

HORIZONWESTCFL.COM



HORIZON WEST
LOGISTICS PARK

N OLD LAKE WILSON RD | ORLANDO MSA

PREMIER 1.5 MSF LOGISTICS PARK



 CUSHMAN &
WAKEFIELD

EASTGROUP
PROPERTIES

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



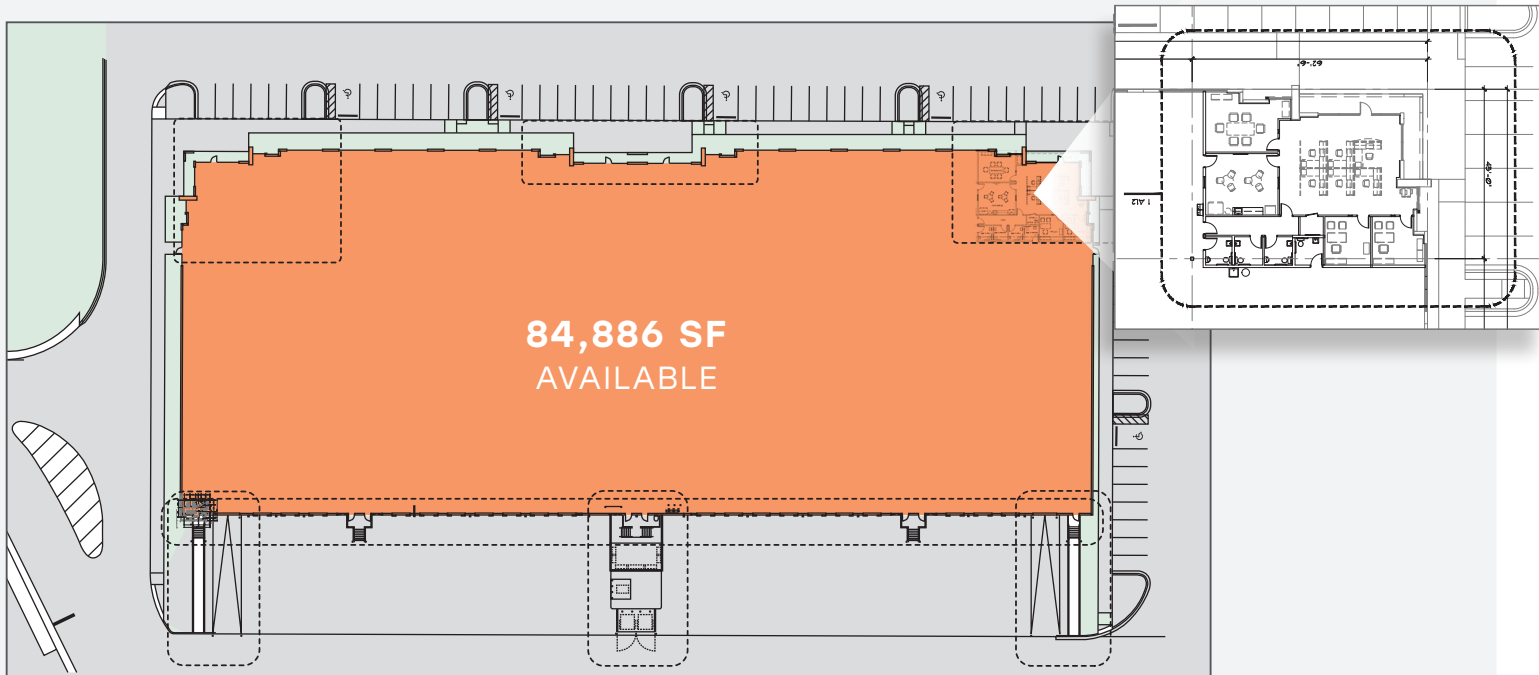
KEY DISTANCES

 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

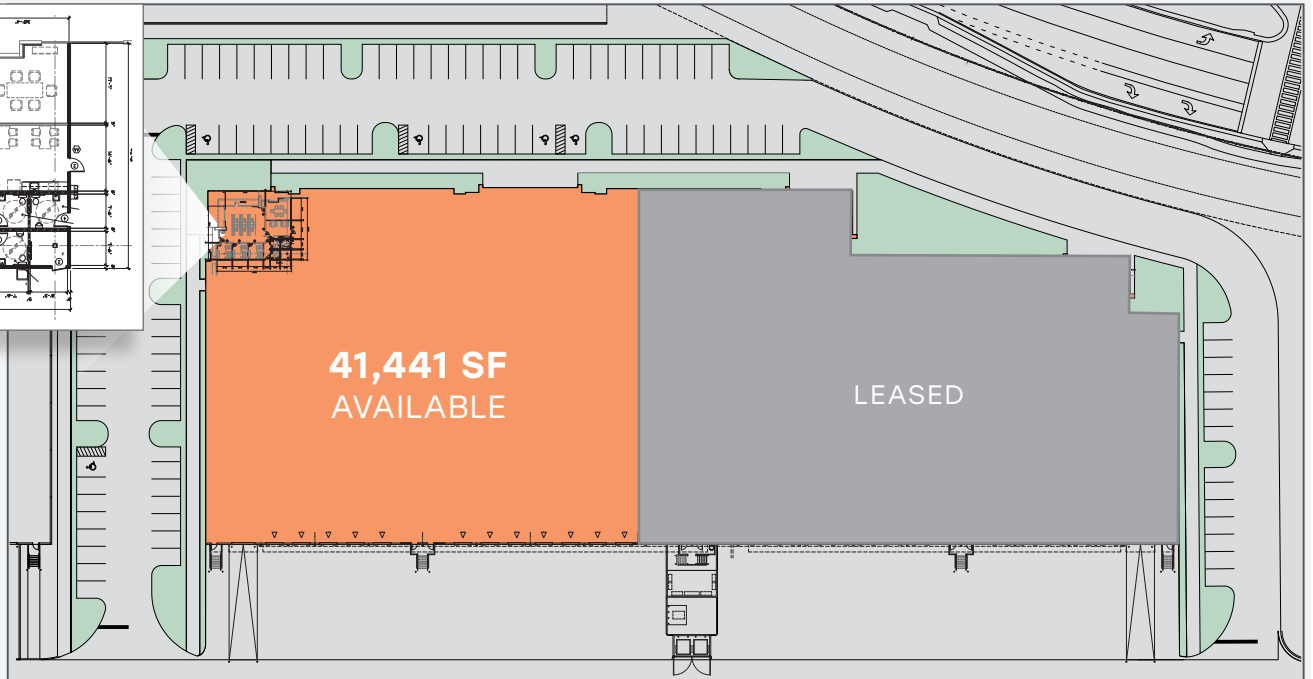
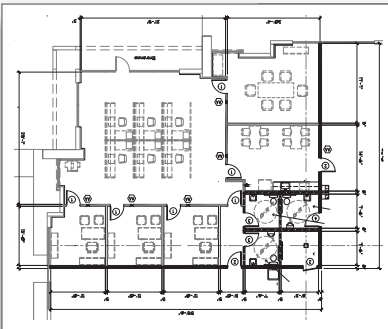
DOCK DOORS
20 (9' x 10')

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

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

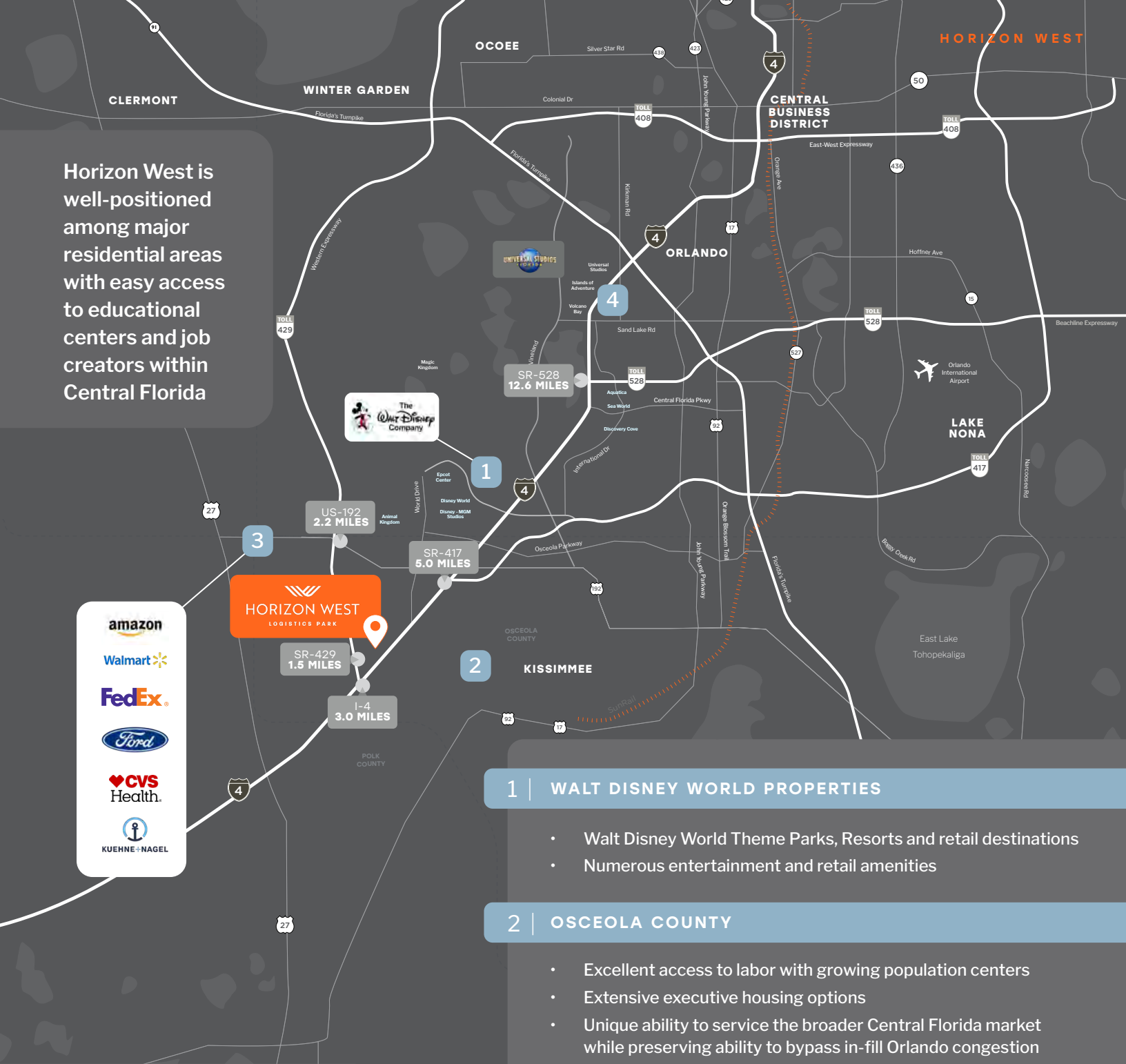
SR-429
1.5 MILES

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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