

FOR LEASE 45,399 RSF

LEE VISTA BUSINESS CENTER - BUILDING E

7415 Emerald Dunes Drive
Orlando, FL 32822



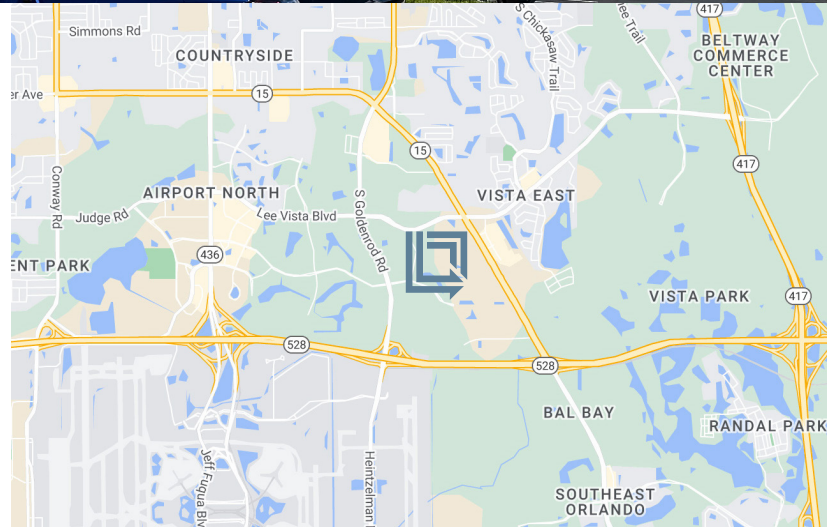
LBA Logistics

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



For Leasing Information Contact:

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Ryan Griffith

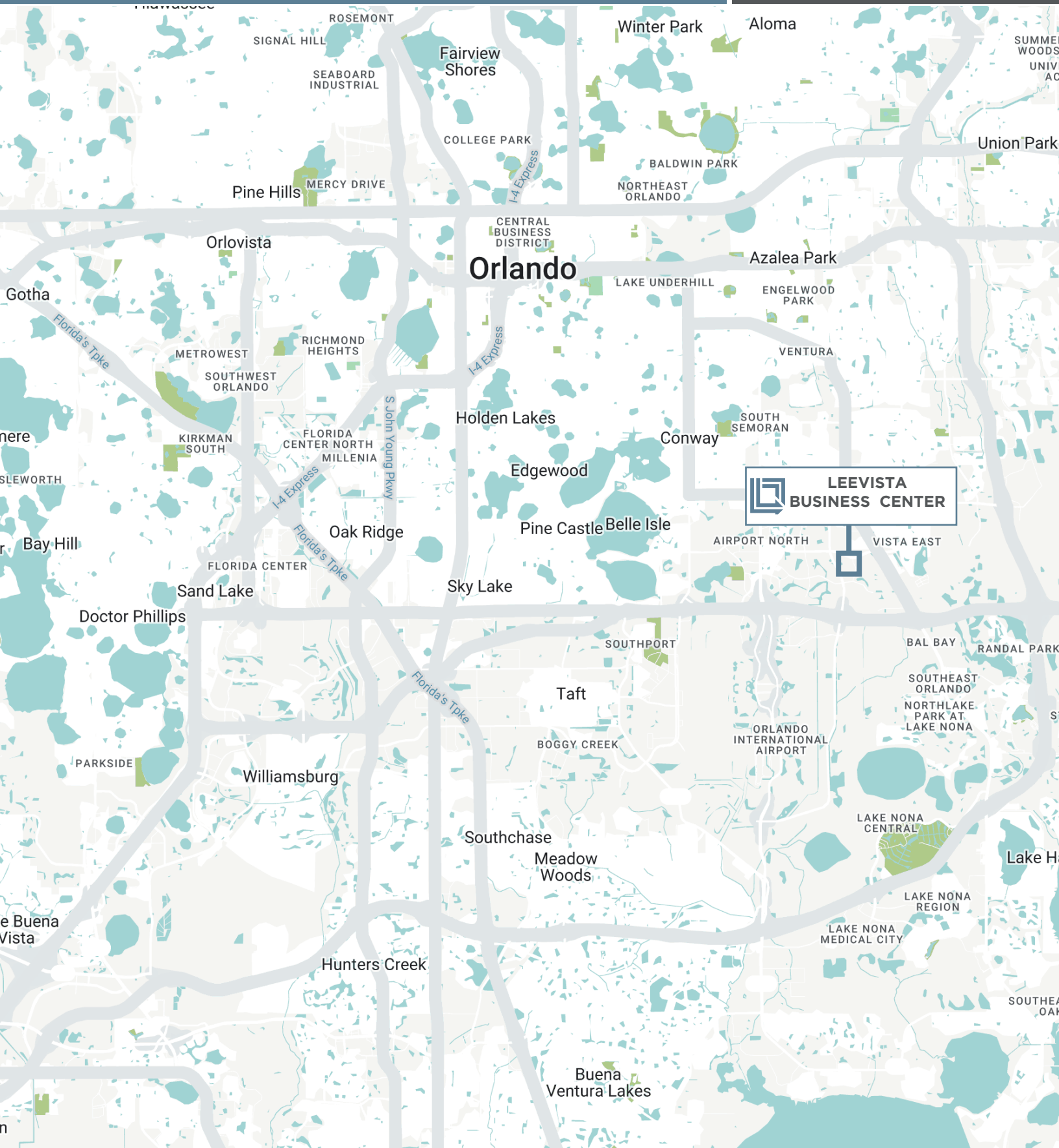
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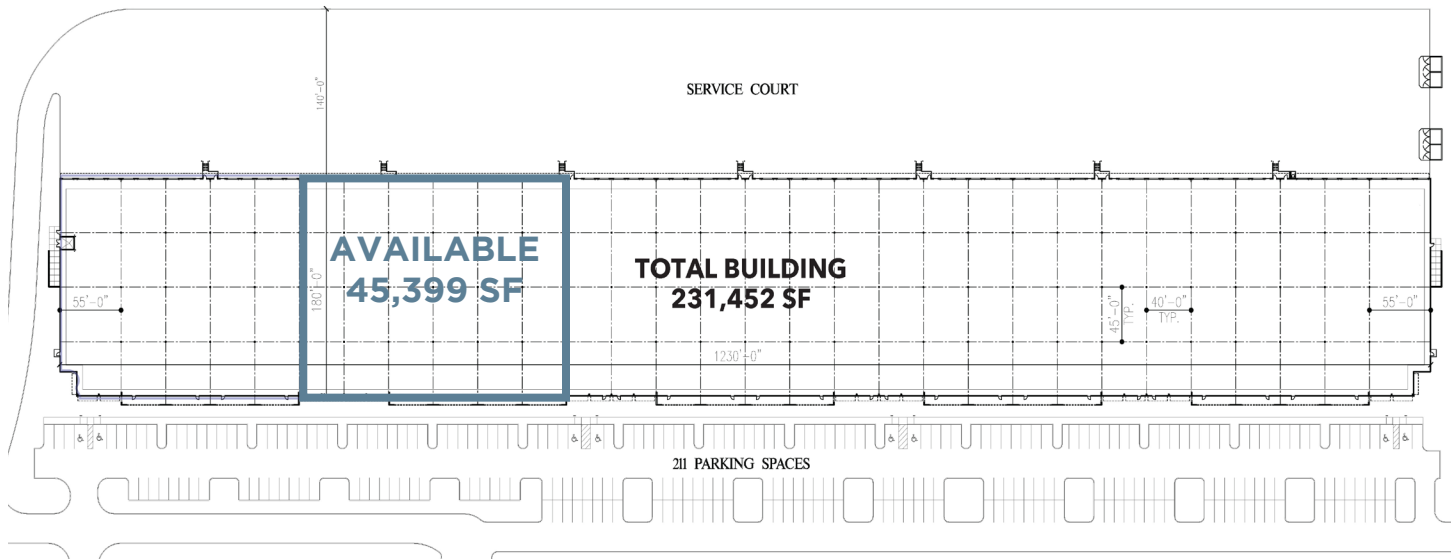
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Property Summary

Building Size:	231,452 Square Feet
Building Depth:	180'
Ceiling Height:	30'
Column Spacing:	40'W x 45'D
Truck Court:	140' including a 60' concrete apron
Sprinkler:	ESFR System with Pump
Construction:	Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts
Car Parking:	211 Spaces
Electrical Service:	3 phase, 480 volt, 2,000 amp Upon Tenant Verification

Listing Summary

Total Size Available:	45,399 SF
Office Size:	4,192 SF
Doors:	15 Dock High Doors with Pit Levelers and Four (4) HVLS fans
Onsite Trailer Storage:	Up to 17 positions available
Lease Rate:	\$11.95/SF NNN
Op Ex:	\$3.47/SF

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