

Industrial/Flex | For Sale or Lease

CBRE

Lee Vista Flex Condo

3,635 SF Total

6457 Hazeltine National Drive, Unit 11
Orlando, FL 32822

2,235 SF Office | 800 SF HVAC Production Space | 1,100 SF Warehouse



FOR SALE: \$1,200,000 | FOR LEASE: \$15.50 psf NNN + \$7.15 opex

Lee Vista Flex Condo

6457 Hazeltine National Dr, Unit 11 | Orlando, FL 32822

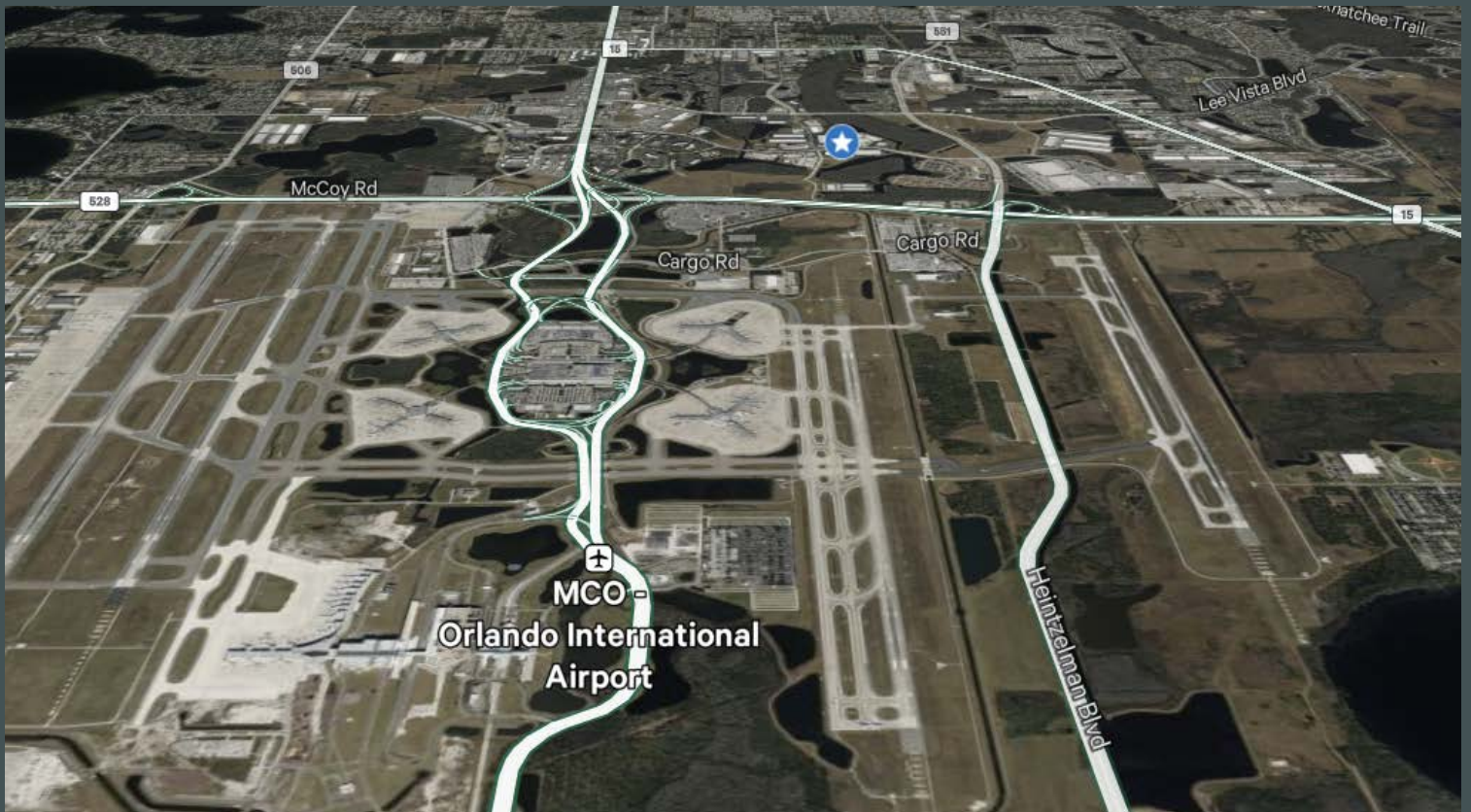
For Lease

Lee Vista/MCO

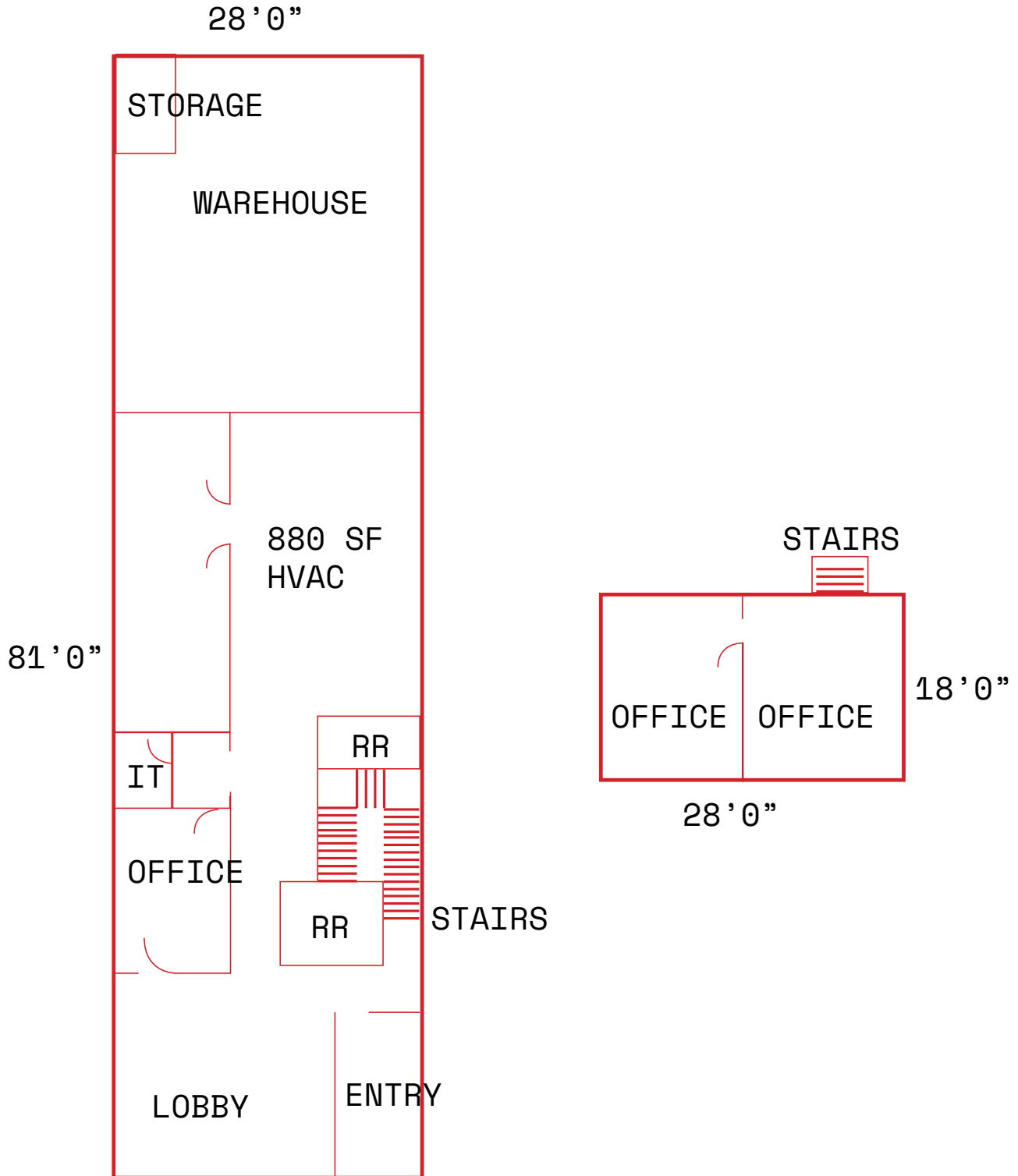
Suite 11 consists of approximately 3,635 square feet, including 1,128 square feet of warehouse space with 20' feet clear height. It features a 12' x 14' grade-level loading door, spacious offices, and a second floor office mezzanine. This suite offers a flexible manufacturing/production area that is climate-controlled, suitable for a wide range of uses.

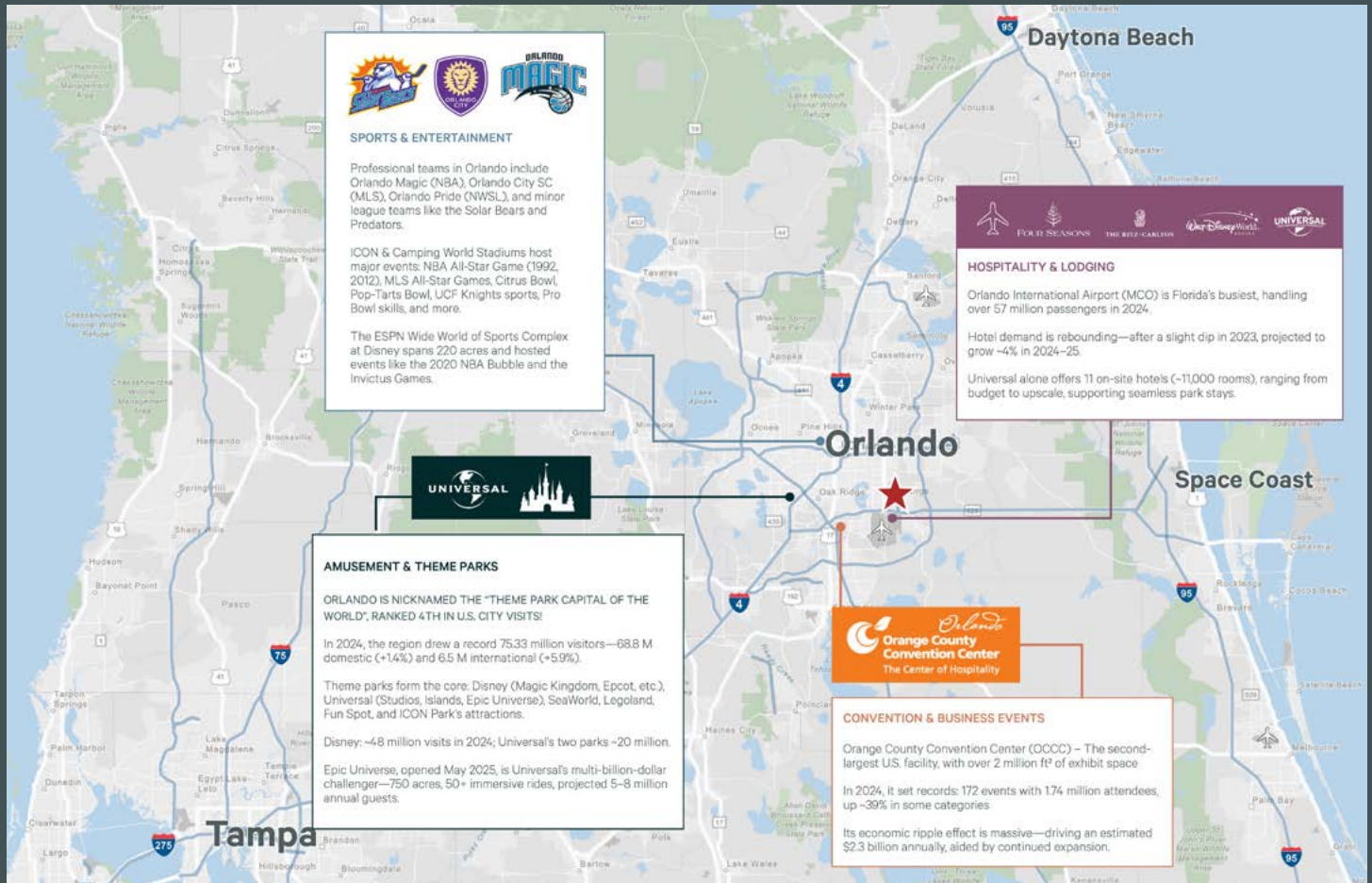
Property Highlights

- + 3,635 SF Total
- + 2,235 SF Office Total
- + 500 SF Office Mezzanine
- + 800 SF HVAC Production Space
- + 1,100 SF Warehouse
- + 20' Clear Height
- + One 12' x 14' Grade Level Door
- + 3 Phase Power – 208/120V
- + Six (6) Reserved Parking Spaces
- + Constructed in 2006



Floor Plan





Location Highlights

This property is situated in an alpha location/submarket of Orlando, Florida with direct access to State Road 417 and the Beachline Expressway (SR-528), offering quick commute and distribution options. Tenants are in

proximity to a wide host of restaurant, retail, lodging, and entertainment options. Orlando International Airport (MCO), the 7th busiest airport in the U.S., is located just 3-miles/7-minutes south of the property. The Orlando

metropolitan area is the third largest in the state with 2.9 million residents and a major hub for entertainment and tourism, in addition to a growing tech sector. Orlando is also the Simulation & Training Capital of the world.

Contact Us

Alex Eastwood

Senior Associate
+1 407 404 5074
alex.eastwood@cbre.com

Cameron Thomas

Senior Associate
+1 407 404 5078
cameron.thomas@cbre.com

Jose Rivera

Associate
+1 407 404 5067
jose.rivera1@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.