

LAKE POINT BUSINESS PARK



FLEXIBLE. CONVENIENT. VIBRANT.

AVAILABLE | 6200 HAZELTINE NATIONAL DRIVE, ORLANDO, FL
6,459-13,999 SF OF INDUSTRIAL AND FLEX SPACE

A STRATEGIC LOCATION WITH VERSATILE SPACE

Grow your business in one of Orlando's most convenient locations. Situated just 2 miles from Orlando International Airport and under 20 minutes from downtown Orlando, BaySpace Lake Point Business Park seamlessly blends accessibility, flexibility, and functionality.

Designed to support a wide range of industrial and flex users, the property offers high-quality, customizable spaces that adapt to your operational needs. The campus-like setting, with lush landscaping, creates a professional and welcoming environment for clients, visitors, and employees alike.



PROPERTY HIGHLIGHTS

Grade-level and dock-high overhead doors to support efficient loading and operations.

Located **2 miles from Orlando International Airport** (MCO), ideal for travel and logistics.

Ample parking for clients, employee and visitors with a ratio of 3.24 spaces per 1,00 SF.

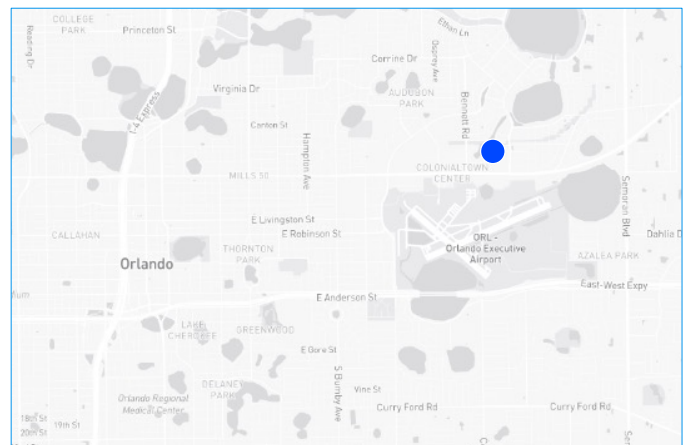
GROWING CUSTOMER & EMPLOYEE BASE

BaySpace Lake Point is strategically positioned within miles of MCO, and minutes from SR 528 and the Central Florida Greenway (SR 417), connecting the region's suburbs with business zones.


Over the past five years, the Orlando metro area has experienced significant population growth, adding hundreds of thousands of new residents and reinforcing its status as one of the fastest-growing markets in the U.S. Growth is especially strong in the southeast corridor near the airport and Lake Nona, where new residential communities, infrastructure investments, and business development continue to accelerate.


For businesses, this means more than just progress, it means opportunity. A rapidly expanding customer base, improved access to a deeper and more diverse workforce, and proximity to major transportation hubs all contribute to a location that supports long-term success.

Schedule a tour to see how your business can thrive at BaySpace Lake Point Business Park.



**LEARN MORE ABOUT THIS PROPERTY AND
VIEW MORE PHOTOS HERE **

 **214-833-0723**

 info@bayspace.com

CHALLENGER

I & II



FLEXIBLE. VIBRANT. CENTRAL.

AVAILABLE | 12600 CHALLENGER PKWY, ORLANDO, FL 32826
5,526-11,506 SF OF FLEX SPACE

VERSATILE SPACE IN AN INNOVATION CORRIDOR

Position your business for growth in the heart of East Orlando's thriving University corridor. Located within Central Florida Research Park near the University of Central Florida, BaySpace Challenger offers direct access to a highly educated workforce, strong infrastructure, and one of the region's most active business environments.

The property features two large buildings set within a professionally maintained business park. The glass-front exterior creates a modern and vibrant atmosphere that welcomes clients and employees. Inside, the space offers a balance of functionality and flexibility for a wide range of uses, including office, R&D, and light industrial operations. The location also provides storefront opportunities along with loading capabilities, ideal for businesses that require visibility and operational efficiency.



PROPERTY HIGHLIGHTS

Multiple suite configurations accommodating a range of business sizes.

Ample parking and easy site access for employees and visitors.

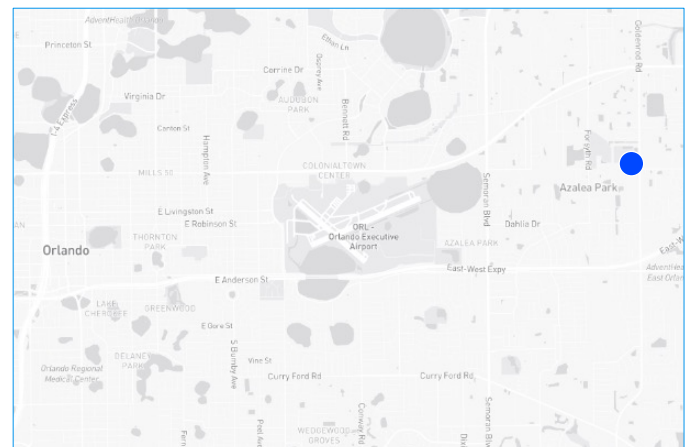
Interior grid design offering an efficient layout for modular furniture and the distribution of power and wiring.

Immediate access to SR 408 and SR 417, providing seamless connectivity across the Orlando metro area.


BUSINESS & CONNECTIVITY ADVANTAGES


Located in Orlando's Central Florida Research Park, one of the largest research parks in the country, BaySpace Challenger benefits from proximity to major employers, research institutions, and technology-driven companies. The property is surrounded by a dense and growing population base driven by the University corridor. This creates a steady pipeline of talent and a built-in customer base for service-oriented businesses.

This campus is ideal for businesses that value access to talent, infrastructure, and amenities in a suburban environment. Schedule a tour today and see how your business can grow at BaySpace Challenger.



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BAYSPACE BRECKENRIDGE PARK CREEK >>



ACCESSIBLE. CONNECTED. EFFICIENT.

AVAILABLE | 2825 BRECKINRIDGE BLVD, DULUTH, GA 30096
6,459-13,999 SF OF FLEX SPACE

VISIBILITY & VERSATILITY

Grow your business in one of metro Atlanta's most accessible industrial corridors. Located off I-85 in Duluth, this property offers exceptional visibility, connectivity, and access to one of the Southeast's most dynamic economic regions. Designed for operational efficiency, the space supports a range of light industrial and flex users with layouts that accommodate warehouse and office needs.

PROPERTY HIGHLIGHTS

Signage opportunities and strong visibility and frontage along Breckenridge Blvd.

Industrial and flex configurations supporting a range of operational needs.

Immediate access to Interstate 85, one of the region's primary logistics and distribution corridors.

Ample parking for clients, employees and visitors.

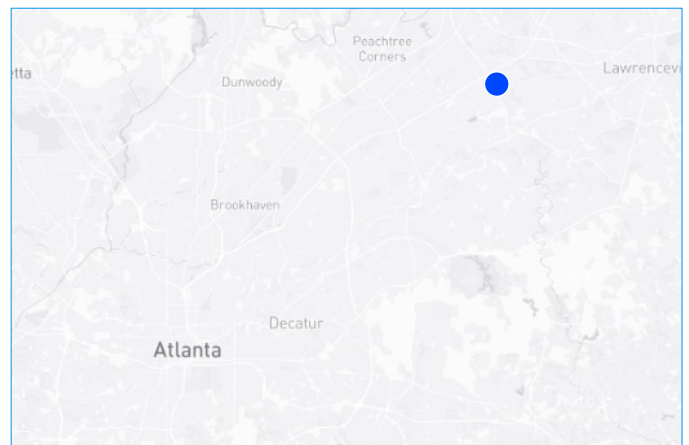


GROWING CUSTOMER & WORKFORCE ACCESS

Breckenridge Park Creek is approximately 25 miles northeast of downtown Atlanta, placing your business within one of the largest and fastest-growing metro areas in the U.S. The property is also located in Gwinnett County, one of the region's most active and rapidly expanding submarkets.

Continued population and business growth are creating a deep and expanding pool of both talent and customers in the surrounding area. A wide range of shopping, dining, and entertainment amenities, combined with excellent accessibility, makes this location a convenient and attractive destination for employees, clients, and customers.

Breckenridge Creek Park offers the infrastructure, access, and competitive environment needed for growing businesses. Schedule a tour today to see how your business can thrive at Breckenridge Creek Park.



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