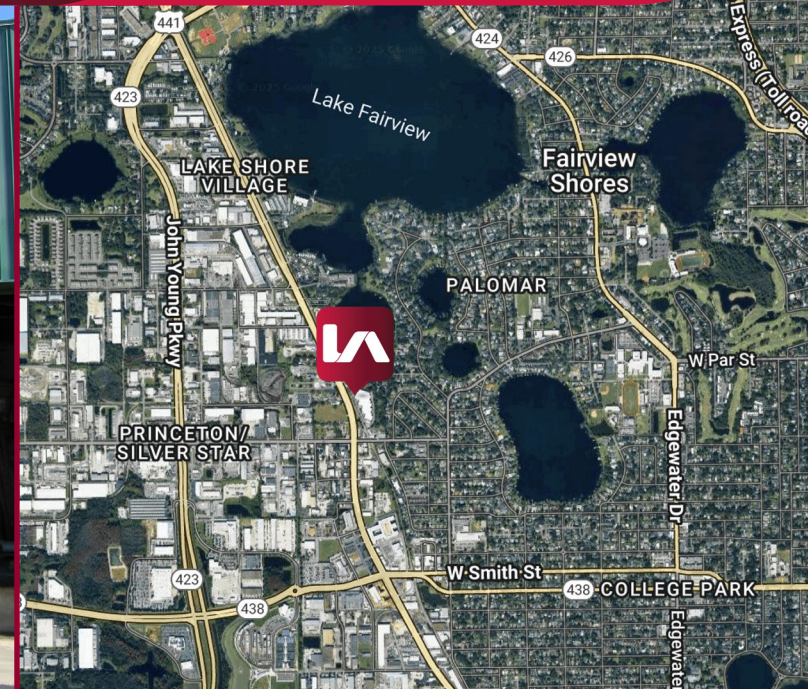


FOR LEASE

LAKE FAIRVIEW COMMERCE CENTER

3071 N ORANGE BLOSSOM TRAIL | ORLANDO, FL 32804

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

TOTAL BUILDING SF:	96,893 SF
CEILING HEIGHT:	20' Clear
PARKING:	Ample
ZONING:	C-3
PHONES:	AT&T
UTILITIES:	OUC Power & Septic
AVAILABLE SPACE:	8,684 - 11,032 SF

LOCATION OVERVIEW

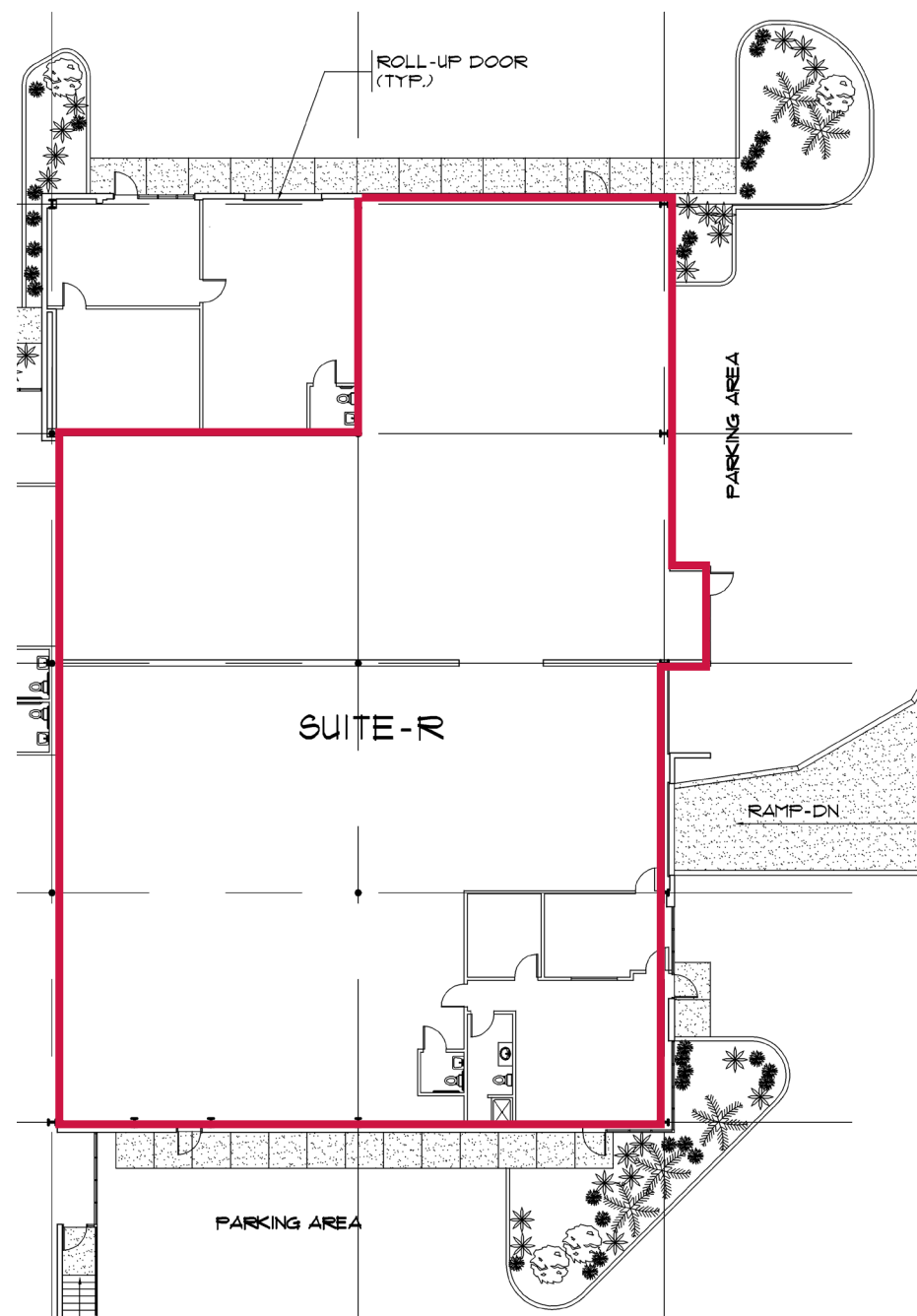
Strategically located along US 441 (N Orange Blossom Trail), a major north-south thoroughfare in Orlando's established industrial corridor. The site offers excellent accessibility to key transportation routes, including Interstate 4, State Road 408 (East-West Expressway), John Young Parkway, and State Road 50 (Colonial Drive), providing efficient regional connectivity for distribution and logistics. Its frontage on a high-traffic arterial ensures strong visibility and convenient access to the greater Orlando metro area and surrounding Central Florida markets.

William "Bo" Bradford, CCIM, SIOR
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D 321.281.8502

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SUITE R

AVAILABLE SF:	8,684 SF
OFFICE SF:	849 SF
WAREHOUSE SF:	7,835 SF
DOORS:	1 RAMPED
LEASE RATE:	\$12.00/SF NNN
OP EX:	\$3.20/SF
AVAILABLE:	JANUARY 1, 2026



SUITE T

AVAILABLE SF:	11,032 SF
OFFICE SF:	1,240 SF
WAREHOUSE SF:	9,792 SF
DOORS:	TWO DOCK HIGH DOORS ONE RAMPED
LEASE RATE:	\$11.75/SF NNN
OP EX:	\$3.20/SF
AVAILABLE:	NOW

