

# FOR LEASE 28,572 RSF

## LEE VISTA BUSINESS CENTER - BUILDING G

7455 Emerald Dunes Drive  
Orlando, FL 32822



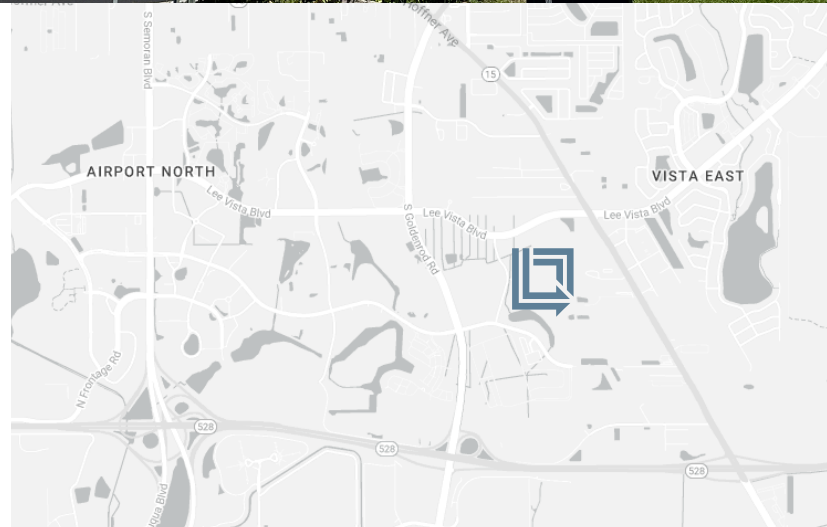
LBA Logistics

**AVAILABLE 10/1/24**



### 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 Narcoosee Road. Building G is 163,774 square feet, 30' Clear Height, and 160' Building Depth.



#### For Leasing Information Contact:

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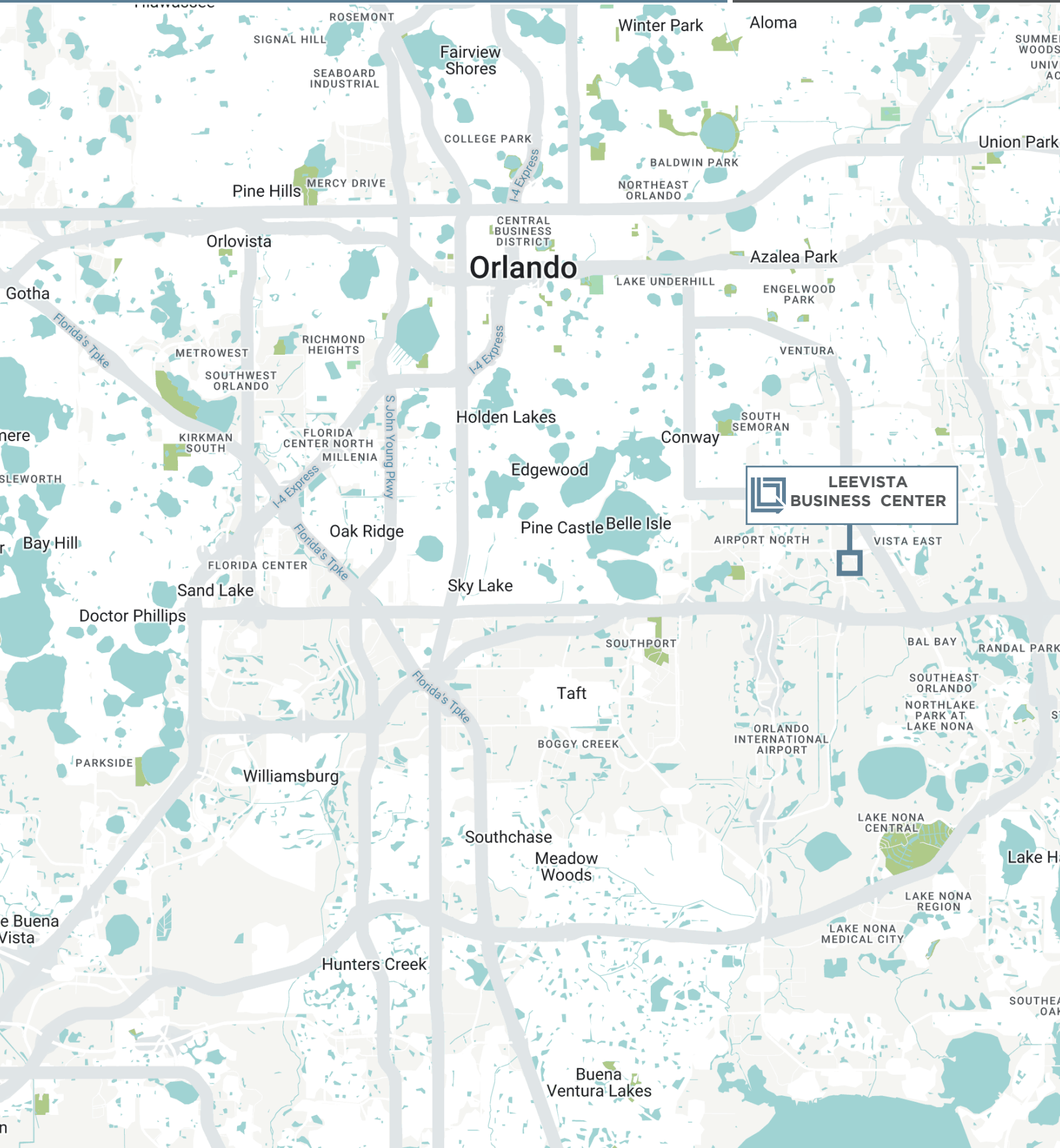
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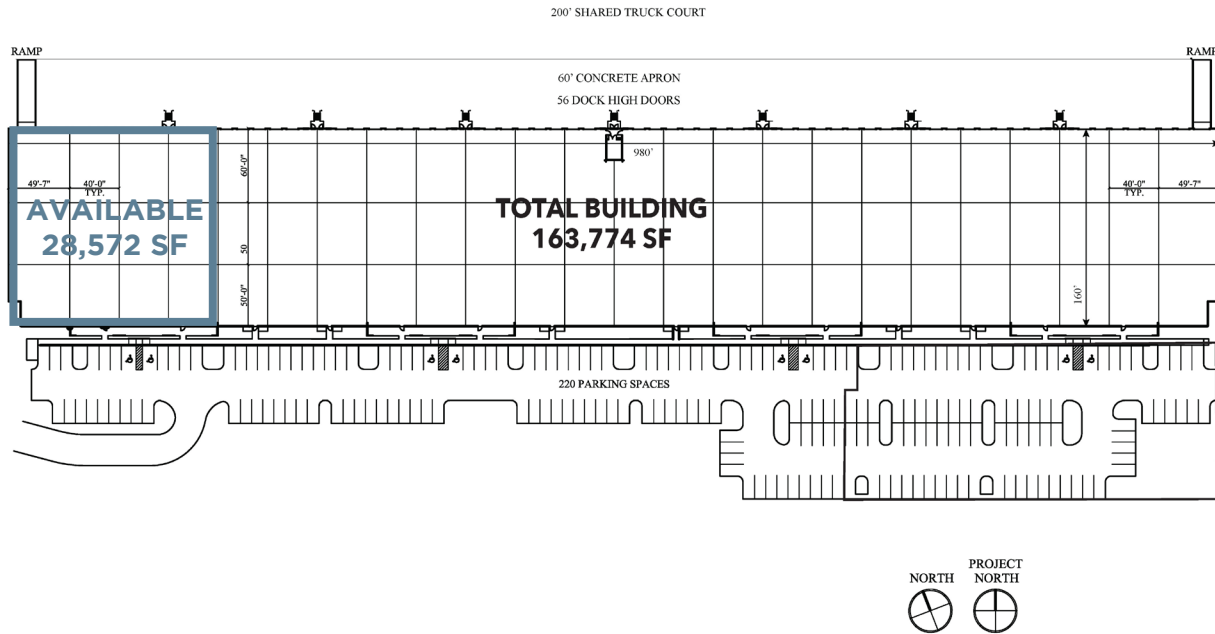


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## Property Summary

<b>Building Size:</b>	163,774 Square Feet
<b>Building Depth:</b>	160'
<b>Ceiling Height:</b>	30'
<b>Column Spacing:</b>	40'W x 50'D
<b>Truck Court:</b>	200' including a 60' concrete apron
<b>Sprinkler:</b>	ESFR System with Pump
<b>Construction:</b>	Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts
<b>Car Parking:</b>	220 Spaces
<b>Electrical Service:</b>	3 phase 277/480 volts

## Listing Summary

<b>Total Size Available:</b>	28,572 SF
<b>Office Size:</b>	2,310 SF
<b>Doors:</b>	Nine (9) Dock High Doors One (1) Oversized (12' x 14') door with ramp to grade level
<b>Lease Rate:</b>	\$11.95/SF NNN
<b>Op Ex:</b>	\$3.17/SF

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## LBA Logistics

### SUITE 200

