

# FOR LEASE 45,399 RSF

## LEE VISTA BUSINESS CENTER - BUILDING E

7415 Emerald Dunes Drive  
Orlando, FL 32822



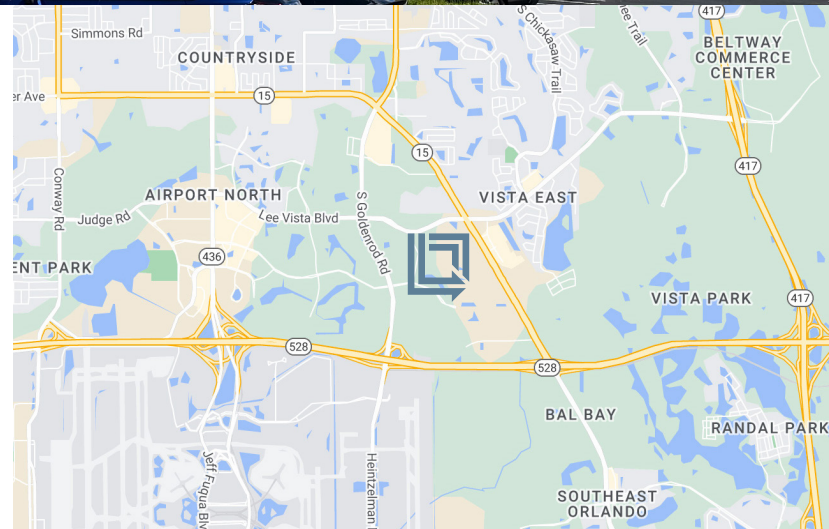
LBA Logistics

**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 Narcoosee Road. Building E is 231,452 square feet, 30' Clear Height, and 180' Building Depth.



#### For Leasing Information Contact:

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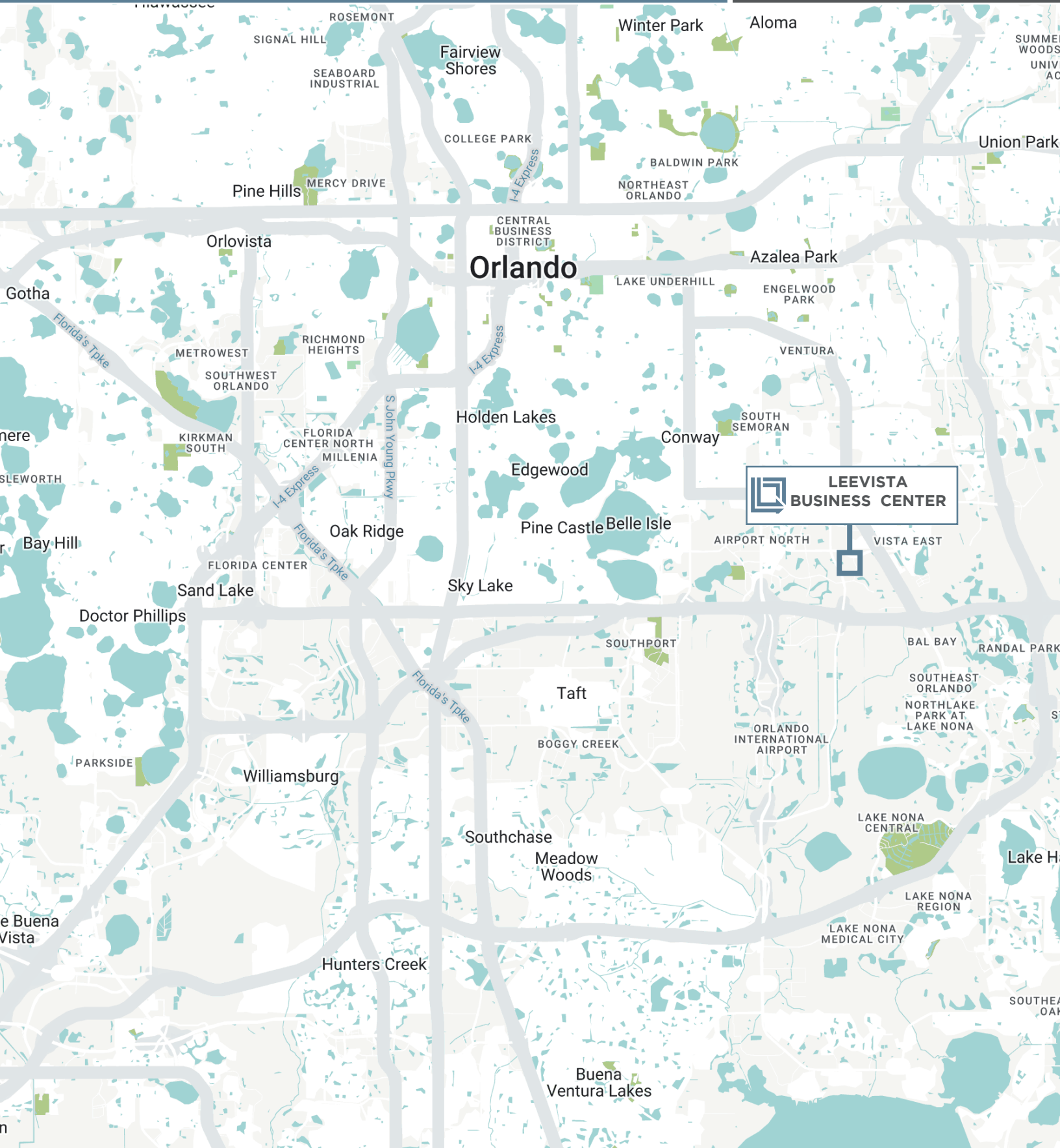
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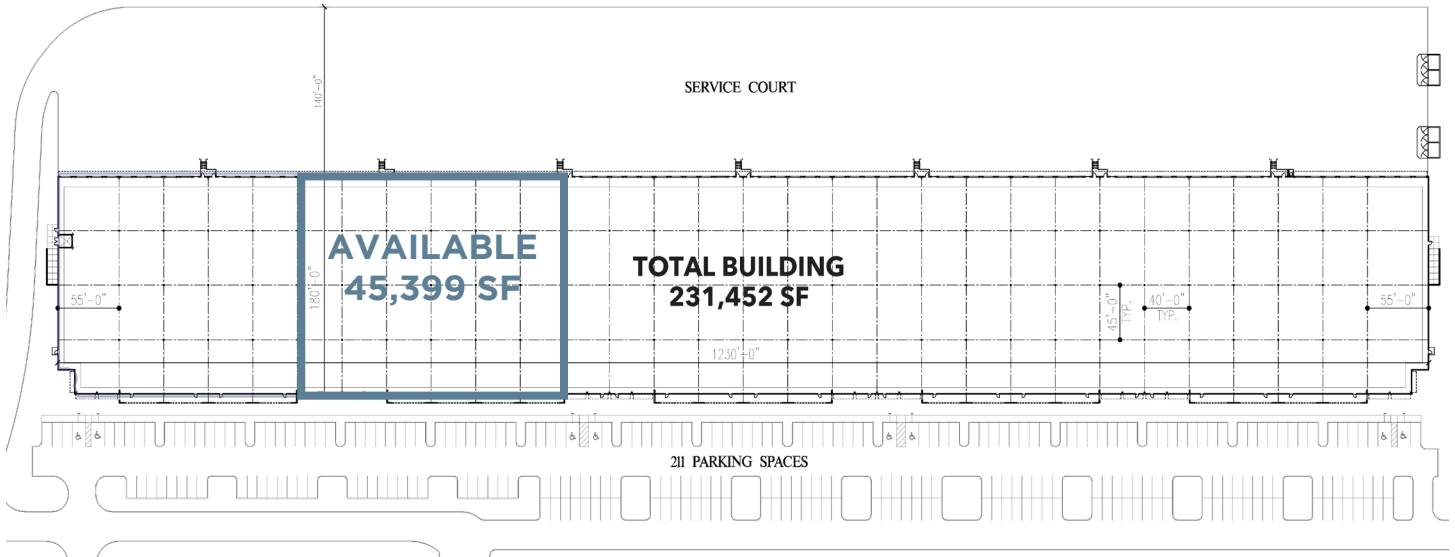


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## Property Summary

|                            |   |
|----------------------------|---|
| <b>Building Size:</b>      | 231,452 Square Feet   |
| <b>Building Depth:</b>     | 180'  |
| <b>Ceiling Height:</b>     | 30'   |
| <b>Column Spacing:</b>     | 40'W x 45'D   |
| <b>Truck Court:</b>        | 140' 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>        | 211 Spaces  |
| <b>Electrical Service:</b> | 3 phase, 480 volt, 2,000 amp<br>Upon Tenant Verification                  |

## Listing Summary

|                              |   |
|------------------------------|---|
| <b>Total Size Available:</b> | 45,399 SF   |
| <b>Office Size:</b>          | 4,192 SF  |
| <b>Doors:</b>                | 15 Dock High Doors with Pit Levelers and Four (4) HVLS fans |
| <b>Lease Rate:</b>           | \$10.95/SF NNN  |
| <b>Op Ex:</b>                | \$3.37/SF   |

# LEE VISTA BUSINESS CENTER BUILDING E

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## SUITE 600

