



HORIZON WEST  
LOGISTICS PARK

PREMIER 1.5 MSF  
LOGISTICS PARK

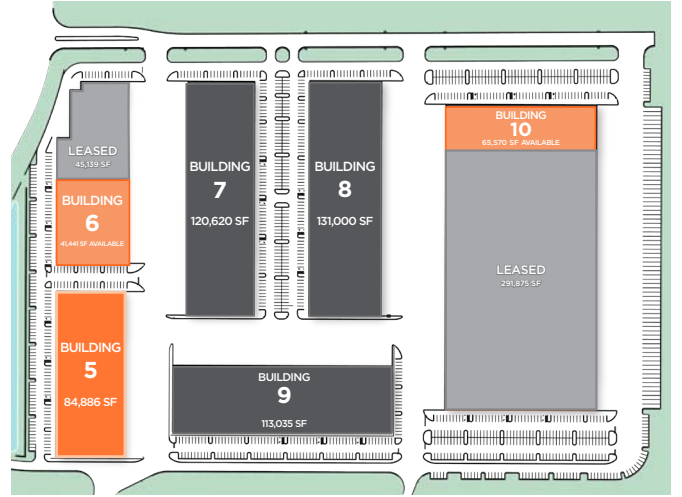


Horizon West is a premier state-of-the-art Class A logistics park located at the convergence of SR-429, I-4, and SR-417. The park has the potential to suit a wide variety of users in a professional setting, and is the only development of its kind within Osceola County. This 1.5 MSF project consists of ten single story light-industrial facilities, which can be constructed to suit the needs of a diverse customer base consisting of primarily rear-load and cross-dock facilities.

# CLASS A LOGISTICS PARK

## PHASE 2 BUILDINGS 5-10

- AVAILABLE
- UNDER CONSTRUCTION
- FUTURE DEVELOPMENT
- LEASED



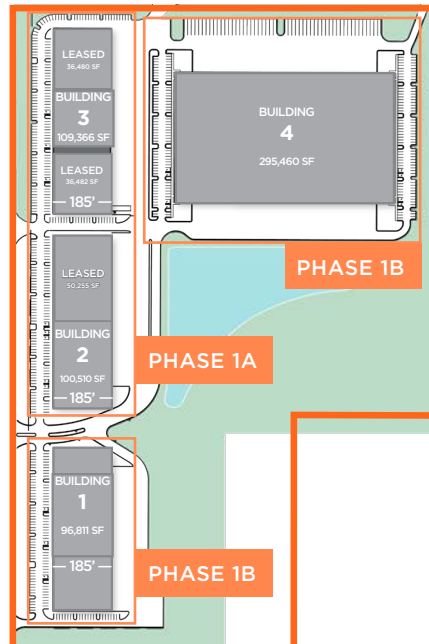
SAND HILL ROAD

SINCLAIR ROAD

ACCESS TO PROPERTY FROM  
I-4 & 429

## PHASE 1 BUILDINGS 1-4

- AVAILABLE
- UNDER CONSTRUCTION
- FUTURE DEVELOPMENT
- LEASED



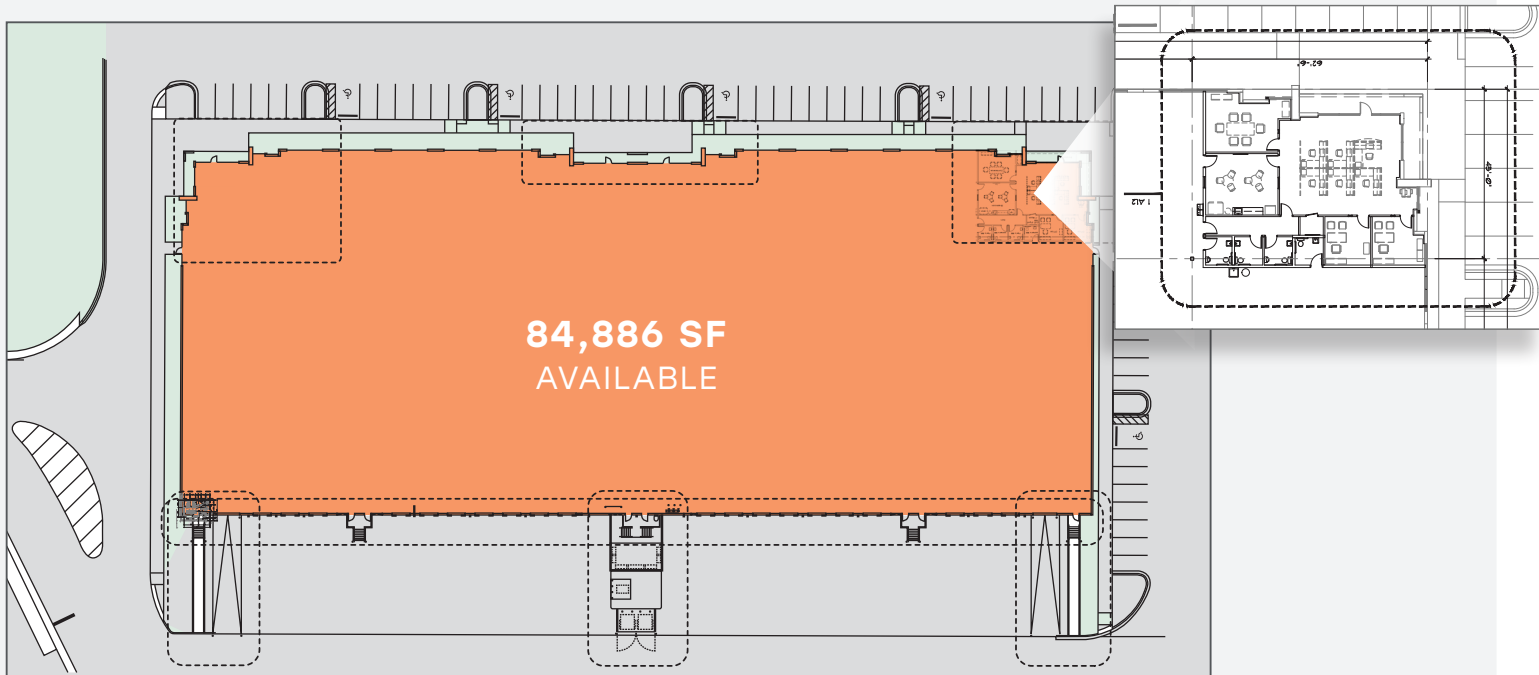
## KEY DISTANCES

 ACCESS  
**1.0 Mile**

 ACCESS  
**3.5 Miles**

 ACCESS  
**3.6 Miles**

# BUILDING 5 HIGHLIGHTS — 951 N OLD LAKE WILSON RD



**RENTAL RATE**  
Withheld

**OPEX**  
\$3.15/SF

**TOTAL BUILDING SF**  
84,886 SF

**AVAILABLE SF**  
84,886 SF

**BUILDING CONFIGURATION**  
Rear Load

**CLEAR HEIGHT**  
32'

**COLUMN SPACING**  
45'w x 56'd  
50'w x 62'6" d staging

**ANTICIPATED COMPLETION**  
Q1 2025

**OFFICE BUILD-OUT**  
2,250 SF

**PARKING**  
1.30/1,000

**ELECTRICAL**  
1600 Amps/480v - 3-phase

**ROOF**  
Single-ply TPO

**FIRE PROTECTION**  
ESFR

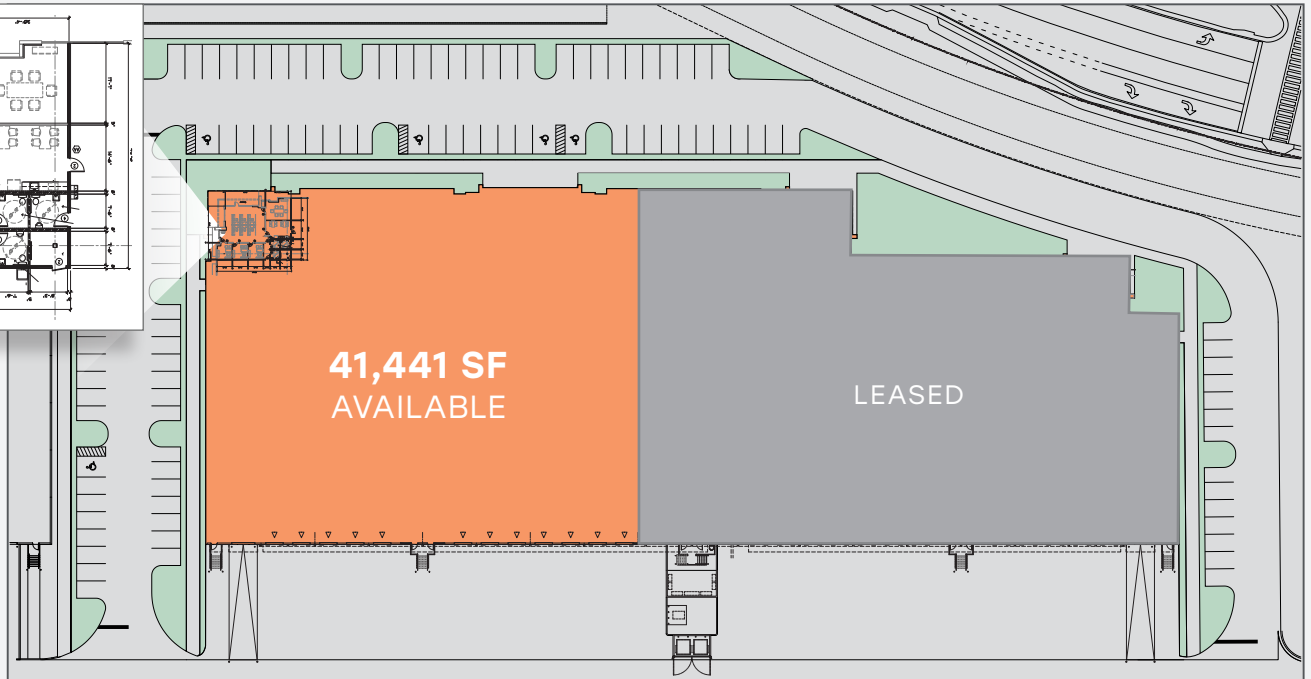
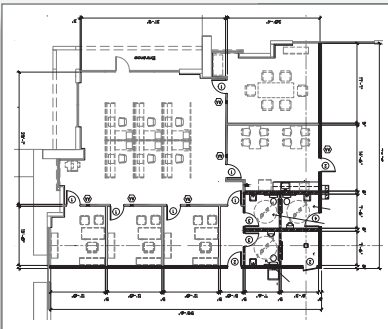
**DOCK DOORS**  
20 (9' x 10')

**DRIVE - IN DOORS**  
2 (12' X 14')

**CONCRETE TRUCK APRON**  
60'

**BUILDING DIMENSIONS**  
185' wide x 461' long

# BUILDING 6 HIGHLIGHTS — 971 N OLD LAKE WILSON RD



**RENTAL RATE**  
\$10.95/SF NNN

**OPEX**  
\$3.12/SF

**TOTAL BUILDING SF**  
86,580 SF

**AVAILABLE SF**  
41,441 SF

**BUILDING CONFIGURATION**  
Rear Load

**CLEAR HEIGHT**  
32'

**COLUMN SPACING**  
45'w x 56'd  
50'w x 56'd staging

**AVAILABILITY**  
Immediately

**OFFICE SF**  
2,450 SF

**PARKING**  
1.36/1,000

**ELECTRICAL**  
1600 Amps/480v - 3-phase

**ROOF**  
Single-ply TPO

**FIRE PROTECTION**  
ESFR

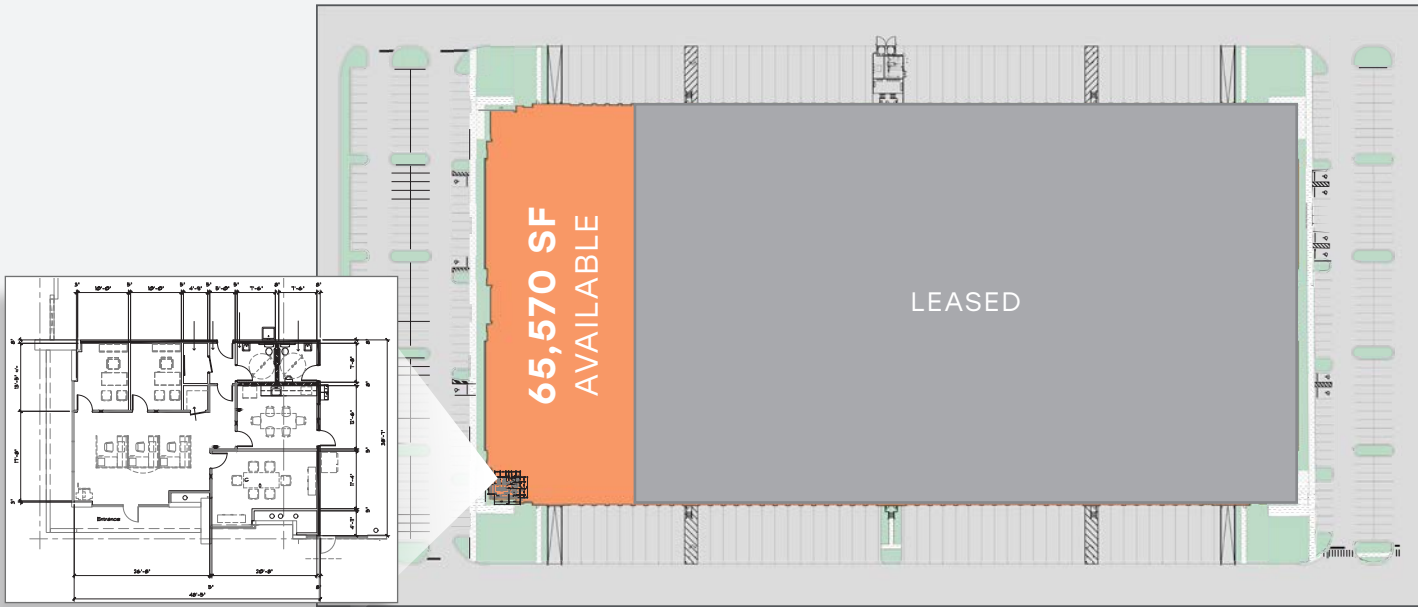
**DOCK DOORS**  
12 (9' x 10')

**DRIVE - IN DOORS**  
1 (12' X 14')

**CONCRETE TRUCK APRON**  
60'

**BUILDING DIMENSIONS**  
185' wide x 505' long

# BUILDING 10 HIGHLIGHTS — 995 N OLD LAKE WILSON RD



RENTAL RATE  
\$8.45/SF NNN

OPEX  
\$2.90/SF

TOTAL BUILDING SF  
357,445 SF

AVAILABLE SF  
65,570 SF

BUILDING CONFIGURATION  
Cross Dock

CLEAR HEIGHT  
36'

COLUMN SPACING  
54'w x 50'd

AVAILABILITY  
Immediately

OFFICE BUILD-OUT  
1,525 SF

PARKING  
1.16/1,000

ELECTRICAL  
1600 Amps/480v - 3-phase

ROOF  
Single-ply TPO

FIRE PROTECTION  
ESFR

DOCK DOORS  
10 (9' x 10')

DRIVE - IN DOORS  
2 (12' X 14')

CONCRETE TRUCK APRON  
60'

BUILDING DIMENSIONS  
420' wide x 852' long

TRAILER PARKING  
25

Horizon West is well-positioned among major residential areas with easy access to educational centers and job creators within Central Florida



**HORIZON WEST**  
LOGISTICS PARK

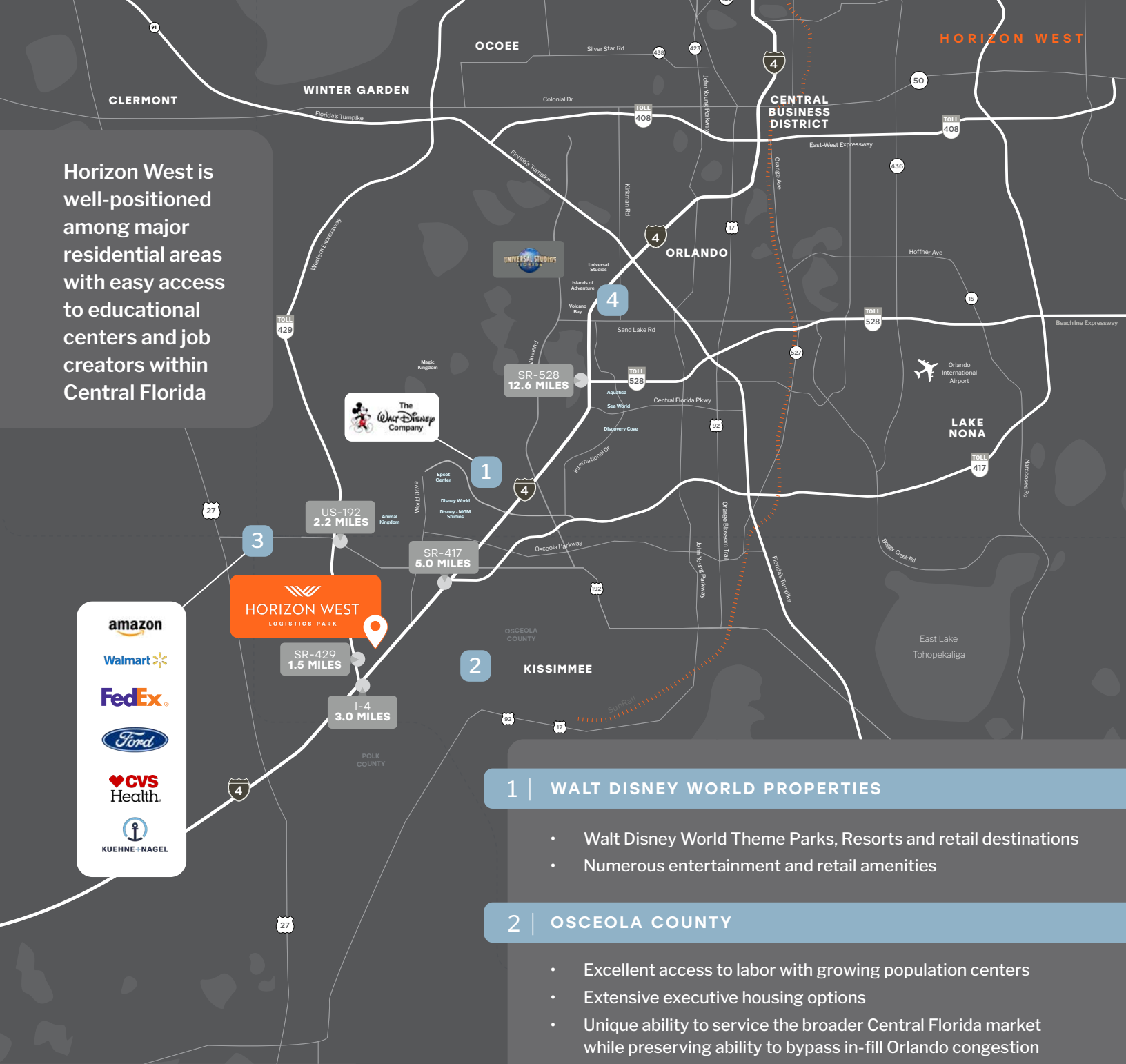
SR-429  
1.5 MILES

I-4  
3.0 MILES

SR-417  
5.0 MILES

US-192  
2.2 MILES

SR-528  
12.6 MILES



**1 | WALT DISNEY WORLD PROPERTIES**

- Walt Disney World Theme Parks, Resorts and retail destinations
- Numerous entertainment and retail amenities

**2 | OSCEOLA COUNTY**

- Excellent access to labor with growing population centers
- Extensive executive housing options
- Unique ability to service the broader Central Florida market while preserving ability to bypass in-fill Orlando congestion

**3 | DAVENPORT FULFILLMENT HUB**

- Amazon.com
- Walmart.com
- FedEx Ground
- Ford
- Kuehne + Nagel
- CVS Health

**4 | INTERNATIONAL DRIVE**

- Universal Studios Theme Parks, and Resorts
- Orange County Convention Center
- Tourism Corridor

**KEY THOROUGHFARES**

- Immediate access to SR-429, I-4, SR-417
- Access to 192 while avoiding toll roads
- Unique access to Orange, Osceola, and Polk Counties
- Access to I-4 west of I-4 Ultimate expansion

# EASTGROUP PROPERTIES —



## National Developer with an Established Florida Portfolio

EastGroup Properties, Inc. (NYSE: EGP), a member of the S&P Mid-Cap 400 and Russell 1000 Indexes, is a self-administered equity real estate investment trust focused on the development, acquisition and operation of industrial properties in major Sunbelt markets throughout the United States with an emphasis in the states of Florida, Texas, Arizona, California and North Carolina. The Company's goal is to maximize shareholder value by being a leading provider in its markets of functional, flexible and quality business distribution space for location sensitive customers (primarily in the 20,000 to 100,000 square foot range). The Company's strategy for growth is based on ownership of premier distribution facilities generally clustered near major transportation features in supply-constrained submarkets.

EastGroup's portfolio, including development projects and value-add acquisitions in lease-up and under construction, currently includes approximately 58.2 million square feet.

**EASTGROUP**  
P R O P E R T I E S

N OLD LAKE WILSON RD | ORLANDO MSA



# HORIZON WEST

LOGISTICS PARK



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[HORIZONWESTCFL.COM](http://HORIZONWESTCFL.COM)