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

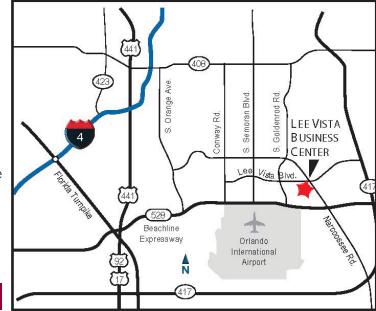


Features:

- 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

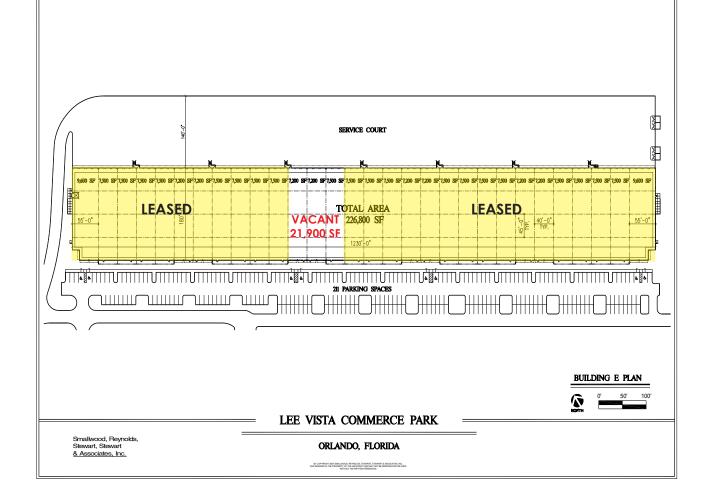
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Orlando, FL 32822





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.



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