

*Immediate Possession!*

**FOR LEASE**

**6433 Pinecastle Boulevard ,  
Suite 11  
Orlando, FL 32809**

- Pinecastle Commerce Center
- \$15.50 / SF
- NNN (2025 - \$2.71 / SF)

2,702 SF clean small bay warehouse



**Contact Paul Straubinger**

o: 407-650-8383 • m: 407-468-6424

e: paul@straubcos.com • www.straubcos.com



## *Location & Site Specifications*

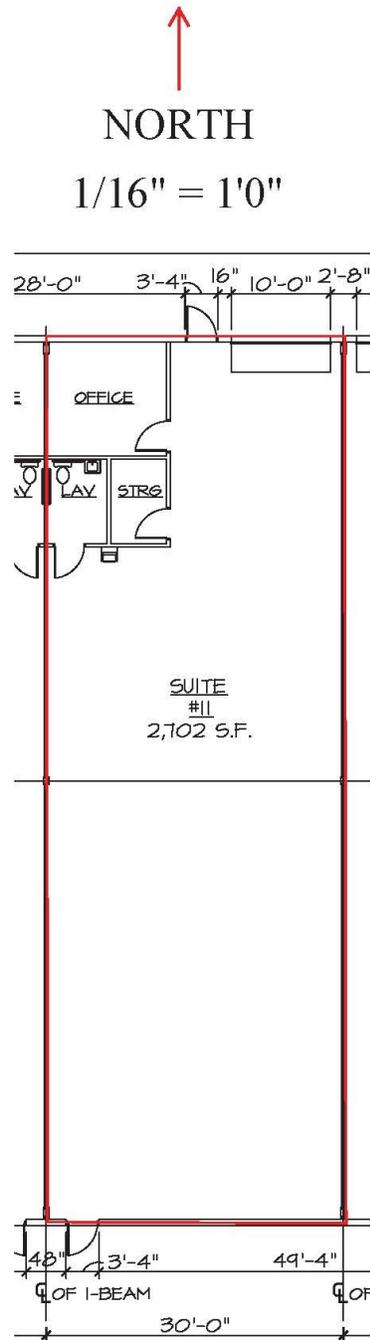
- Very well located; close proximity to everything
- Well maintained property
- Local professional property management
- Zoned C-3 - Unincorporated Orange County
- Good parking - 1.9 stalls / 1,000 SF
- One interior office, washroom and copier/ file room, see attached plan
- 3 phase electric and sanitary sewer
- Drive through gated truck court
- One 10' wide X 12' high overhead door



**Contact Paul Straubinger**

o: 407-650-8383 • m: 407-468-6424

e: paul@straubcos.com • www.straubcos.com

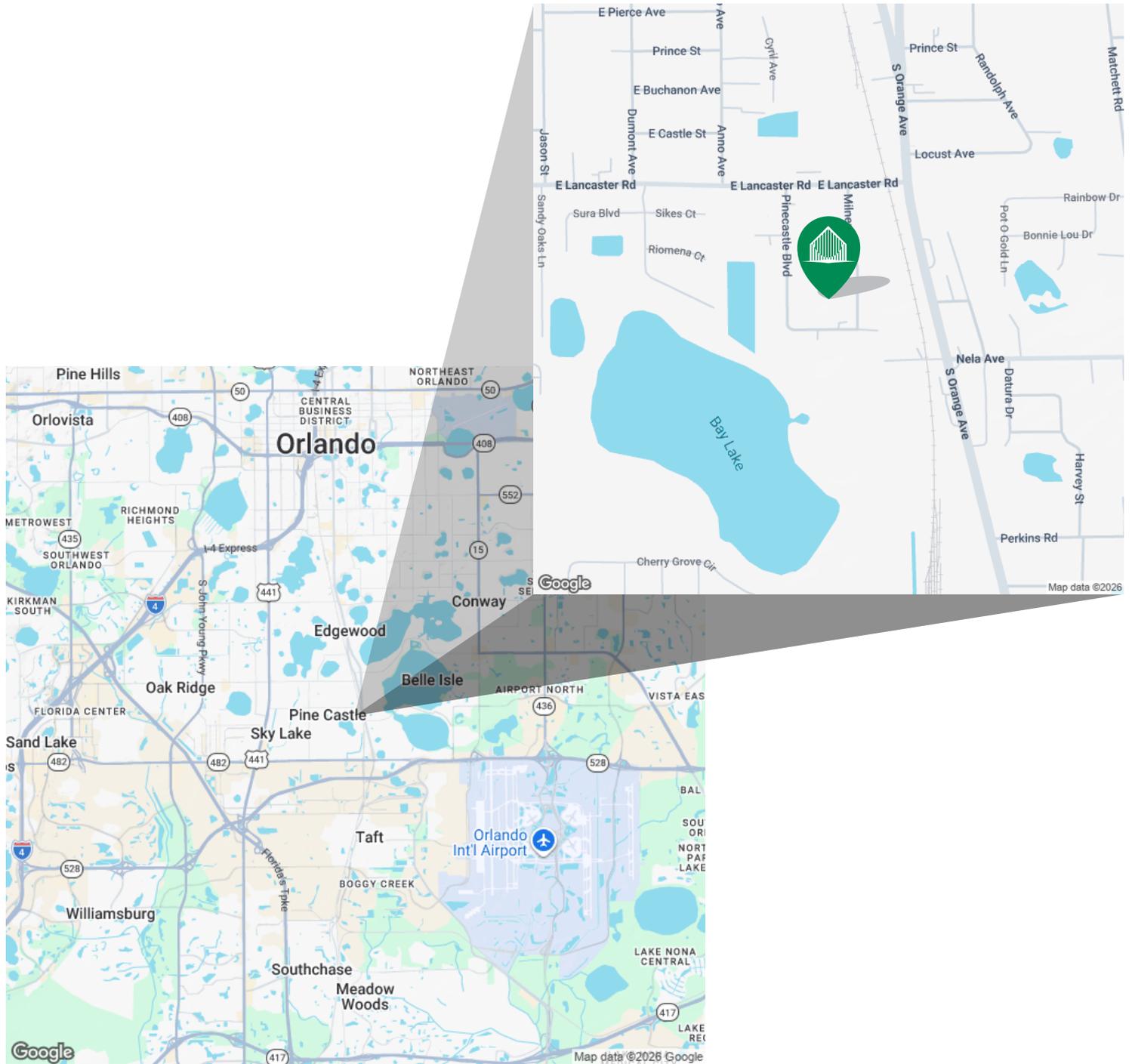


6433 Pinecastle Blvd. Suite 11  
Orlando, FL 32809

**Contact Paul Straubinger**

o: 407-650-8383 • m: 407-468-6424

e: paul@straubcos.com • www.straubcos.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**Contact Paul Straubinger**

o: 407-650-8383 • m: 407-468-6424

e: paul@straubcos.com • www.straubcos.com