



**Ready for Interior Build-Out!**

## Goldenrod Business Center

6275 South Goldenrod Road, Orlando, Florida 32822

### Property Features

- Brand new flex/office/warehouse building with ample parking
- 92,024± SF building demisable to 8,214± SF
- Contiguous space:
  - 8,214± SF - 2 bay in-line space
  - 25,654± SF - 6 bays including end-cap with ramp
- Dock-high loading with 9'x10' & 10'x12' overhead doors and drive-in available
- Clear height: 20'; Electrical: 120/208-volt
- Column spacing: 34' by 40' (interior bays) and 42.5' by 40' (endcap units)
- Zoning: IP-AN (City of Orlando) - allows a wide variety of uses
- 1,400± feet of frontage on South Goldenrod Road; Access via Goldenrod Road and Market Place Drive
- Located 8 minutes north of the Orlando International Airport and 20 minutes from Downtown Orlando
- Walking distance to Walmart Supercenter; surrounded by retail and restaurants
- Central location allows easy access to major transportation routes: SR 436 (Semoran Blvd), SR 528 (Beachline), SR 417 (GreeneWay), US Hwy 441, John Young Pkwy and I-4

**4 Spaces Leased - Units Going Fast!**



**Dock-High Overhead Doors**

For more information:

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Developed by



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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.

1800 Pembroke Drive, Suite 350  
Orlando, Florida 32810  
+1 407 875 9989

[nairealvest.com](http://nairealvest.com)

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For Lease

**New Flex/Office/Warehouse  
Available**



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