

# LAND FOR SALE

Pad-Ready Site in the Heart of MetroWest  
6100 MetroWest Blvd. Orlando, FL 32835



ASKING PRICE  
**\$2,750,000**

This is a very unique opportunity to own and develop a pad ready site in the heart of MetroWest. This parcel sits between three Class A office buildings ranging from 30,000 to 45,000 sqft. From a vacancy perspective, MetroWest is one of the best performing submarkets in the greater Orlando area for office space. This property is the only pad ready site currently available in MetroWest.

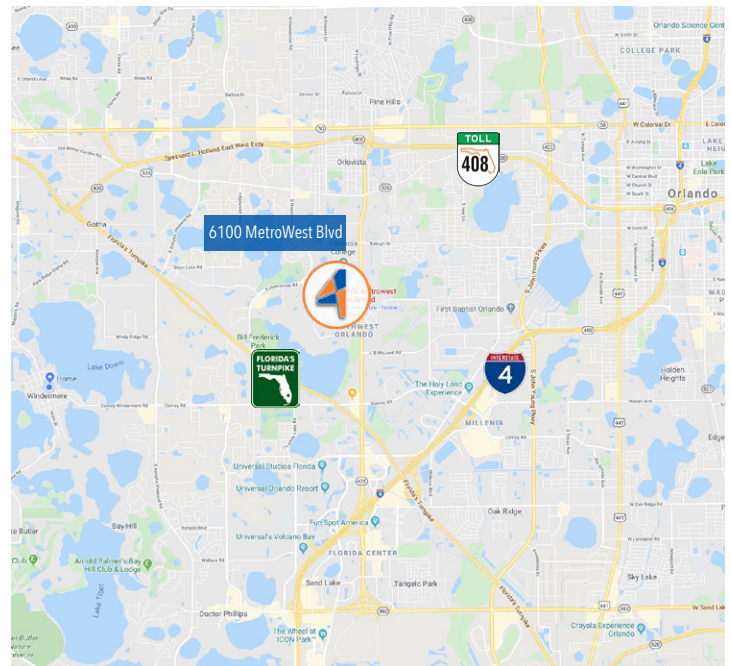
## Property Details

Zoned:	AC2
Land Size:	4.54 Acres

## Property Highlights

- Extremely Easy access to I-4, Turnpike, and Kirkman Rd.
- Can build up to 50,000 SF Office Building
- Land is pad-ready - cleared and ready for development
- Office vacancy rates in MetroWest are at a historic low - the market is thirsty for new inventory
- Some parking is already in place
- Close proximity to executive living: Windermere, Dr. Phillips, and Bay Hill
- On-site retention

## Location



PRESENTED BY

Nicholas Fouraker CCIM

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INFORMATION

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ADDITIONAL  
**PHOTOS**

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## Property Photos

### Panorama



### West View - Ground Level



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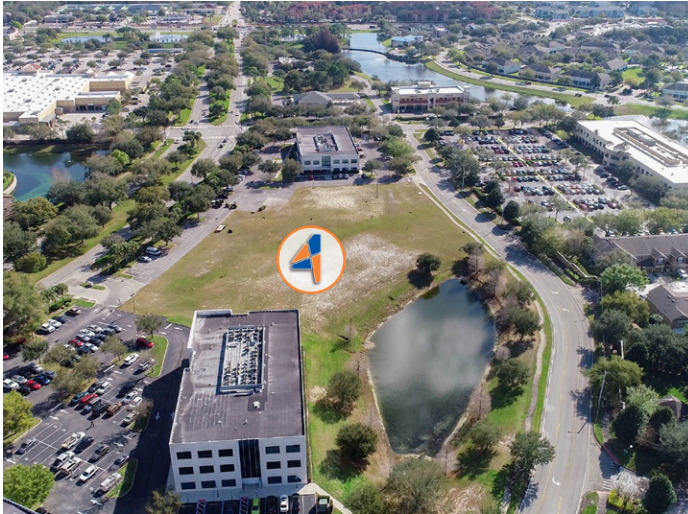
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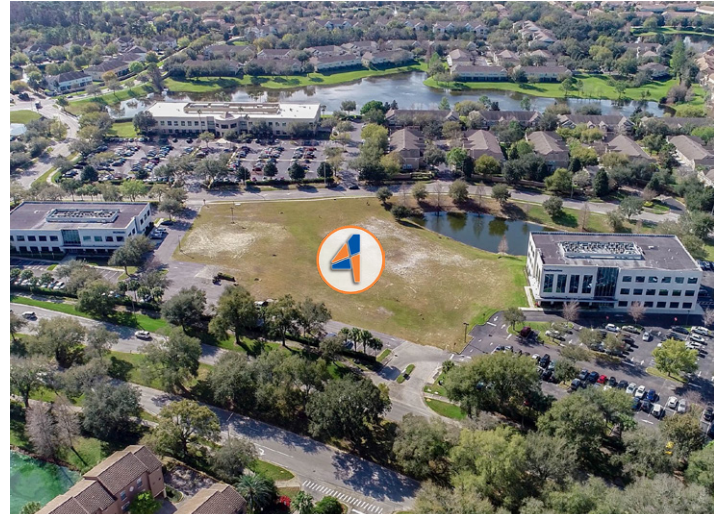


## Aerial Views

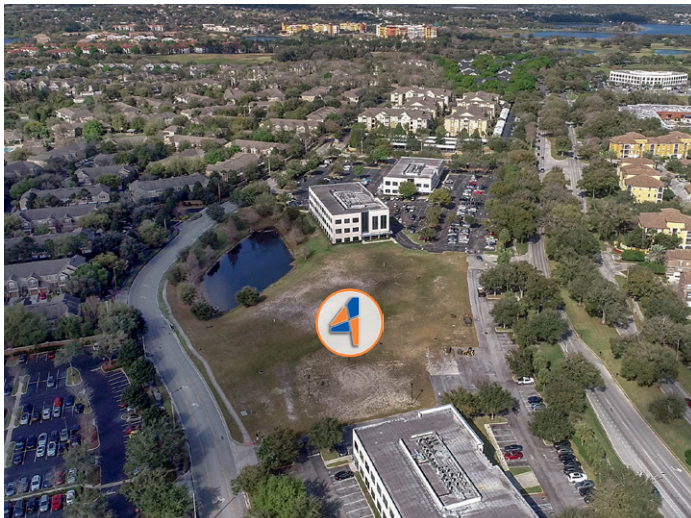
East View



South View



West View



North View



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AERIAL  
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## MetroWest Monument



## MetroWest Blvd. Entrance



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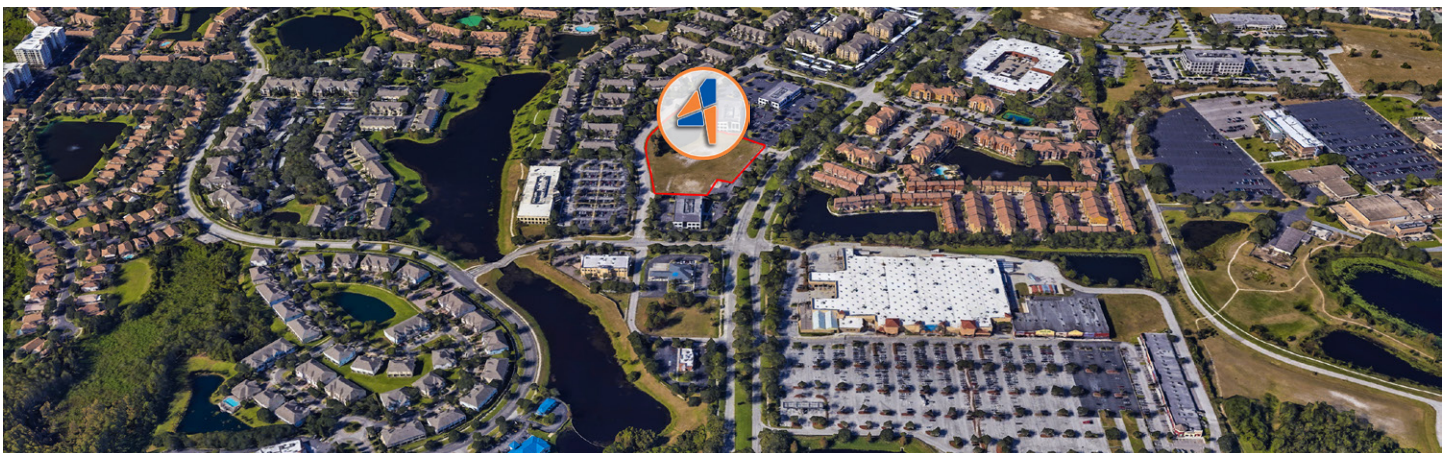
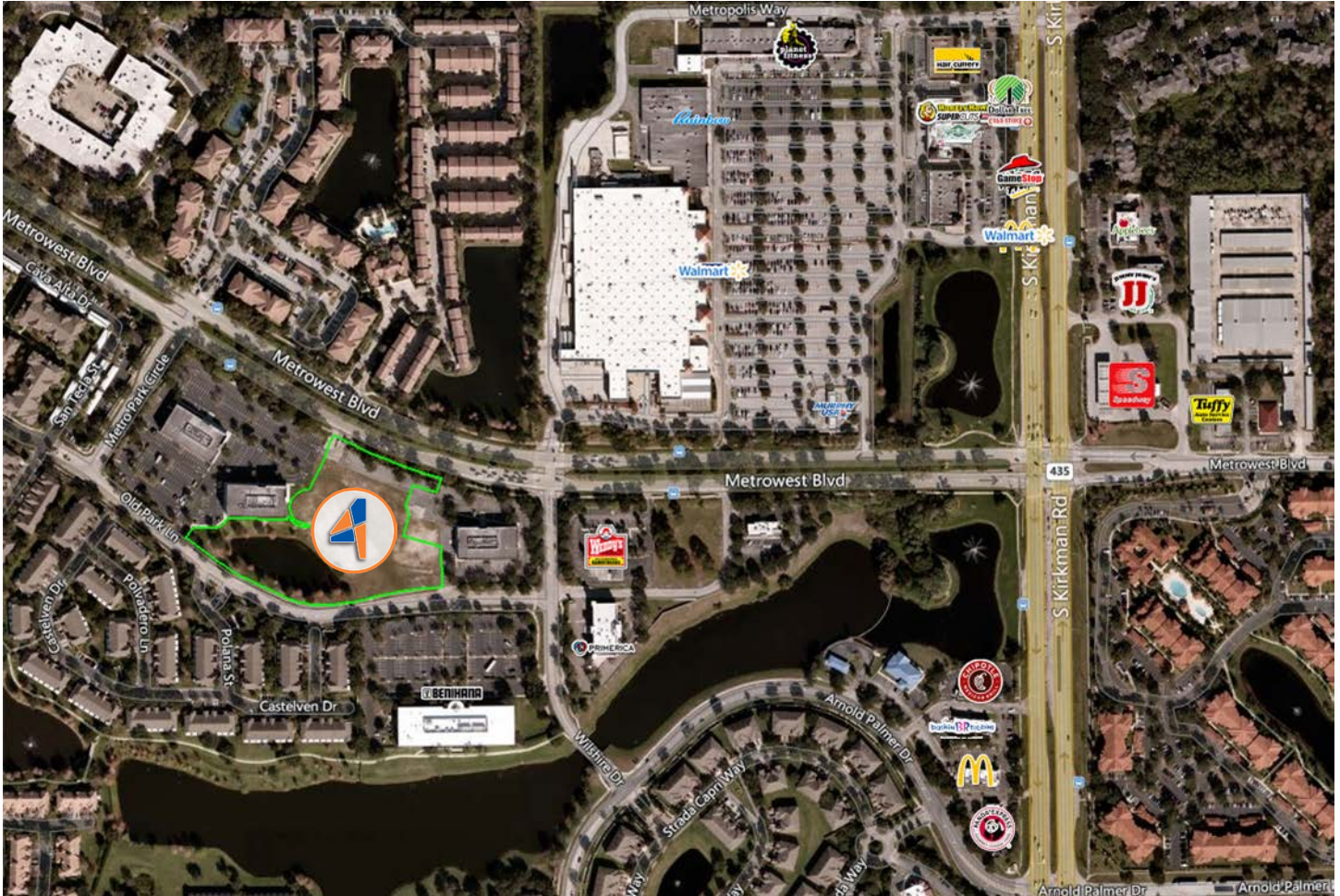
## MAPS

# Professional Office Condo

430 Crown Oak Centre, Longwood, Florida, 32809



## Points of Interest Map



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