

LeeVista Business Center - Bldg F

7433 Emerald Dunes Drive

Orlando, FL 32822

FOR LEASE

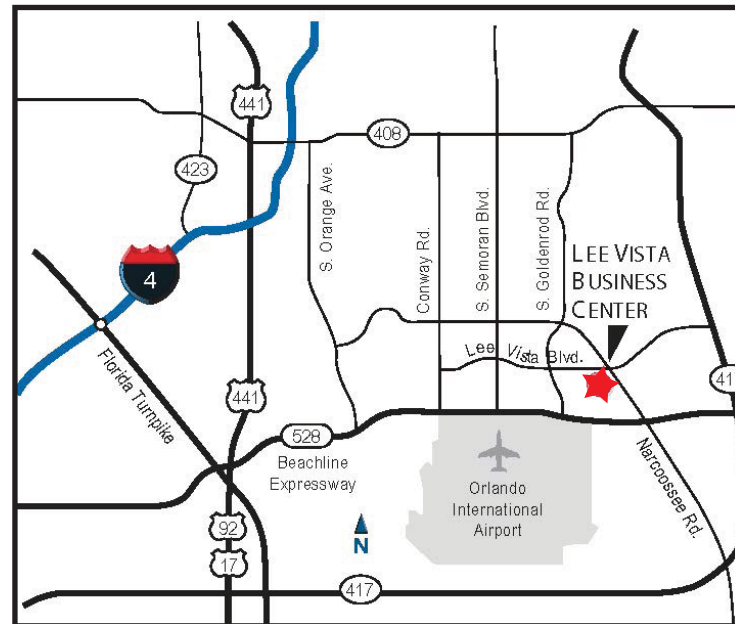


Features:

- ◆ Total Size: 145,800 SF
- ◆ Availability:

Size	Office	OH Doors
40,000	BTS	15 Dock / 1 Ramped

*Divisible to 12,800 SF
- ◆ Ceiling Height: 30'
- ◆ Column Spacing: 40'W x 50' D
- ◆ Building Depth: 160'
- ◆ Constuction: Concrete Tilt Wall
- ◆ Truck Court: 200' including a 60' concrete apron
- ◆ 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

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ColonyIndustrial

Brendan McCarthy

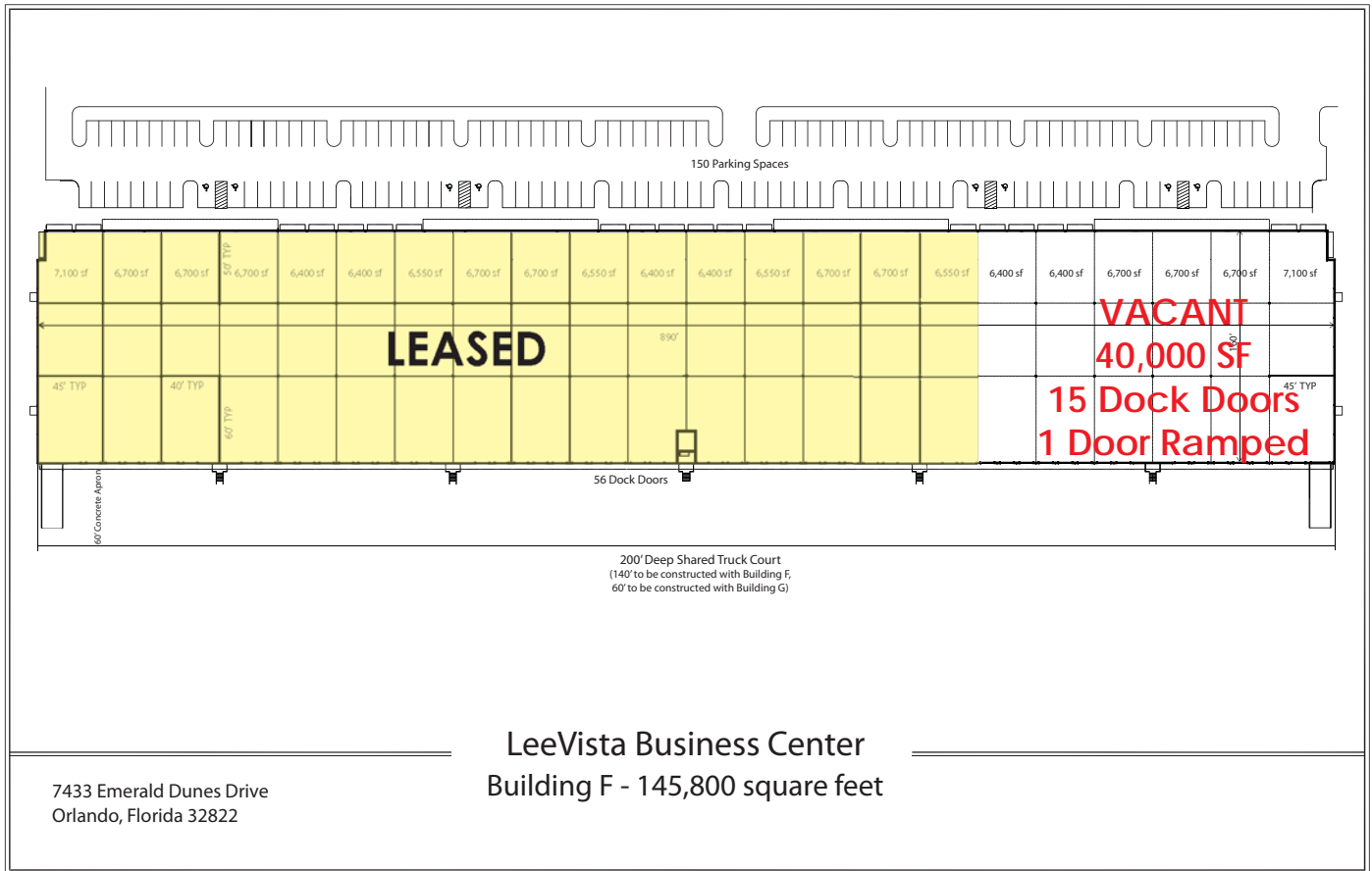
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bmccarthy@colonyinc.com

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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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