



REDUCED SALE PRICE!
*** Now less than \$200 psf ***

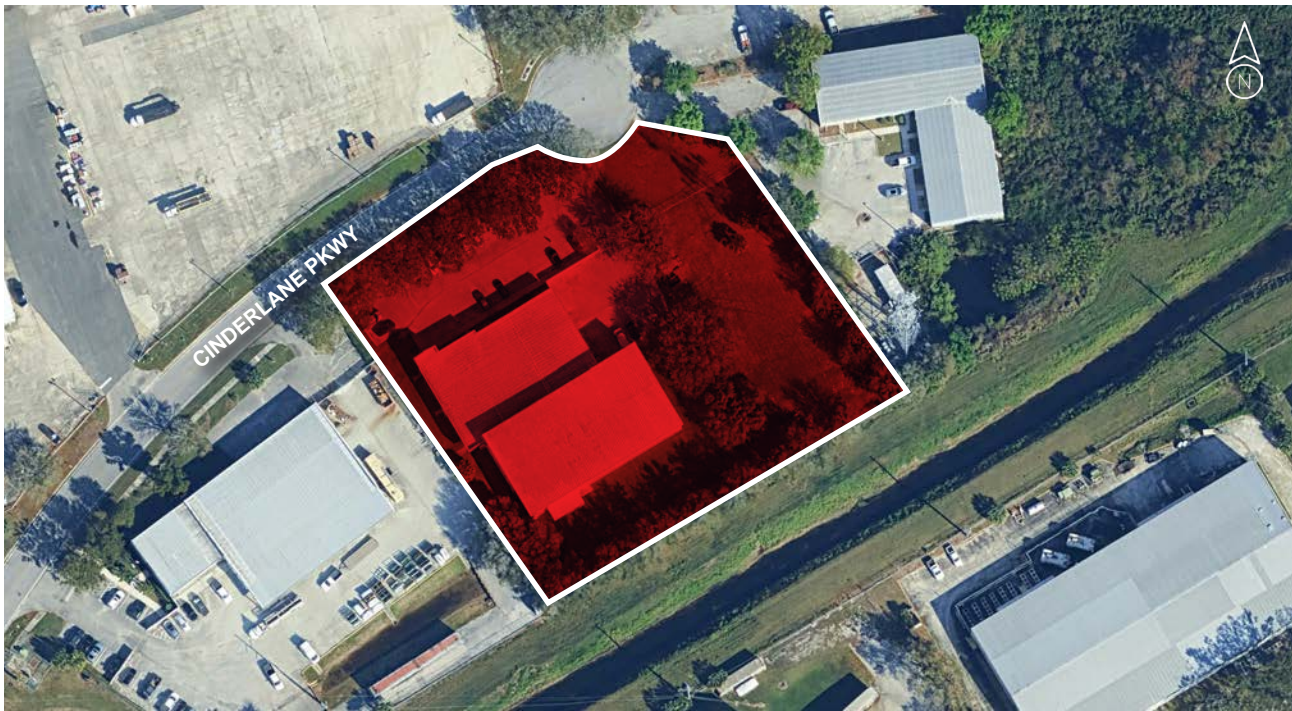
For sale

6025-6049 Cinderlane Parkway, Orlando, FL 32810
20,720± SF building on 1.99 acres

Property details

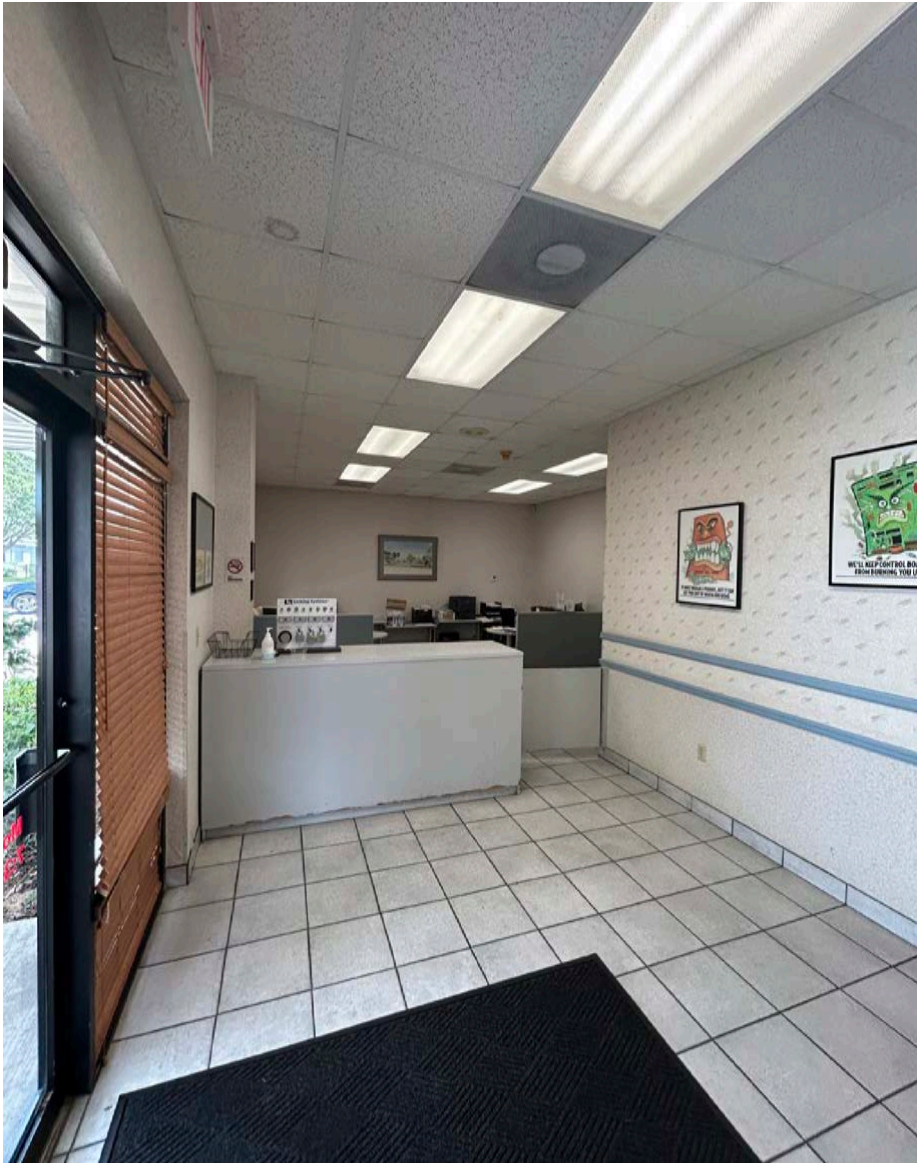
Property specifications

- 20,720± SF, includes
 - 5,860± SF of office
 - 3,360± SF mezzanine
- 19'11" - 22'8" clear height
- Two 10' x 12' drive-in doors
- 400 amp, 208/120 volt power
- Concrete block construction
- Built in 1994
- 1.99 total acres with 0.61 acres of side yard
- Zoned C-3 and IND-2/IND-3, Orange County
- **Zoning allows outside storage**
- **\$4,000,000 (\$193.05/SF) - REDUCED!**

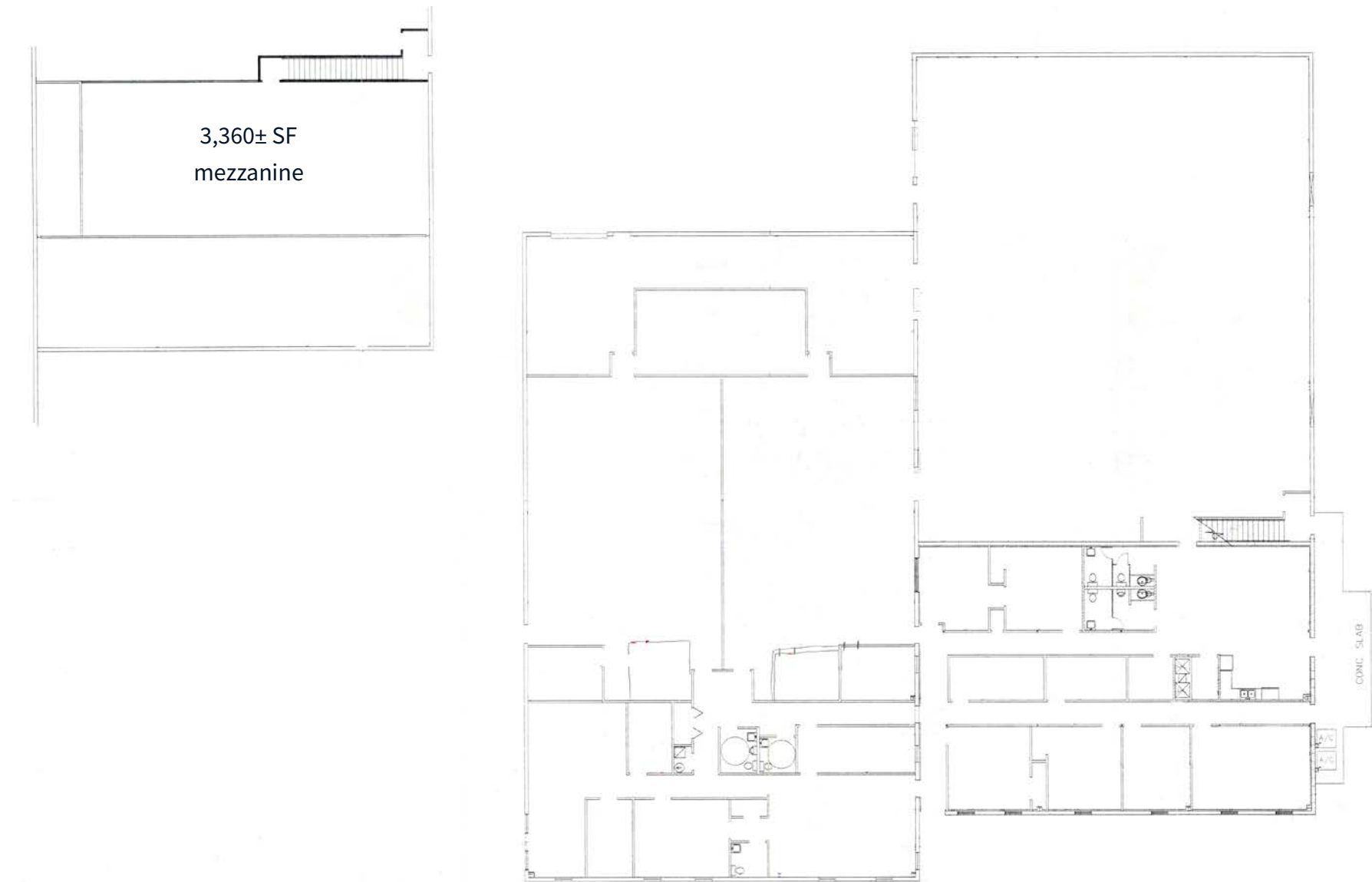


	30 minutes	60 minutes	120 minutes
Total population	1,417,893	3,440,675	9,051,996
Total households	547,437	1,294,305	3,593,041
Average HH income	\$111,018	\$108,835	\$104,902
Total businesses	74,889	134,466	338,094
Total employees	755,038	1,413,524	3,500,577

Property photos



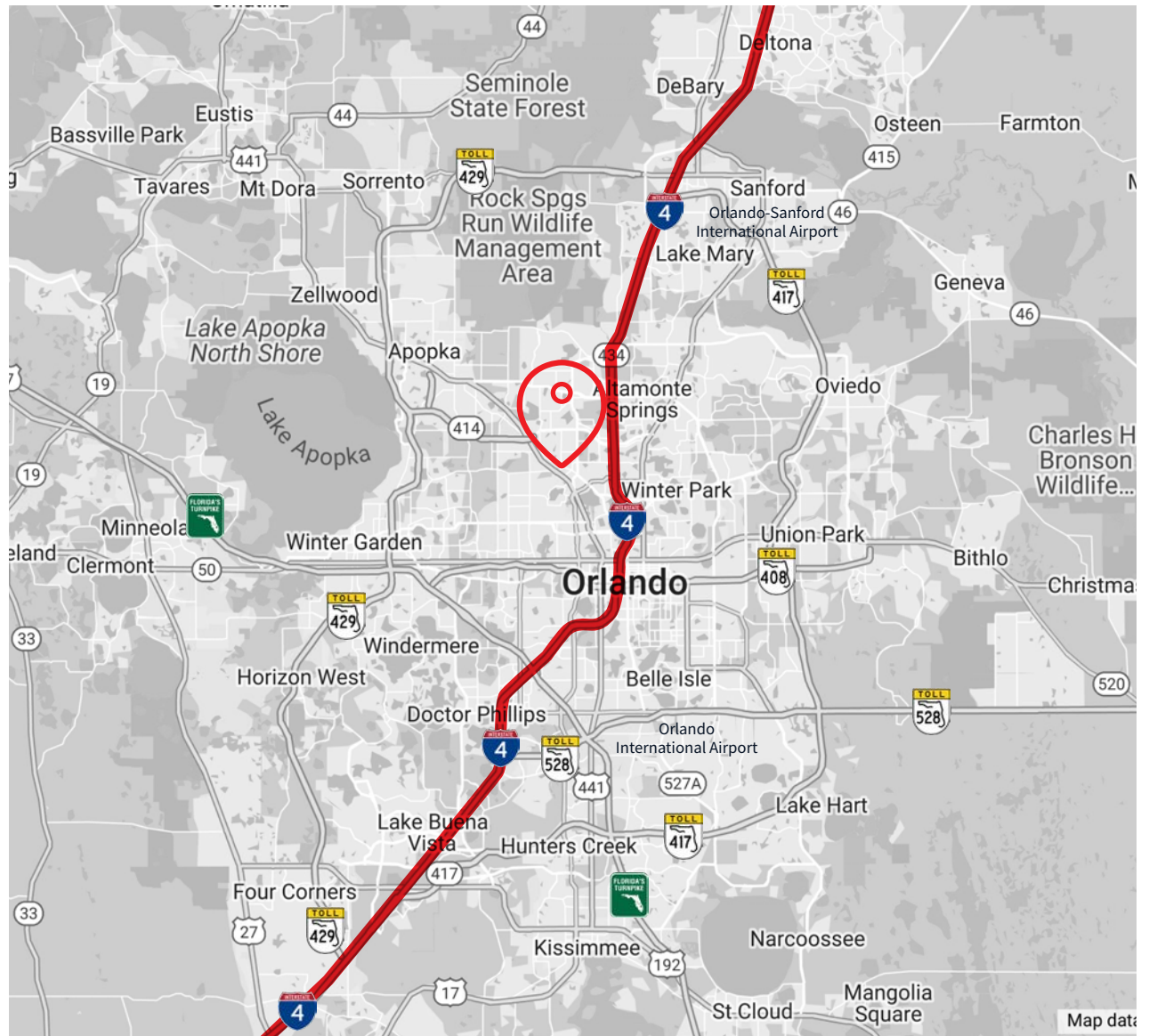
Floor plan/survey

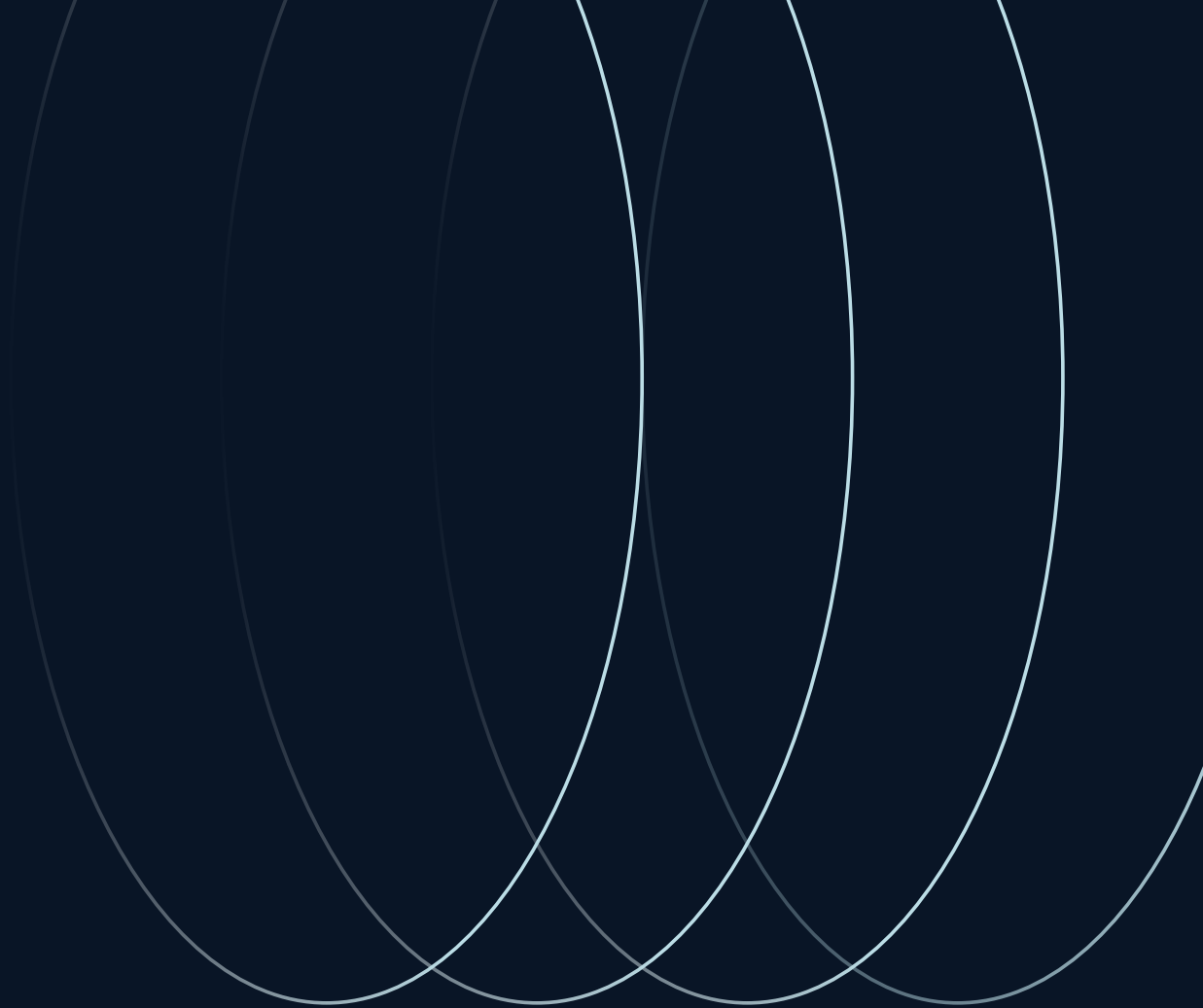


Location

Advantages

- Excellent access to US Highway 441, State Road 434, State Road 414
- Minutes from Interstate 4
- Within 30 minutes of downtown Orlando, Apopka, Maitland, College Park, Mount Dora, and historic Winter Park
- Less than 40 minutes from two major international airports with a combined total of almost 60 million passengers in 2024
- Area amenities include Orlando Paintball, Orlando Ice Den, Maitland office district, and Dubsdread Golf Course, as well as numerous big box retailers and fast food restaurants



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