




For sublease

6635 Edgewater Drive, Orlando, FL | 63,038 RSF Available

 **JLL** SEE A BRIGHTER WAY

Property features

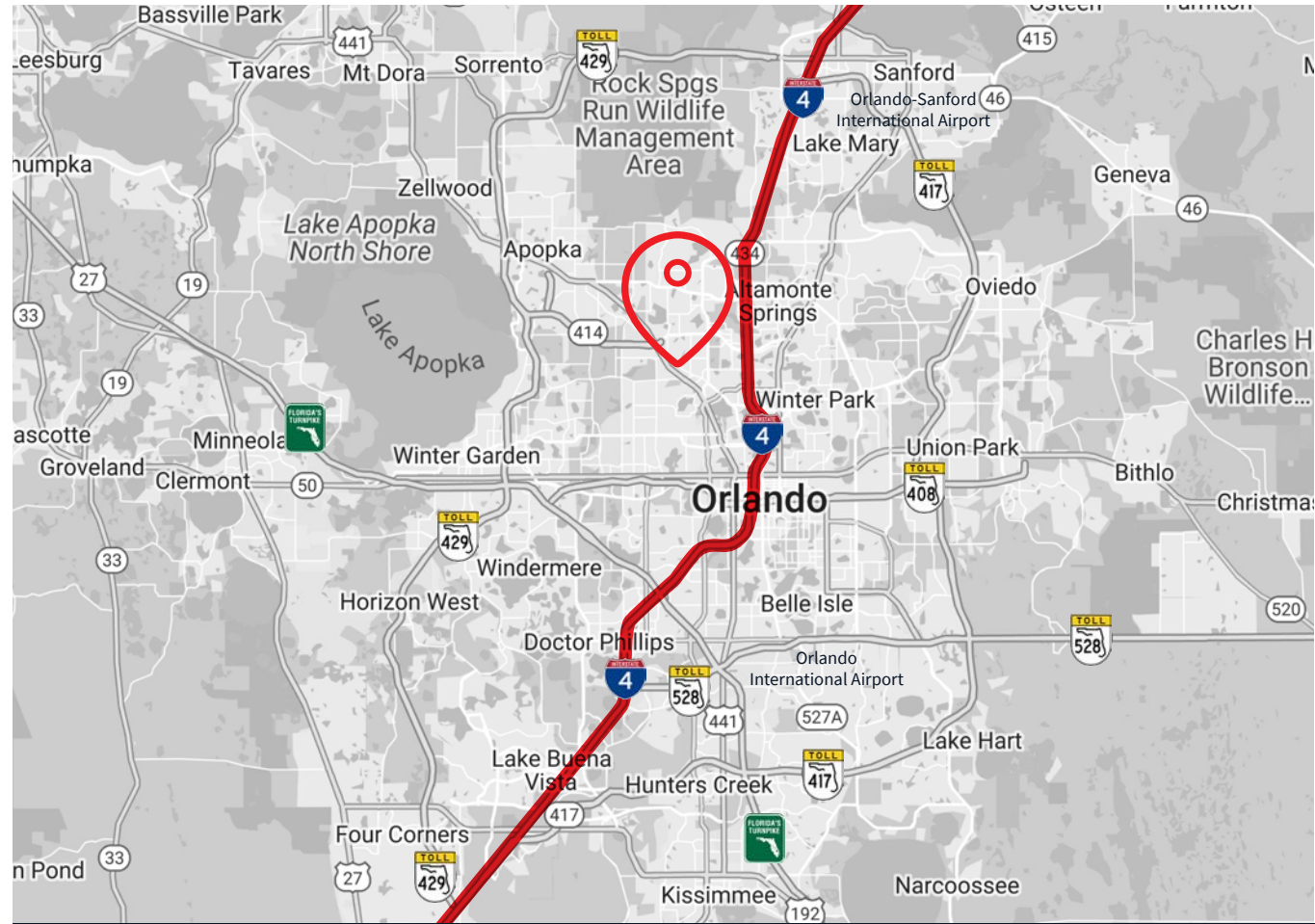
- 63,038 SF available
- 5,442± SF of office, including
1,722 SF free-standing building
- 3.97 acres
- Zoned I-2/I-3, Orange County
- Former steel plant
- Ready for occupancy
- Includes multiple
overhead cranes
- Rail service to the building
- Ideal location for outside storage
- Sublease thru December 31, 2038



6635 Edgewater Drive / Orlando

Location

- Easy access to US Highway 441, State Road 414, Interstate 4 and John Young Parkway
- Nearby amenities include Orlando Ice Den, Maitland Business Center, Orlando Museum of Art, Orlando Science Center, downtown College Park, Dubsdread Golf Course, and Orlando Paintball
- 22,000 average annual daily traffic count along Edgewater Dr



	30 minutes	60 minutes	120 minutes
Total population	1,498,456	3,544,938	9,278,936
Total households	492,813	1,325,737	2,076,622
Average HH income	\$110,397	\$104,403	\$100,978
Total businesses	65,774	152,824	212,667
Total employees	702,412	1,594,241	2,203,267



JLL

W. Malcolm Clayton

Vice President

Malcolm.Clayton@jll.com

+1 407 982 8624

Matt Sullivan, SIOR, CCIM

Executive Managing Director

Matt.Sullivan@jll.com

+1 407 930 1802

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker across the US | 250 South Orange Avenue, Suite 700P, Orlando, FL 32801