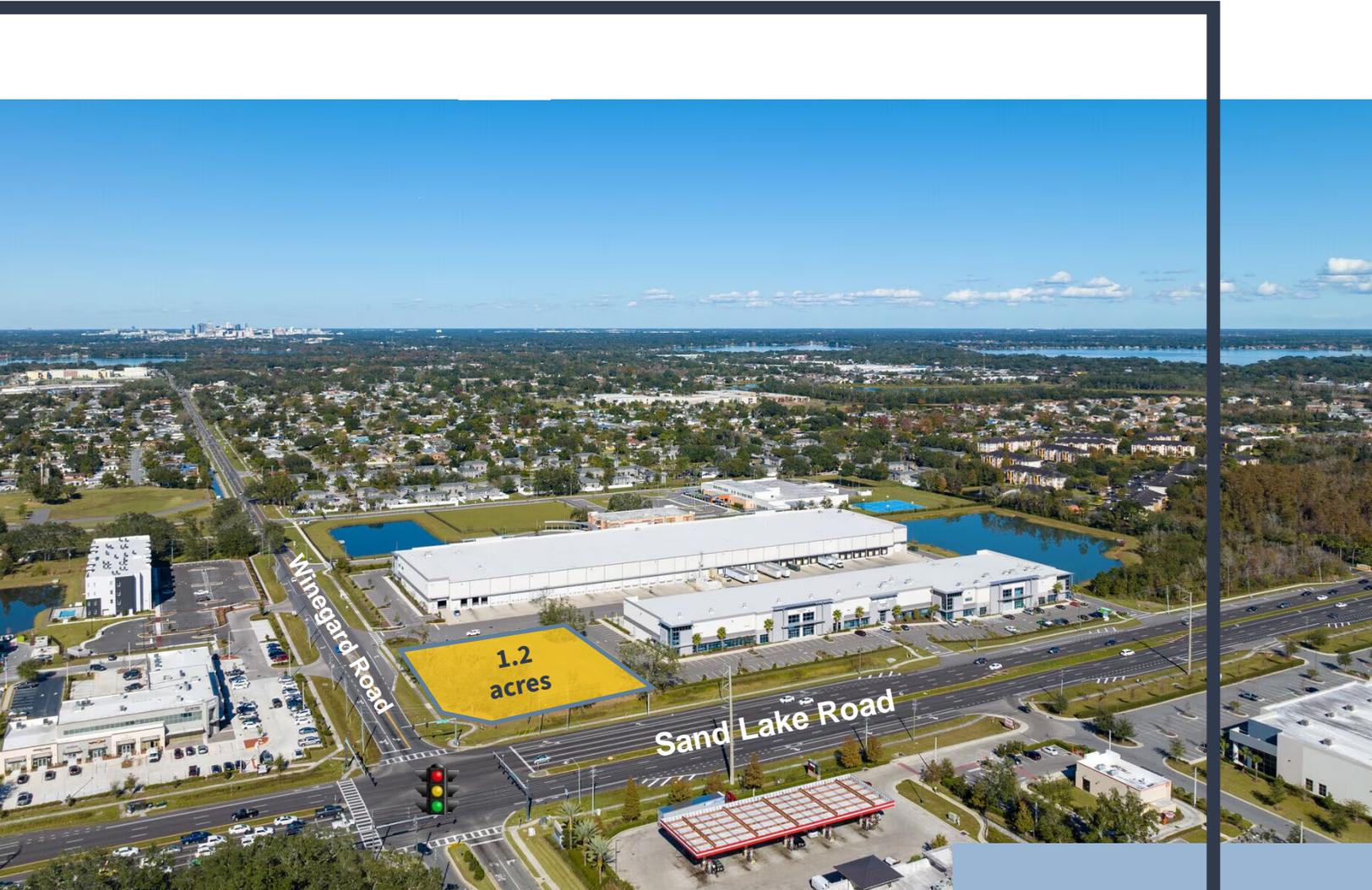


**SAND LAKE
COMMERCE CENTER**



1.2 ACRES AVAILABLE FOR SALE OR BTS WITH FRONTAGE ON SAND LAKE ROAD

7705 Winegard Rd
Orlando, FL 32809



STONEMONT
FINANCIAL GROUP



LONG WHARF
CAPITAL

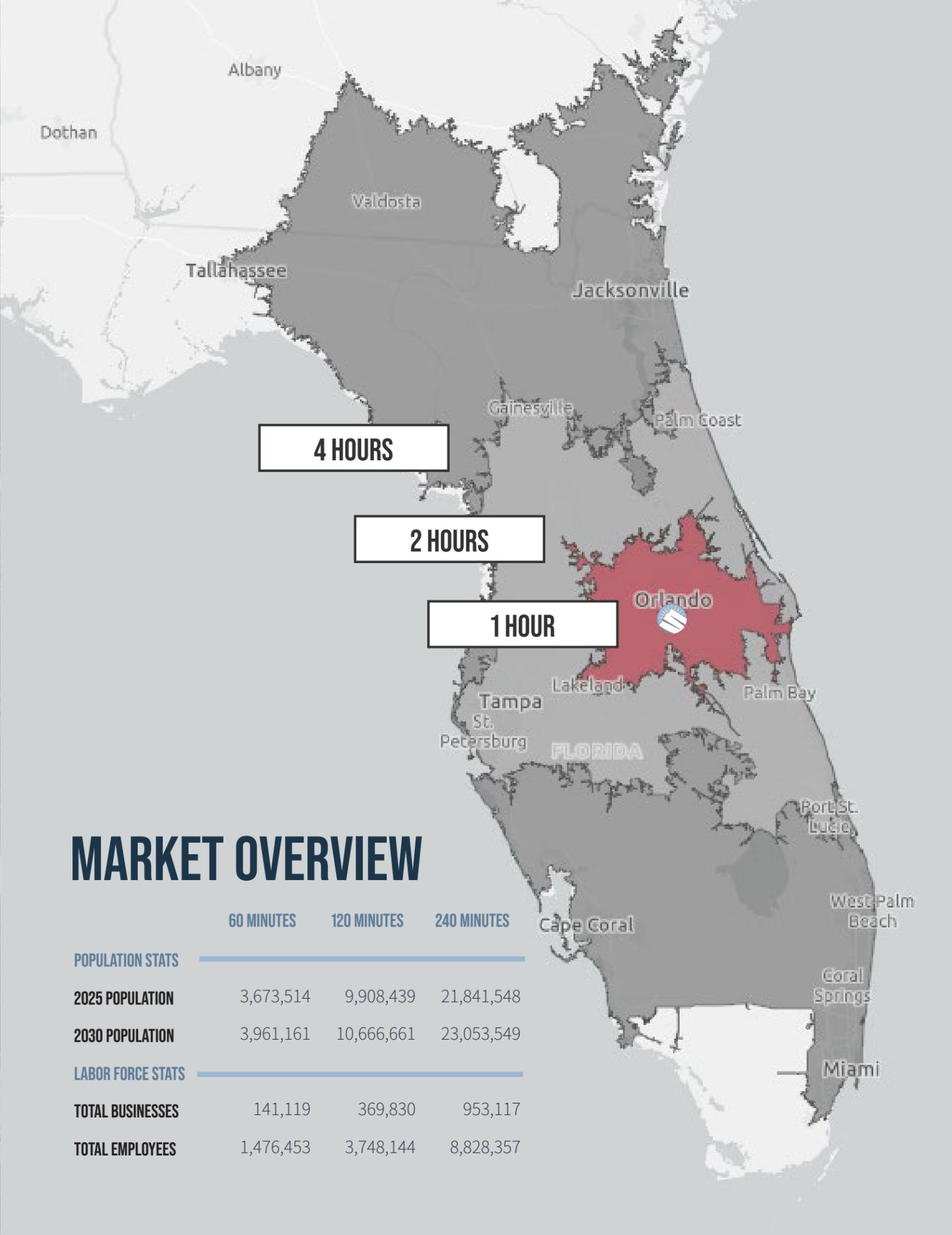
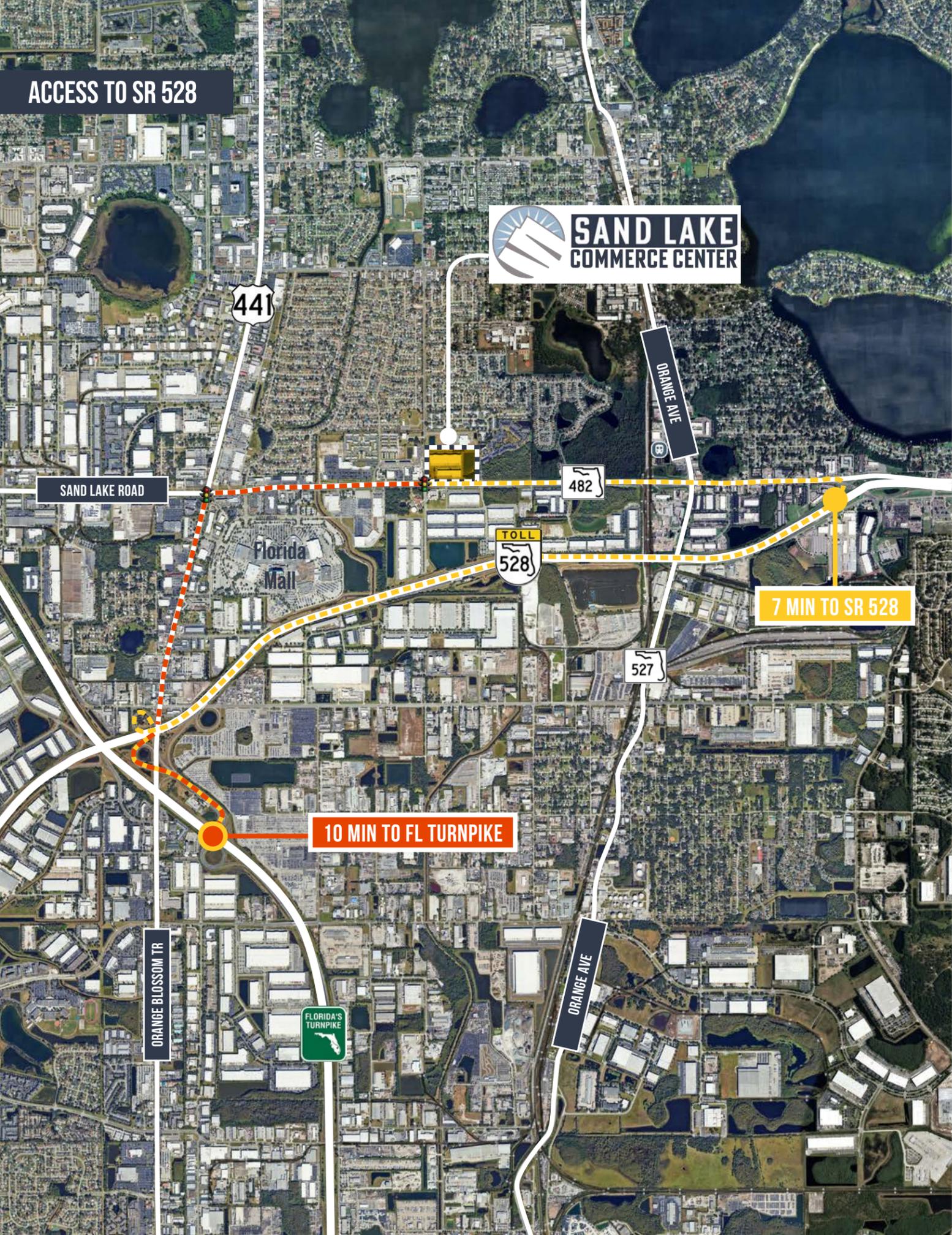
PROJECT OVERVIEW

Sand Lake Commerce Center offers users Class A warehouse space in southeast Orange County, one of the premier industrial submarkets in Central Florida. Both buildings provide dock high, rear load options. With access to the Beachline Expressway-Florida Turnpike interchange in approximately ten minutes, servicing the Central Florida market is fast and convenient. The site is also minutes from numerous amenities, including Orlando International Airport, all major theme park and resorts, and a variety of shopping and dining venues.

PARK HIGHLIGHTS

- 229,995 SF total
 - 79,006 SF - Building 1
 - 150,989 SF - Building 2
- Tilt-wall construction
- ESFR sprinkler system
- 28' - 30' clear heights
- 180' shared truck court
- Rear-load configuration
- Additional 1.2 acres available for sale or lease





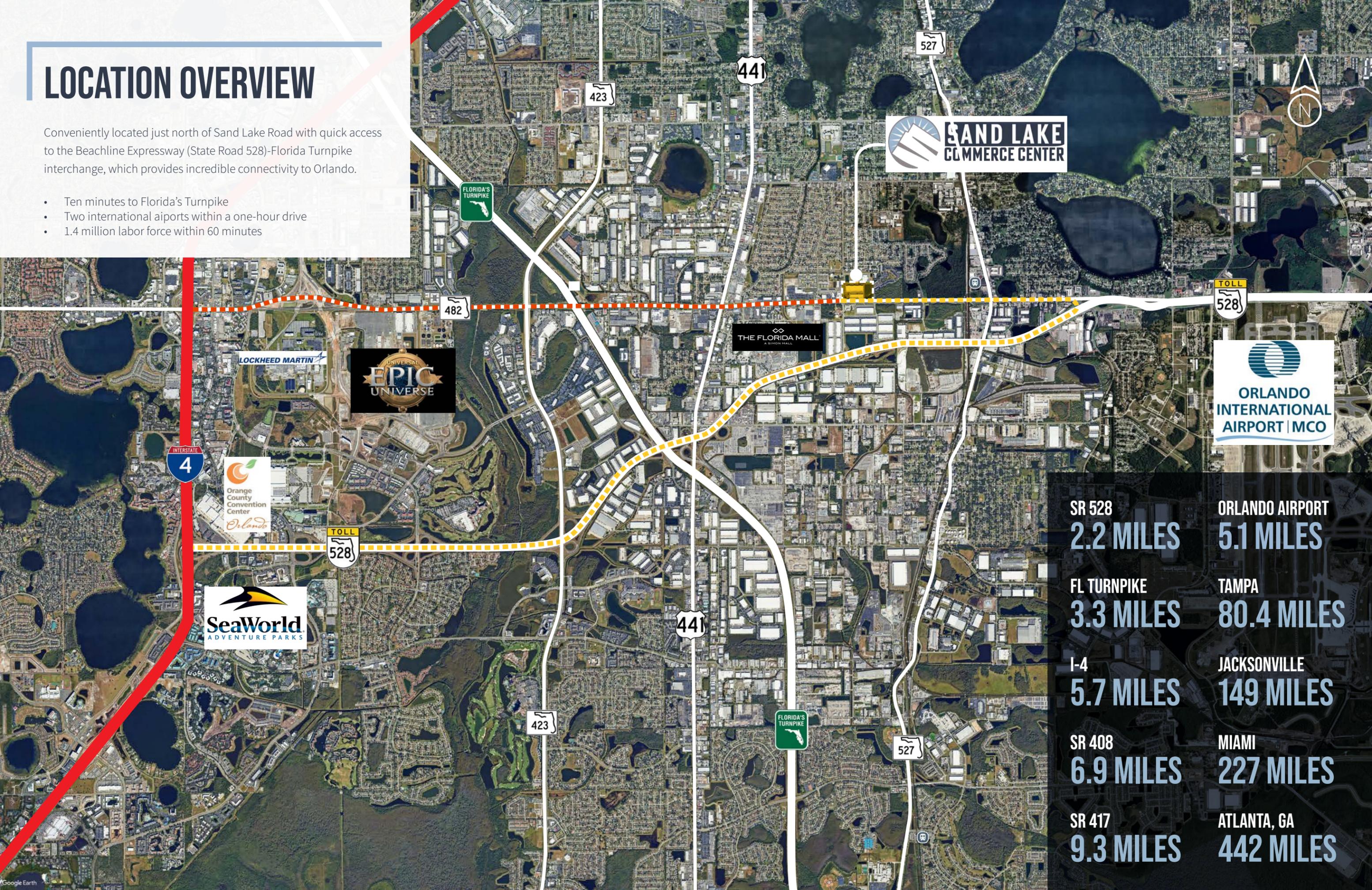
MARKET OVERVIEW

	60 MINUTES	120 MINUTES	240 MINUTES
POPULATION STATS			
2025 POPULATION	3,673,514	9,908,439	21,841,548
2030 POPULATION	3,961,161	10,666,661	23,053,549
LABOR FORCE STATS			
TOTAL BUSINESSES	141,119	369,830	953,117
TOTAL EMPLOYEES	1,476,453	3,748,144	8,828,357

LOCATION OVERVIEW

Conveniently located just north of Sand Lake Road with quick access to the Beachline Expressway (State Road 528)-Florida Turnpike interchange, which provides incredible connectivity to Orlando.

- Ten minutes to Florida's Turnpike
- Two international airports within a one-hour drive
- 1.4 million labor force within 60 minutes



**SAND LAKE
COMMERCE CENTER**

THE FLORIDA MALL
A SIMON MALL

**ORLANDO
INTERNATIONAL
AIRPORT | MCO**

**INTERSTATE
4**

**Orange
County
Convention
Center
Orlando**

**TOLL
528**

**SeaWorld
ADVENTURE PARKS**

482

**FLORIDA'S
TURNPIKE**

423

441

527

441

**FLORIDA'S
TURNPIKE**

527

423

**SR 528
2.2 MILES**

**ORLANDO AIRPORT
5.1 MILES**

**FL TURNPIKE
3.3 MILES**

**TAMPA
80.4 MILES**

**I-4
5.7 MILES**

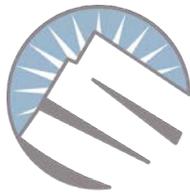
**JACKSONVILLE
149 MILES**

**SR 408
6.9 MILES**

**MIAMI
227 MILES**

**SR 417
9.3 MILES**

**ATLANTA, GA
442 MILES**



SAND LAKE COMMERCE CENTER



STONEMONT
FINANCIAL GROUP



LONG WHARF
CAPITAL



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