

FOR LEASE 28,572 RSF

LEE VISTA BUSINESS CENTER - BUILDING G

7455 Emerald Dunes Drive
Orlando, FL 32822



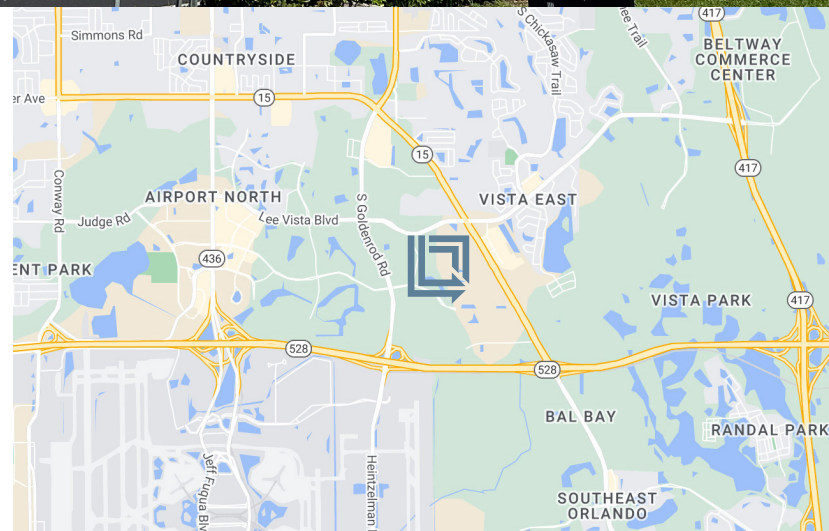
LBA Logistics

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:

Tim Perry, CCIM, SIOR
Senior Vice President
321-278-0233
tperry@lee-associates.com

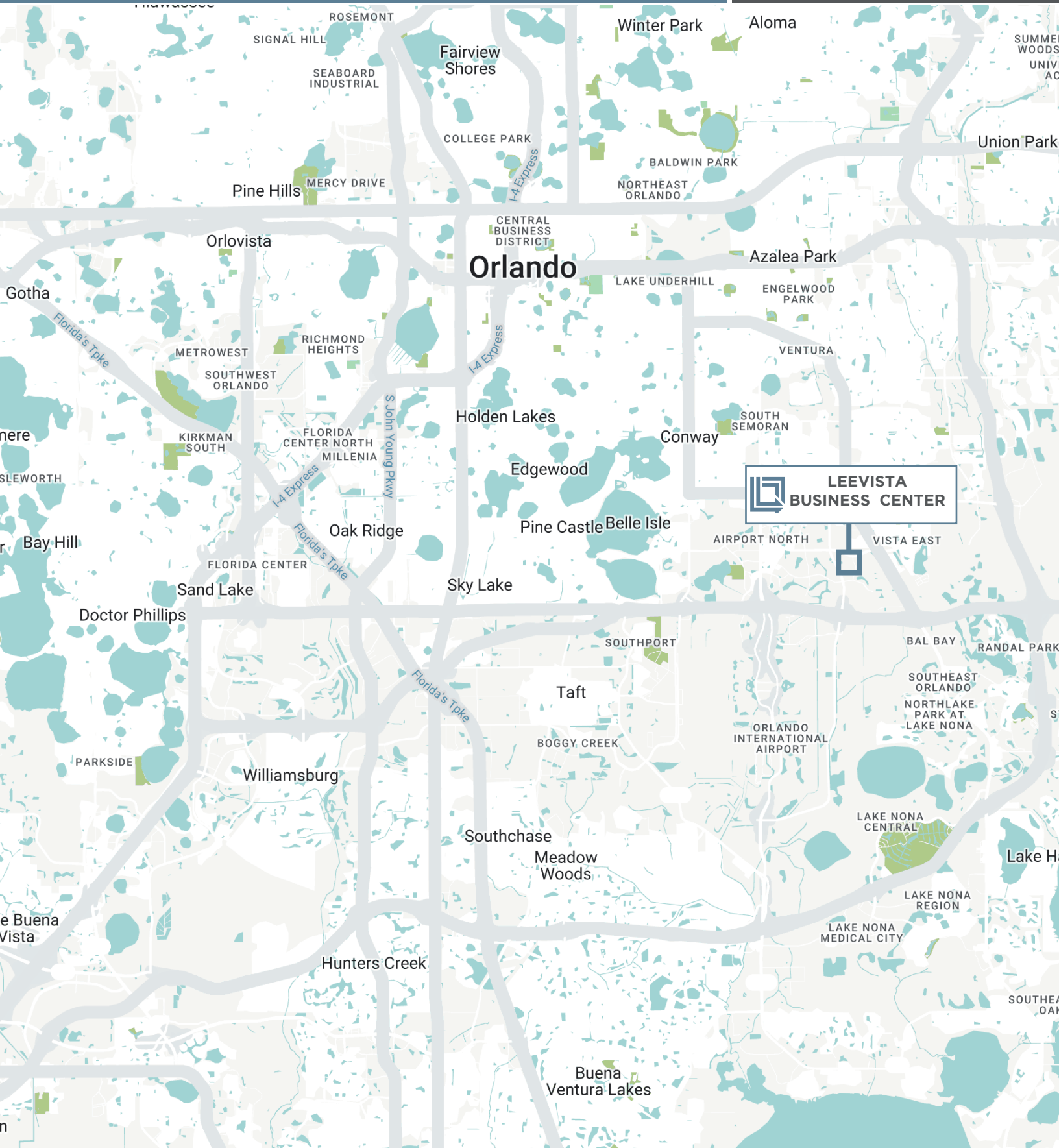
Bo Bradford, CCIM, SIOR
President
321-281-8502
bbradford@lee-associates.com

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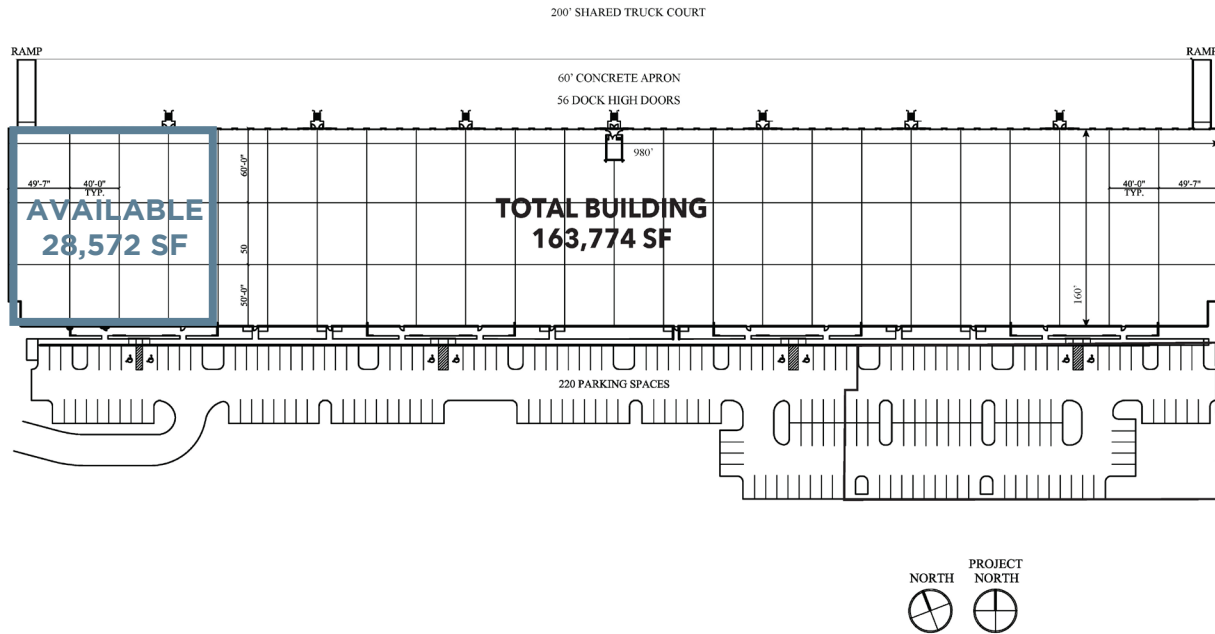


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Property Summary

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

Listing Summary

Total Size Available:	28,572 SF
Office Size:	2,310 SF
Doors:	Nine (9) Dock High Doors One (1) Oversized (12' x 14') door with ramp to grade level
Onsite Trailer Storage:	Up to 17 positions available
Lease Rate:	\$11.95/SF NNN
Op Ex:	\$3.17/SF

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SUITE 200

