

Center of Commerce - Bldg 908

3019 Mercy Drive

Orlando, FL 32808

FOR LEASE



Features:

- ◆ Total Size: 154,000 SF
- ◆ Availability:

| Size | Office | OH Doors |
|--------|--------|-----------------------------------|
| 42,000 | BTS | 9 Dock (can add 3 more positions) |
- ◆ Ceiling Height: 24'
- ◆ Column Spacing: 40'W x 42' D
- ◆ Building Depth: 200'
- ◆ Constuction: Concrete Tilt Wall
- ◆ Truck Court: 120' including a 40' concrete apron
- ◆ Fire Protection: .495/2,000 SF design density
- ◆ Parking: .65/1,000

Financial Information:

- ◆ Base Rent: \$4.75 psf NNN
- ◆ Operating Expenses: \$1.56 psf



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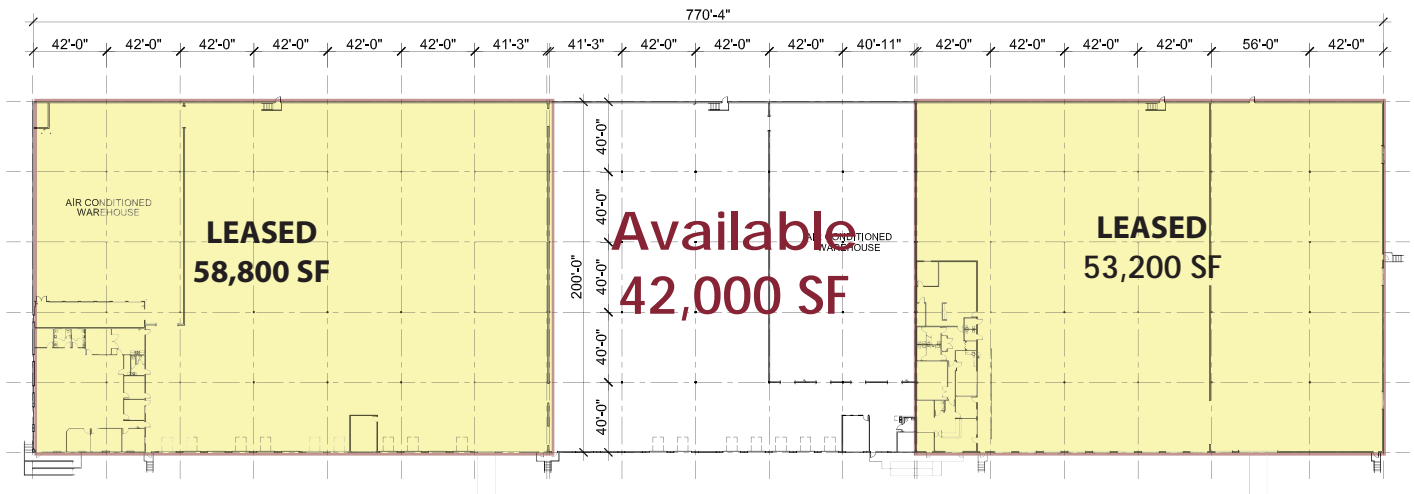
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TRANSPORTATION:

- ◆ Lee Road
- ◆ Orange Blossom Trail
- ◆ Interstate 4
- ◆ SR 408 (East/West Expressway)



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