

FOR LEASE 22,398 RSF

LEE VISTA BUSINESS CENTER - BUILDING E

7415 Emerald Dunes Drive
Orlando, FL 32822



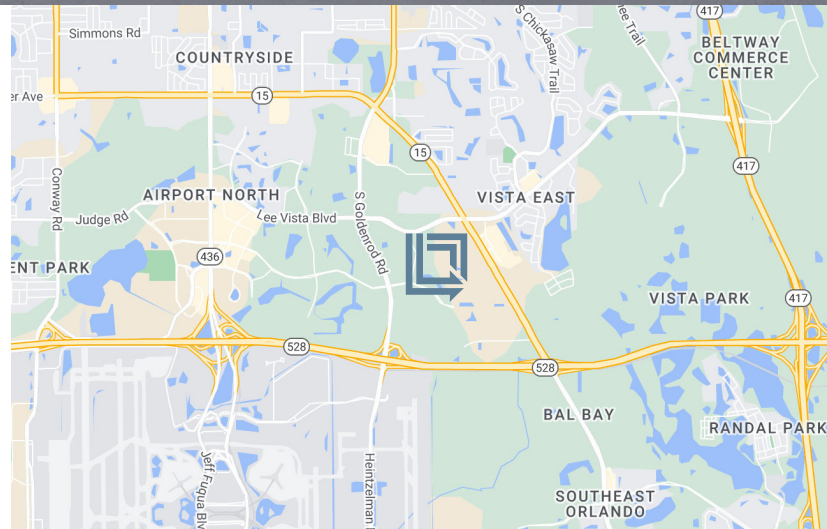
LBA Logistics

AVAILABLE NOW



REAR-LOAD DISTRIBUTION FACILITY

LeeVista Business Center is a 7.70 acre park which is located on the Beachline Expressway directly across from the Orlando International Airport and located off Lee Vista Boulevard between South Goldenrod Road and Narcoossee Road. Building E is 231,452 square feet, 30' Clear Height, and 180' Building Depth.



For Leasing Information Contact:

Tim Perry, CCIM, SIOR

Senior Vice President
321-278-0233
tperry@lee-associates.com

Ryan Griffith

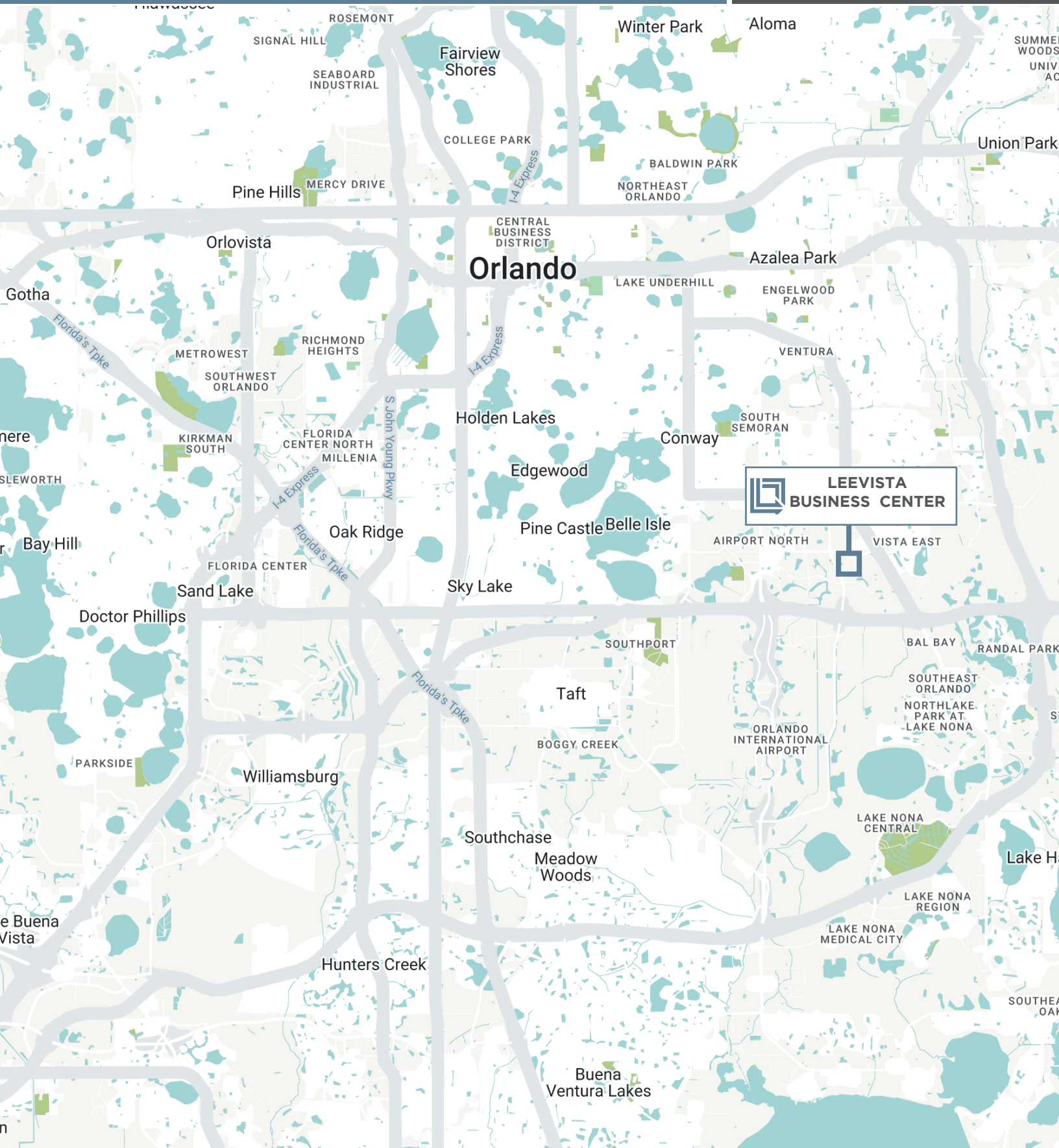
Senior Vice President/Principal
908-208-4774
rgriffith@lee-associates.com

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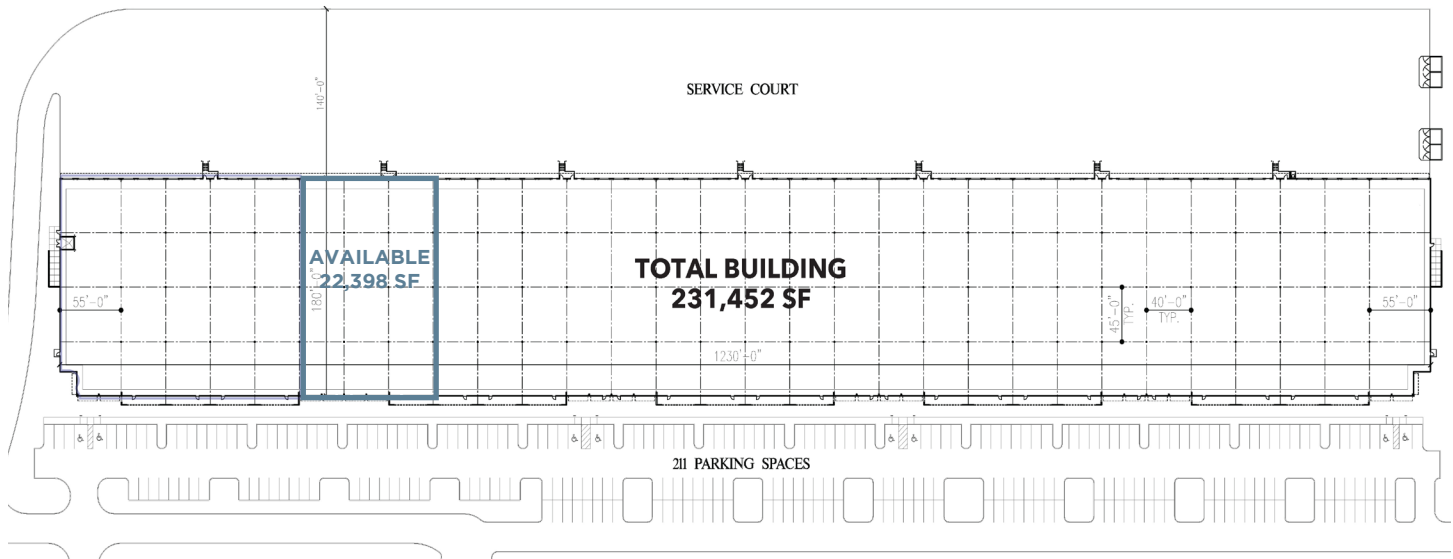


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Property Summary

Building Size:	231,452 Square Feet
Building Depth:	180'
Ceiling Height:	30'
Column Spacing:	40'W x 45'D
Truck Court:	140' including a 60' concrete apron
Sprinkler:	ESFR System with Pump
Construction:	Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts
Car Parking:	211 Spaces
Electrical Service:	3 Phase, 480 Volt, 800 Amps with Tenant verification

Listing Summary

Total Size Available:	22,398 SF
Office Size:	4,136 SF
Doors:	7 Dock High Doors with Pit Levelers and Two (2) HVLS fans
Charging:	Forklift charging station
Lease Rate:	\$13.25/SF NNN
Op Ex:	\$5.07/SF

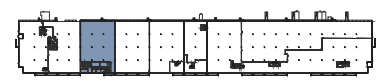
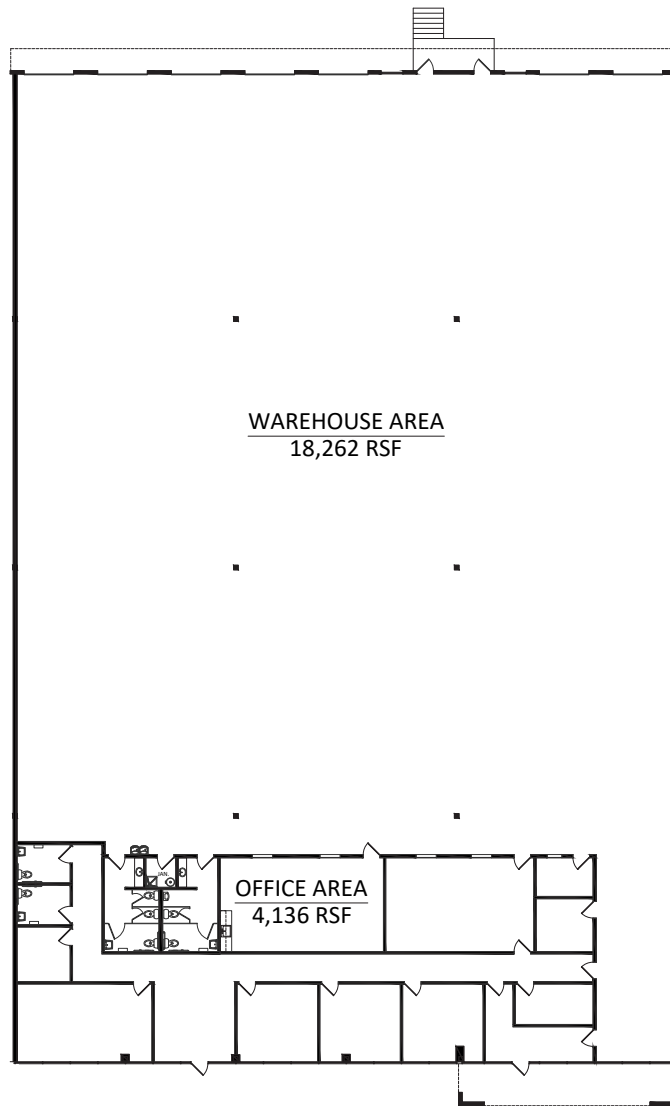
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SUITE 600



FLOOR LOCATION PLAN

