LeeVista Business Center - Bldg D 7443 Emerald Dunes Drive Orlando, FL 32822

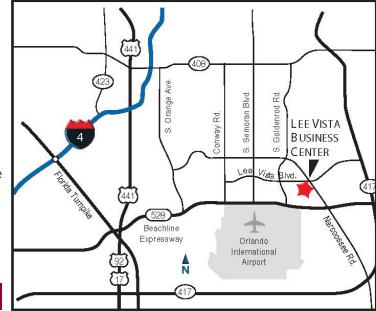


Features:

- Total Size:
 - Availability: <u>Size</u> <u>Office</u> <u>OH Doors</u> 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

106,500 SF

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



Financial Information:

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



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

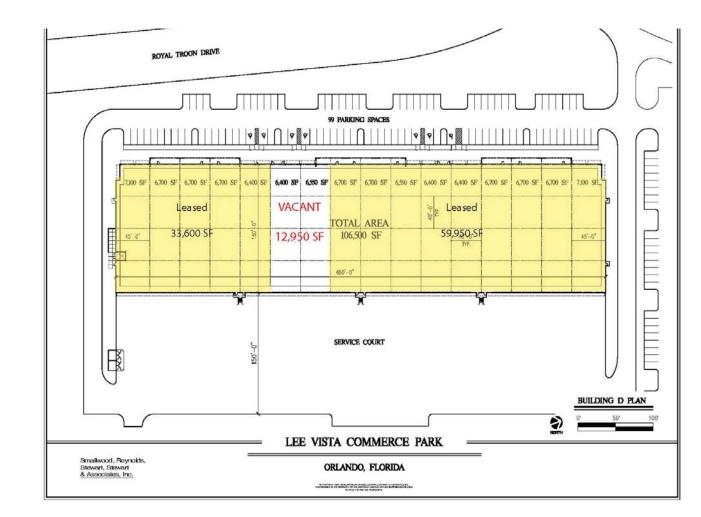
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ColonyIndustrial

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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.



COMMERCIAL REAL ESTATE SERVICES

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