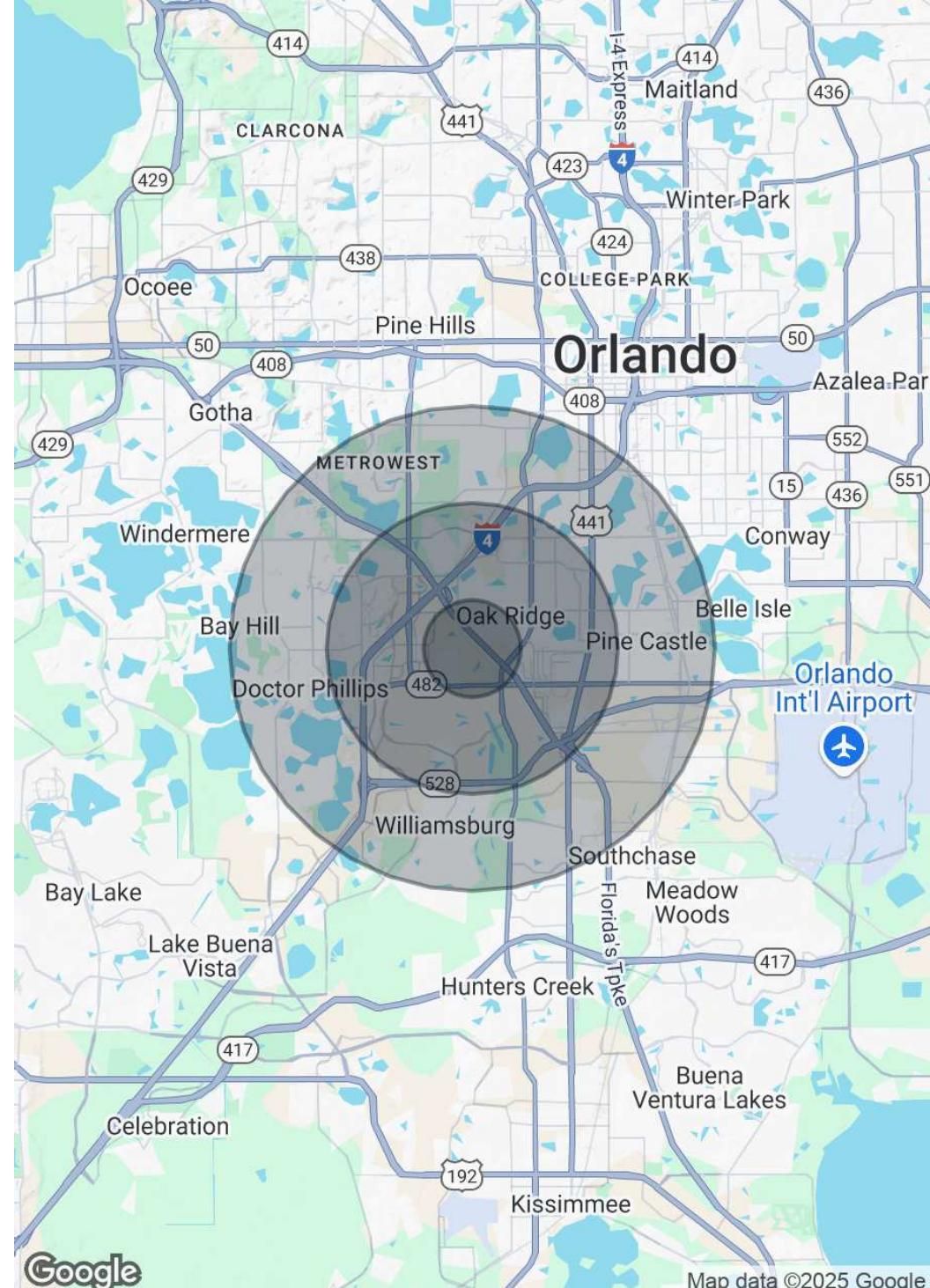
	1 MILE	3 MILES	5 MILES
Total Population	9,432	92,531	228,685
Average Age	36	36	38
Average Age (Male)	35	35	37
Average Age (Female)	37	37	39

### HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	2,960	34,593	84,977
# of Persons per HH	3.2	2.7	2.7
Average HH Income	\$56,707	\$72,422	\$88,799
Average House Value	\$239,437	\$295,334	\$368,077

Demographics data derived from AlphaMap





## ORANGE COUNTY FLORIDA



<b>Founded</b>	1824	<b>Density</b>	1,534.6 (2019)
<b>County Seat</b>	Orlando	<b>Population</b>	1,497,941 (2023)
<b>Area</b>	908 sq. mi.	<b>Website</b>	<a href="http://orangepagecountyfl.net">orangepagecountyfl.net</a>

Located in Central Florida, Orange County boasts a thriving economy. Based on the 2023 census, the county's population was 1,497,941, making it the fifth-most populous county in the entire state. With the city of Orlando as the county seat, Orange County is also home to some of the largest tourist attractions in the world. Destinations like Disney World, Universal Studios, and SeaWorld keep visitors coming year-round. Orange County was originally established on December 29, 1824, from a segment of what was once St. Johns County. Upon establishment, the county would derive its name from the citrus fruit that had been its primary product at the time.



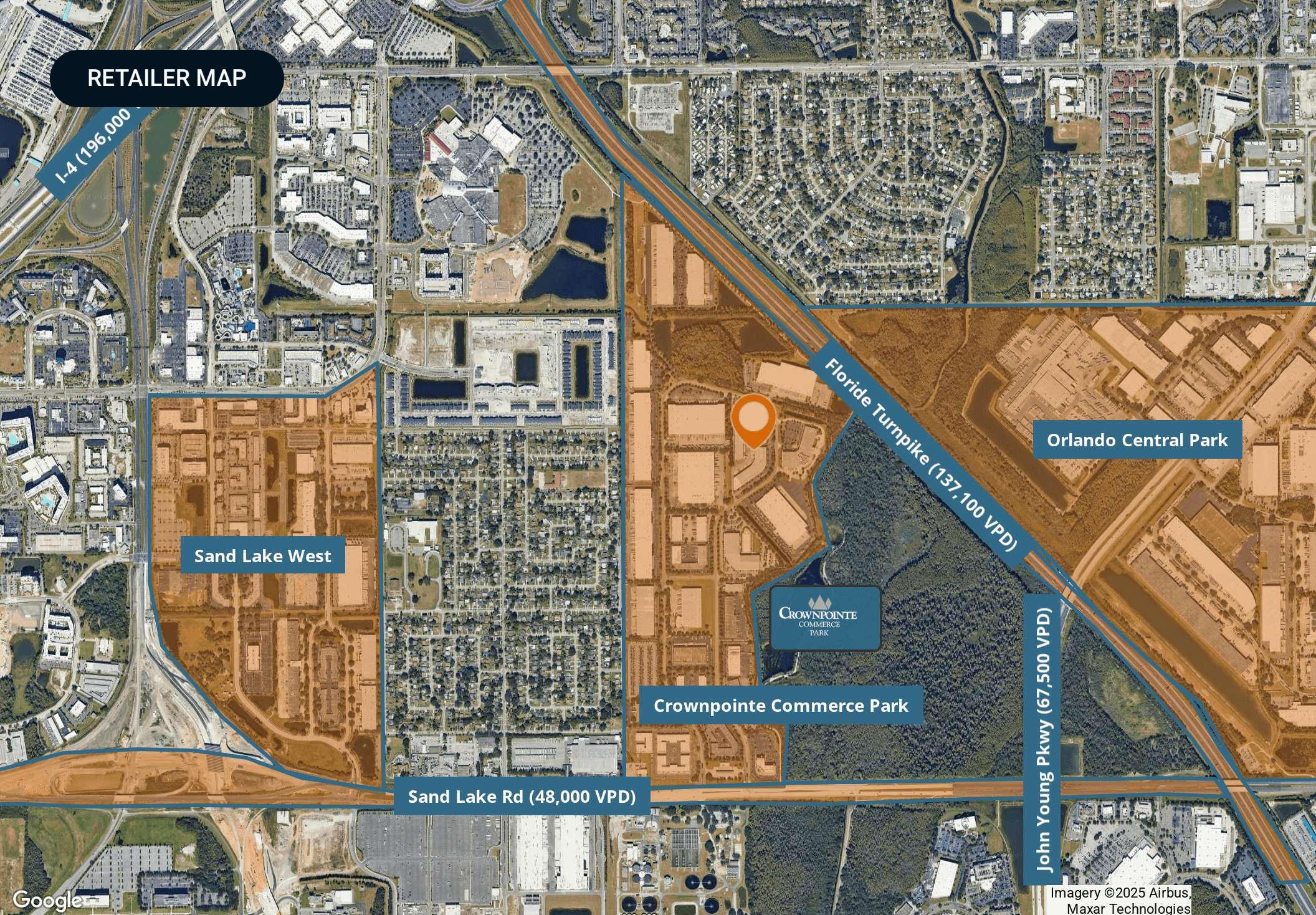
Section 3

## MAPS AND PHOTOS

## RETAILER MAP



## RETAILER MAP



## RETAILER MAP



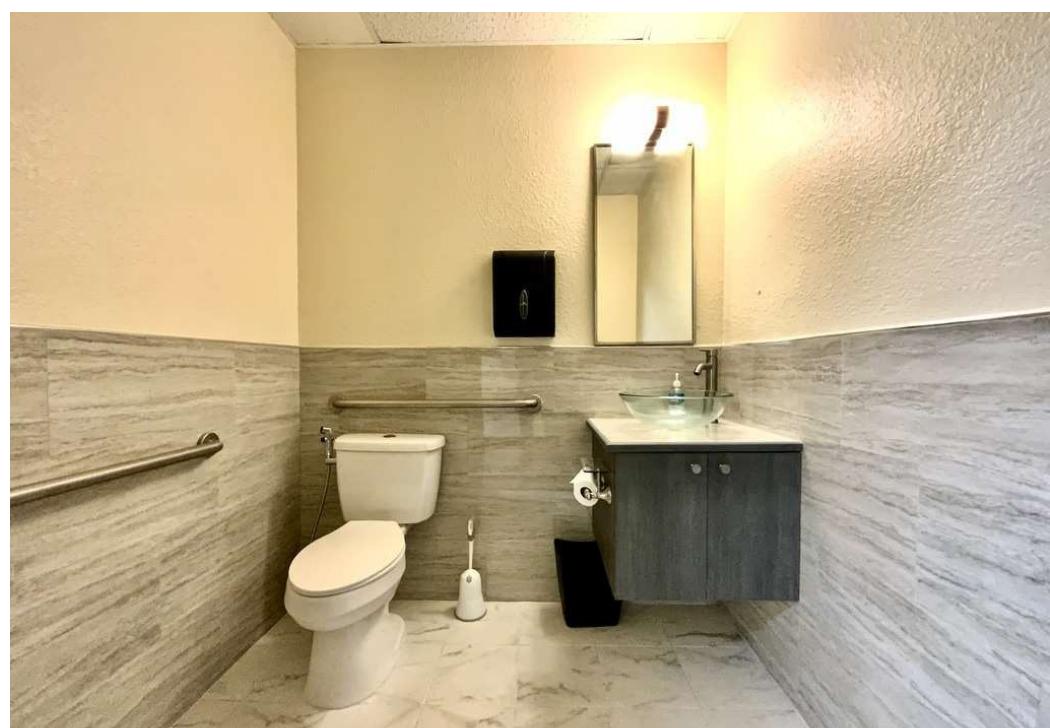
## ADDITIONAL PHOTOS



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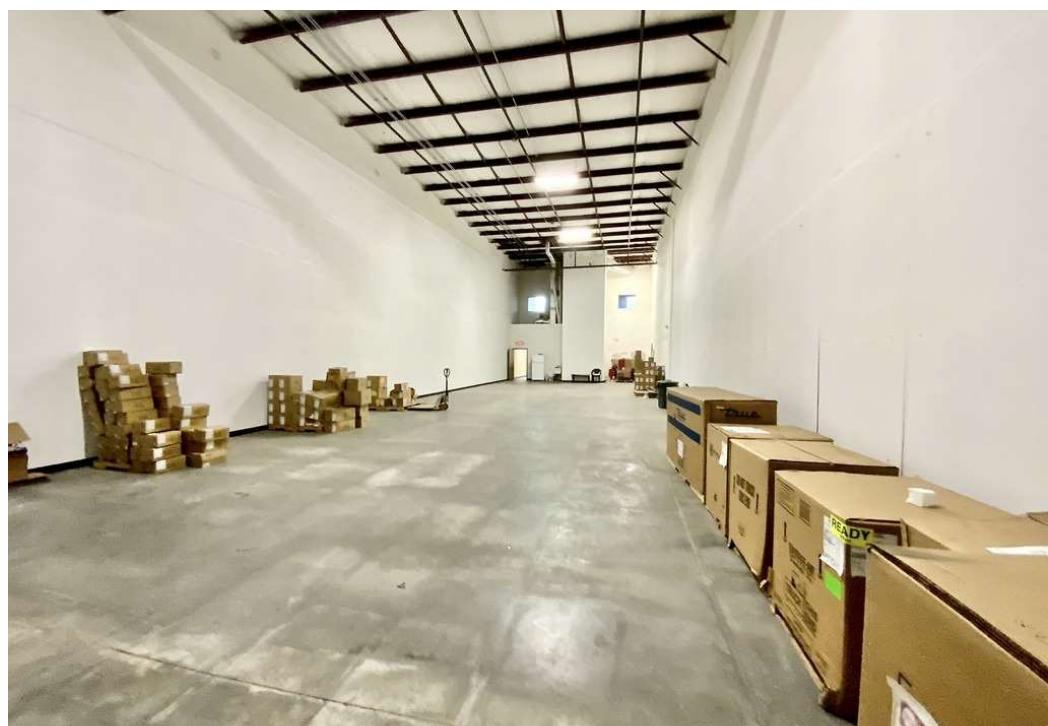
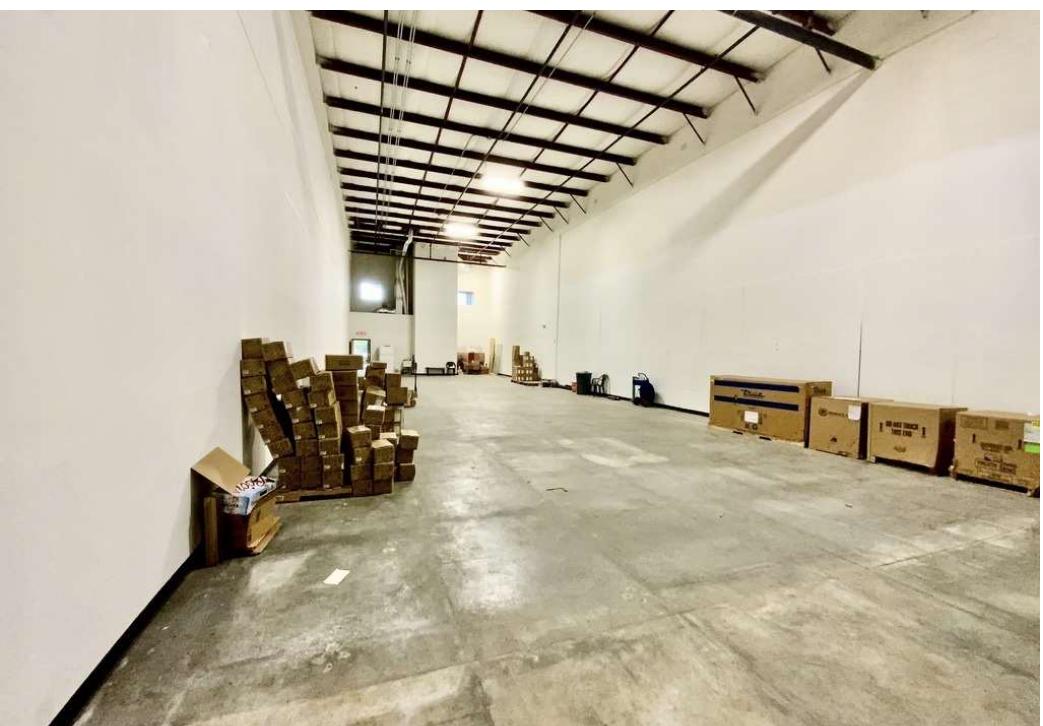
## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS





Section 4

## AGENT AND COMPANY INFO

## ADVISOR BIOGRAPHY



### RAFAEL MENDEZ, CCIM

Regional Managing Director

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## PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Regional Managing Director and Advisor at Saunders Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking "client-centric" mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client's success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties

Comenzando su carrera en bienes raíces en 2015, Rafael asistió a inversionistas en bienes raíces residenciales y más tarde hizo la transición a bienes raíces comerciales. Rafael trae un perspectiva global con presencia nacional, mercado local experiencia y una mentalidad progresista "centrada en el cliente" construido sobre el establecimiento de expectativas claras con constante comunicación. A través de esto, no sólo ha catapultado su propio éxito y crecimiento, pero también su el éxito y el crecimiento del cliente a lo largo de los años.

Rafael vive en Altamonte Springs, FL, y está casado con su novia de la escuela secundaria, Andrea, con tres hijos. Además, está involucrado en su comunidad y voluntarios con Habitat for Humanity Building Homes y Olimpiadas Especiales. Rafael también es miembro de la junta de directores de Commonsense Childbirth, una organización sin fines de lucro organización.

Rafael se especializa en:

- Propiedades Industriales
- Propiedades de Oficina
- Propiedades de uso especial
- Ventas de Inversión
- Propiedades de Inversión

## EDUCATION

- Keiser University, AS Health Science, 4.0 GPA
- CCIM Graduate
- CCIM CI 101-104 - Commercial Investment + Financial Analysis



For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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