## LeeVista Business Center - Bldg E 7415 Emerald Dunes Drive Orlando, FL 32822

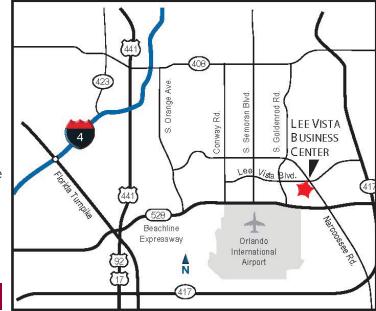


#### Features:

- Total Size:
- Availability:
  <u>Size</u>
  Office
  OH Doors
  21,900
  BTS
  8 Dock Doors
- Ceiling Height: 30'
- Column Spacing: 40'W x 45'D
- Building Depth: 180'
- Constuction: Concrete Tilt Wall
- Truck Court: 140' including a 60' concrete apron

226,800 SF

- Fire Protection: ESFR
- Parking Ratio: 1/1,000



#### Financial Information:

- Base Rent: \$6.25 psf NNN
- Operating Expenses: \$1.99 psf



COMMERCIAL REAL ESTATE SERVICES

4700 Millenia Blvd, Suite 200, Orlando, FL 32839 321.281.8500 phone www.lee-associates.com Tom McFadden, SIOR 321.281.8501 tmcfadden@lee-associates.com

William "Bo" Bradford, CCIM, SIOR 321.281.8502 bbradford@lee-associates.com **Colony**Industrial

Brendan McCarthy 972.893.7000 bmccarthy@colonyinc.com

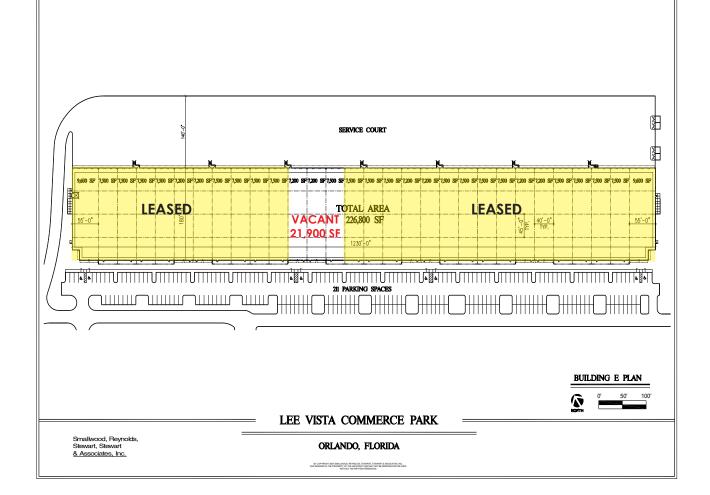
All information furnished regarding property for sale, rental or financing is from sources deemed relaible, but no warranty or representation is made to the accuracy thereof and the same is submitted to errors, omissions, change of price, rental or other conditions prior to sale.], lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the breker herein.

# LeeVista Business Center - Bldg E

7415 Emerald Dunes Drive

Orlando, FL 32822





### Transportation:

- Excellent access to Central Florida's transportation network
- Directly across from Orlando International Airport
- Nearby access to the Beachline Expressway, connecting I-75, I-95, I-4, the Florida Turnpike, the 417/Greenway Expressway, and four (4) international airports.



COMMERCIAL REAL ESTATE SERVICES

4700 Millenia Blvd, Suite 200, Orlando, FL 32839 321.281.8500 phone www.lee-associates.com Tom McFadden, SIOR 321.281.8501 tmcfadden@lee-associates.com

William "Bo" Bradford, CCIM, SIOR 321.281.8502 bbradford@lee-associates.com



Brendan McCarthy 972.893.7000 bmccarthy@colonyinc.com

All information furnished regarding property for sale, rental or financing is from sources deemed relaible, but no warranty or representation is made to the accuracy thereof and the same is submitted to errors, omissions, change of price, rental or other conditions prior to sale.], lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the breker herein.