

LeeVista Business Center - Bldg D

7443 Emerald Dunes Drive

Orlando, FL 32822

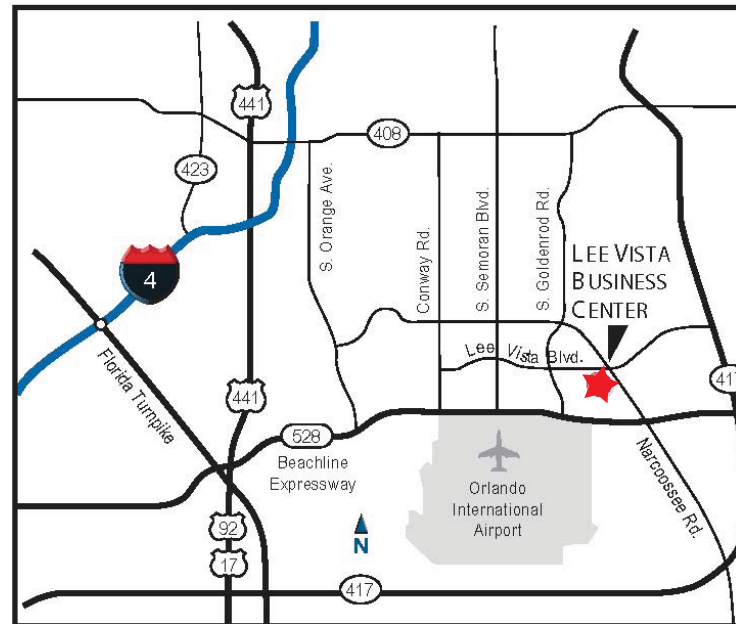
FOR LEASE



Features:

- ◆ Total Size: 106,500 SF
- ◆ Availability:

Size	Office	OH Doors
12,950	BTS	5 Dock Doors
- ◆ Ceiling Height: 24'
- ◆ Column Spacing: 40'W x 40'D
- ◆ Building Depth: 160'
- ◆ Constuction: Concrete Tilt Wall
- ◆ Truck Court: 150' including a 60' concrete apron
- ◆ Fire Protection: ESFR
- ◆ Parking Ratio: 1/1,000



Financial Information:

- ◆ Base Rent: \$6.50 psf NNN
- ◆ Operating Expenses: \$1.99 psf



COMMERCIAL REAL ESTATE SERVICES

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ColonyIndustrial

Brendan McCarthy

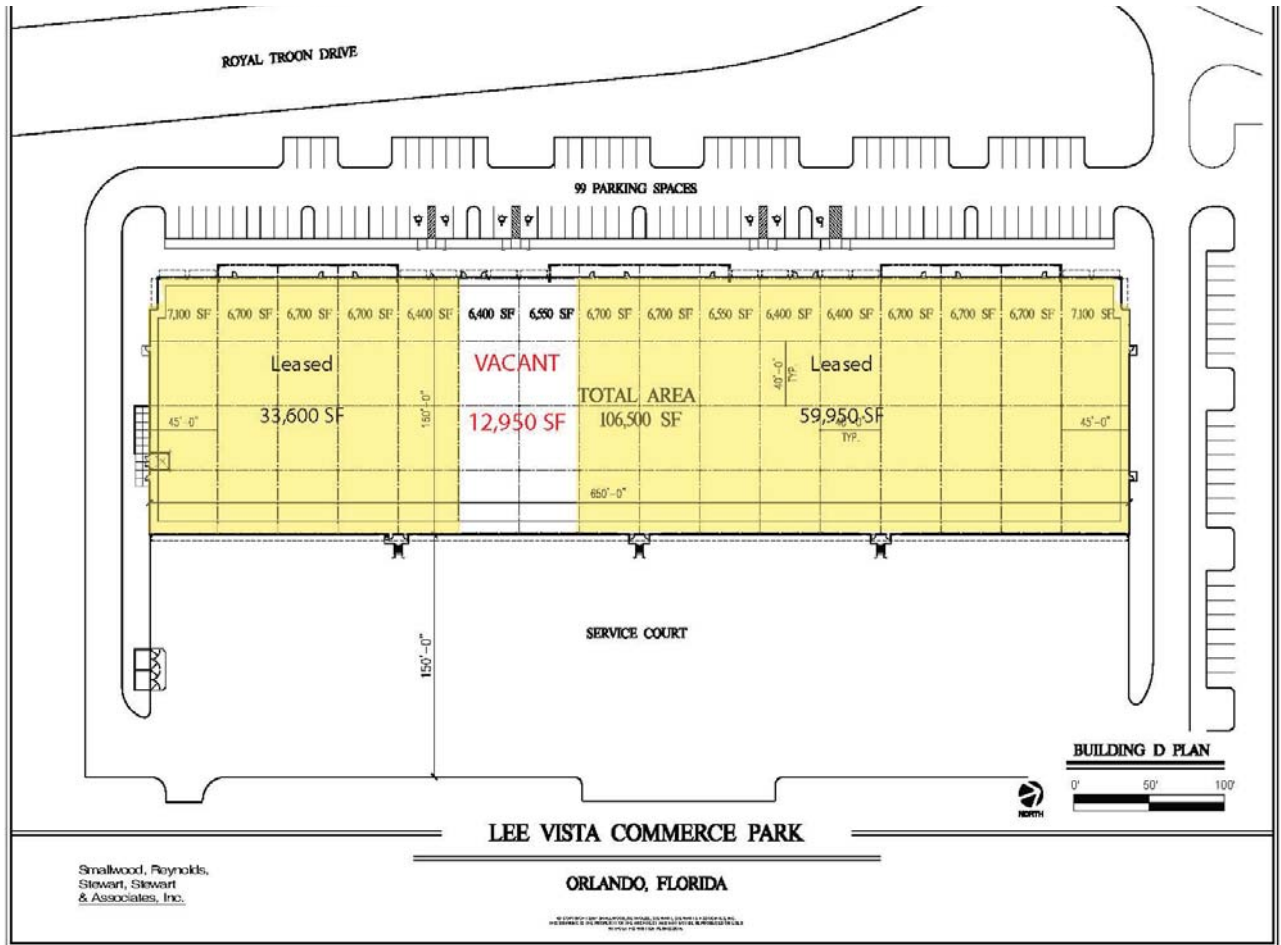
972.893.7000
bmccarthy@colonyinc.com

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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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