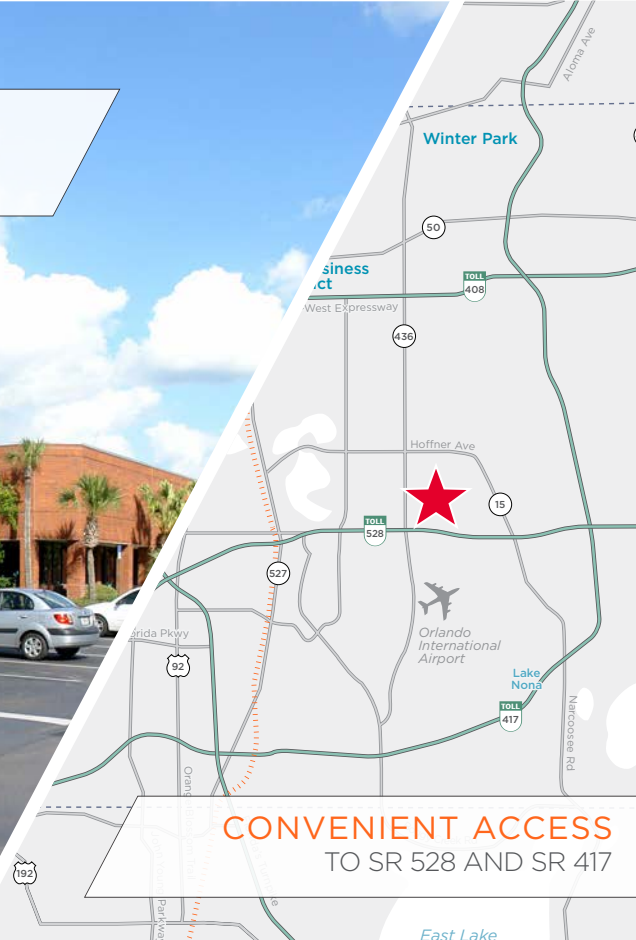


LAKEPOINT IV

6301 HAZELTINE NATIONAL DR, ORLANDO, FLORIDA 32824



CONVENIENT ACCESS
TO SR 528 AND SR 417

**13,900 - 31,693 SF AVAILABLE
FOR LEASE**

SPACE HIGHLIGHTS

ASKING RATE
NEGOTIABLE

OPEX*
\$4.13 PSF

CLEAR HEIGHT
24'

WAREHOUSE SIZE
25,133 SF

EXISTING OFFICE
6,560 SF

ZONING
AC-3

LOADING DOORS
(4) DOCK DOORS
(1) DRIVE-IN W/ RAMP

PARKING RATIO
1.40/1,000

AVAILABILITY
MARCH 1, 2024

FIRE SUPPRESSION
WET

YEAR BUILT
1987

**Denotes Estimated Operating Expenses for 2024*

CONTACT INFORMATION



JARED BONSHIRE
Executive Managing Director
+1 407 541 4414
jared.bonshire@cushwake.com

DAVID PEREZ
Executive Managing Director
+1 407 541 4435
david.perez@cushwake.com

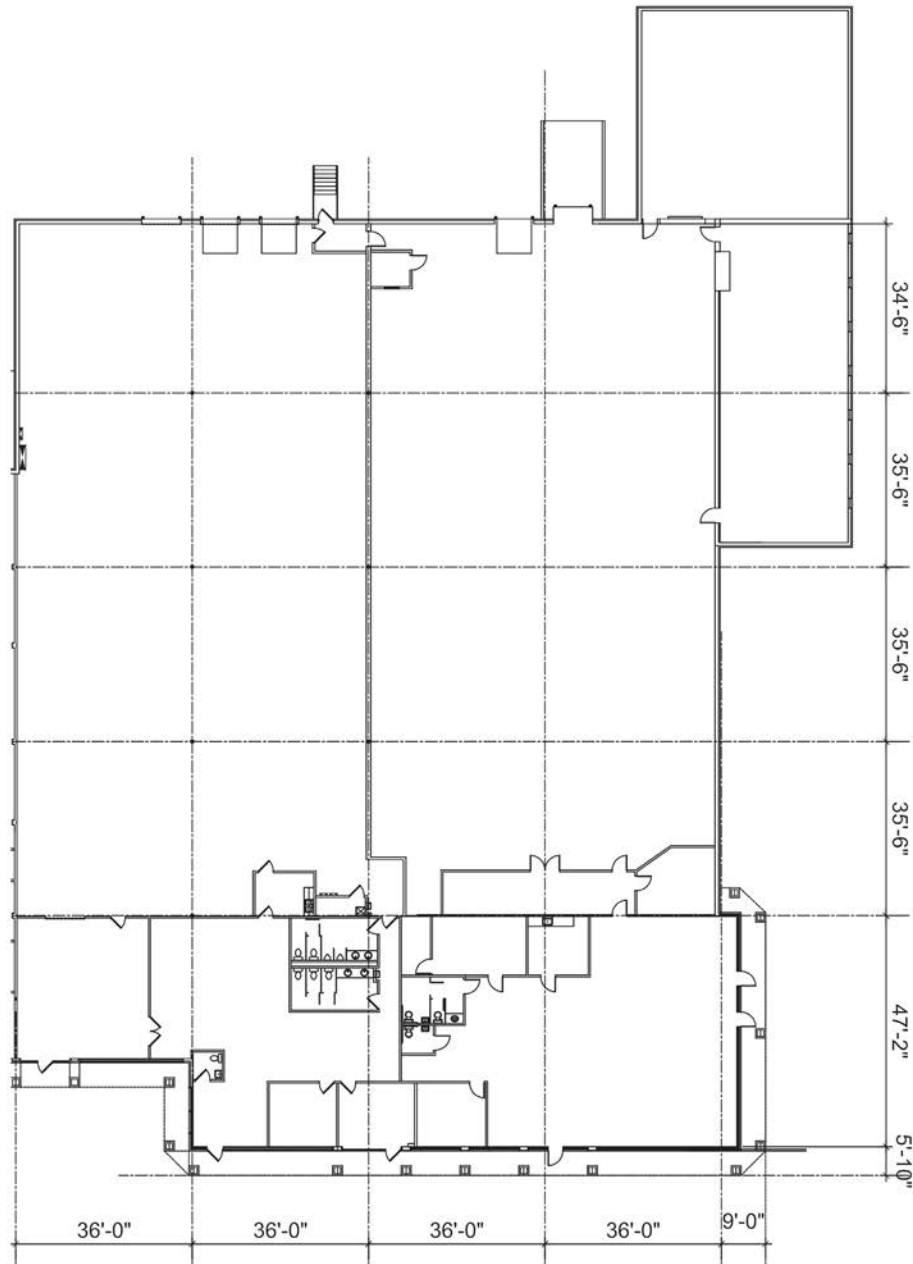
TAYLOR ZAMBITO
Senior Director
+1 407 541 4409
taylor.zambito@cushwake.com

RYAN HUBBARD
Director
+1 407 541 4390
ryan.hubbard@cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

FLOOR PLAN

SUITE 100-101



CONTACT INFORMATION



JARED BONSHIRE
Executive Managing Director
+1 407 541 4414
jared.bonshire@cushwake.com

DAVID PEREZ
Executive Managing Director
+1 407 541 4435
david.perez@cushwake.com

TAYLOR ZAMBITO
Senior Director
+1 407 541 4409
taylor.zambito@cushwake.com

RYAN HUBBARD
Director
+1 407 541 4390
ryan.hubbard@cushwake.com