



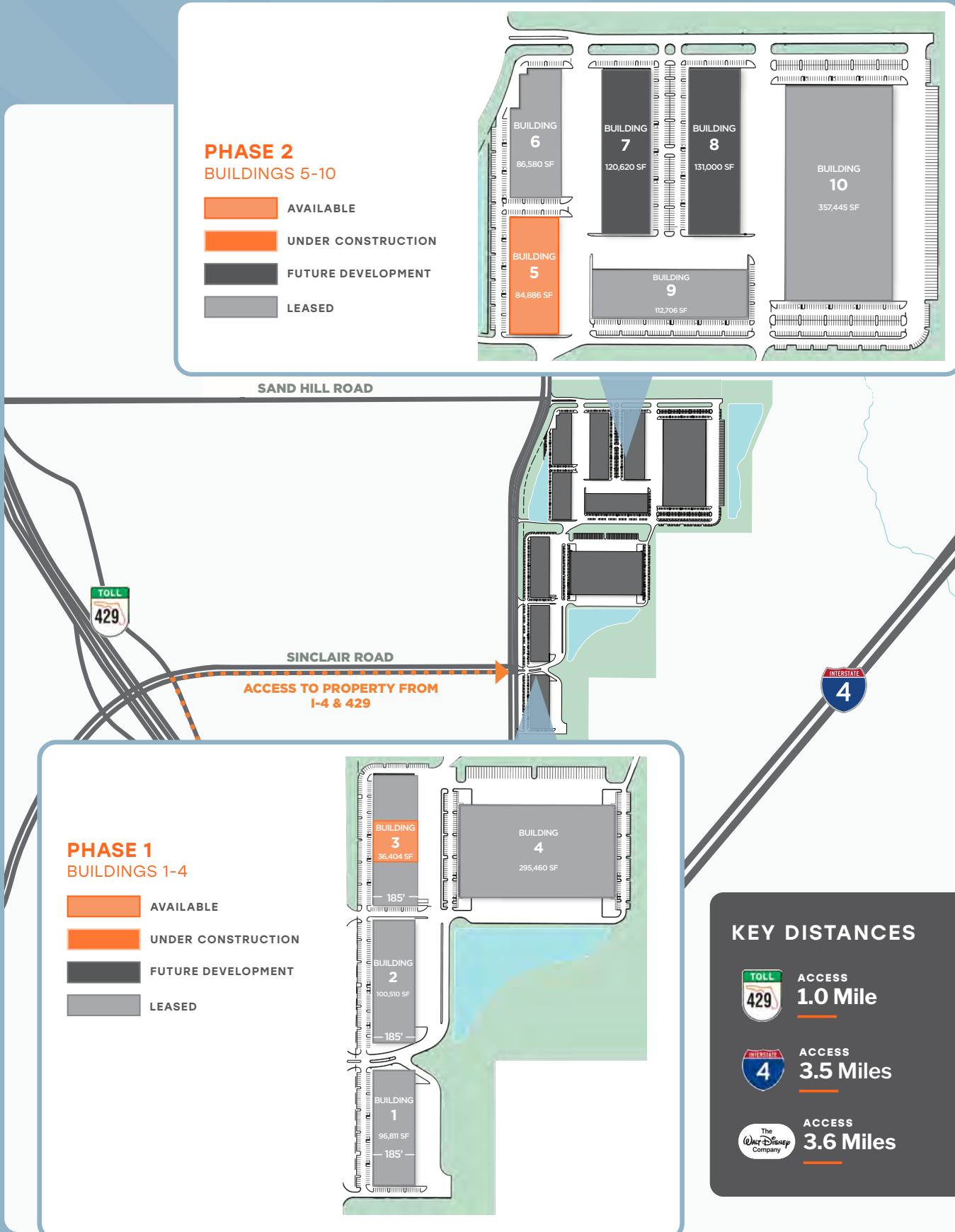
PREMIER 1.5 MSF LOGISTICS PARK



CLASS A LOGISTICS PARK

HORIZON WEST

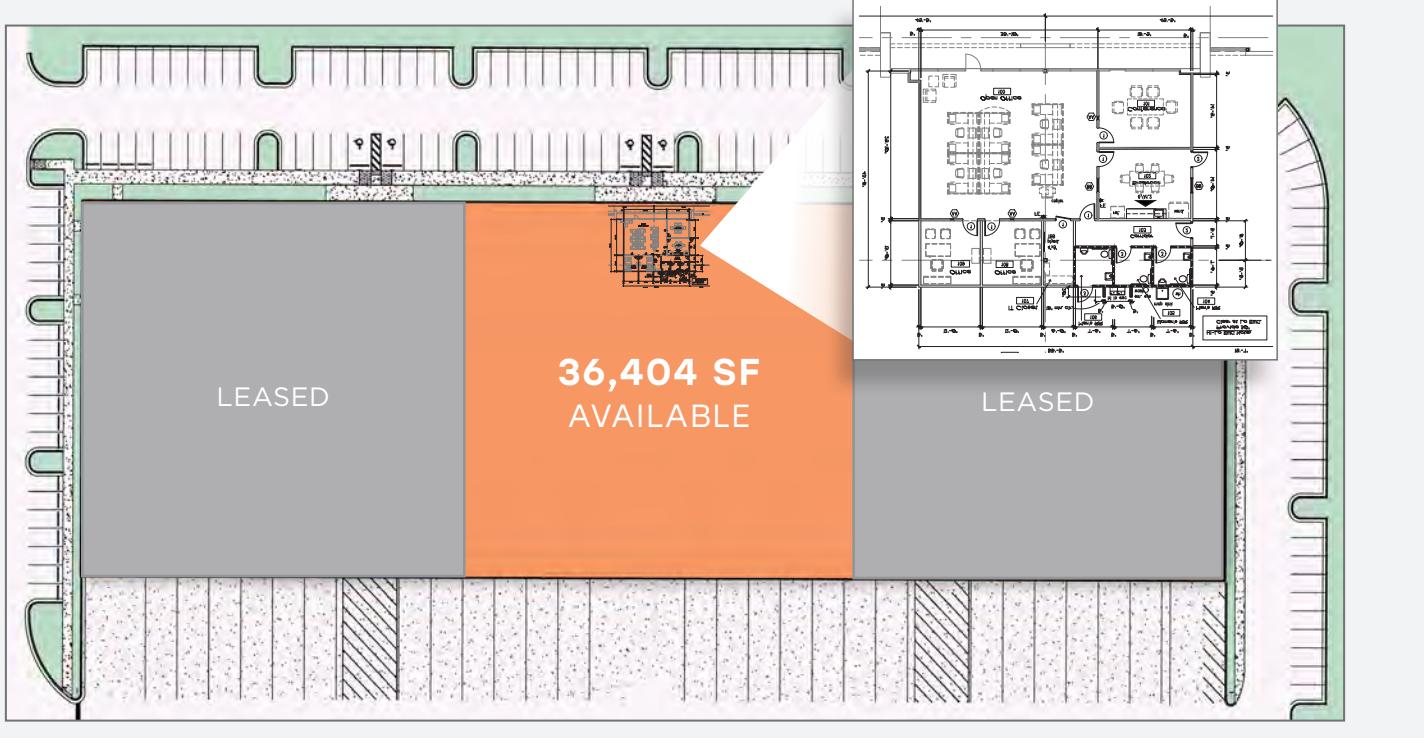
Horizon West is a premier state-of-the-art Class A logistics park located at the convergence of SR-429, I-4, and SR-417. The park has the potential to suit a wide variety of users in a professional setting, and is the only development of its kind within Osceola County. This 1.5 MSF project consists of ten single story light-industrial facilities, which can be constructed to suit the needs of a diverse customer base of primarily rear-load and cross-dock facilities.



BUILDING 3

HIGHLIGHTS —

821 N OLD LAKE WILSON RD



RENTAL RATE

Negotiable

OPEX

\$3.41/SF

TOTAL BUILDING SF

109,366 SF

AVAILABLE SF

36,404 SF

BUILDING CONFIGURATION

Rear Load

CLEAR HEIGHT

32'

COLUMN SPACING

50'w x 45'd

56' staging

AVAILABILITY

March 2026

OFFICE BUILD-OUT

2,235 SF

PARKING

1.50/1,000

ELECTRICAL

1600 Amps/480v - 3-phase

ROOF

45 mil TPO

FIRE PROTECTION

ESFR

DOCK DOORS

10 (9' x 10')

CONCRETE TRUCK APRON

50'

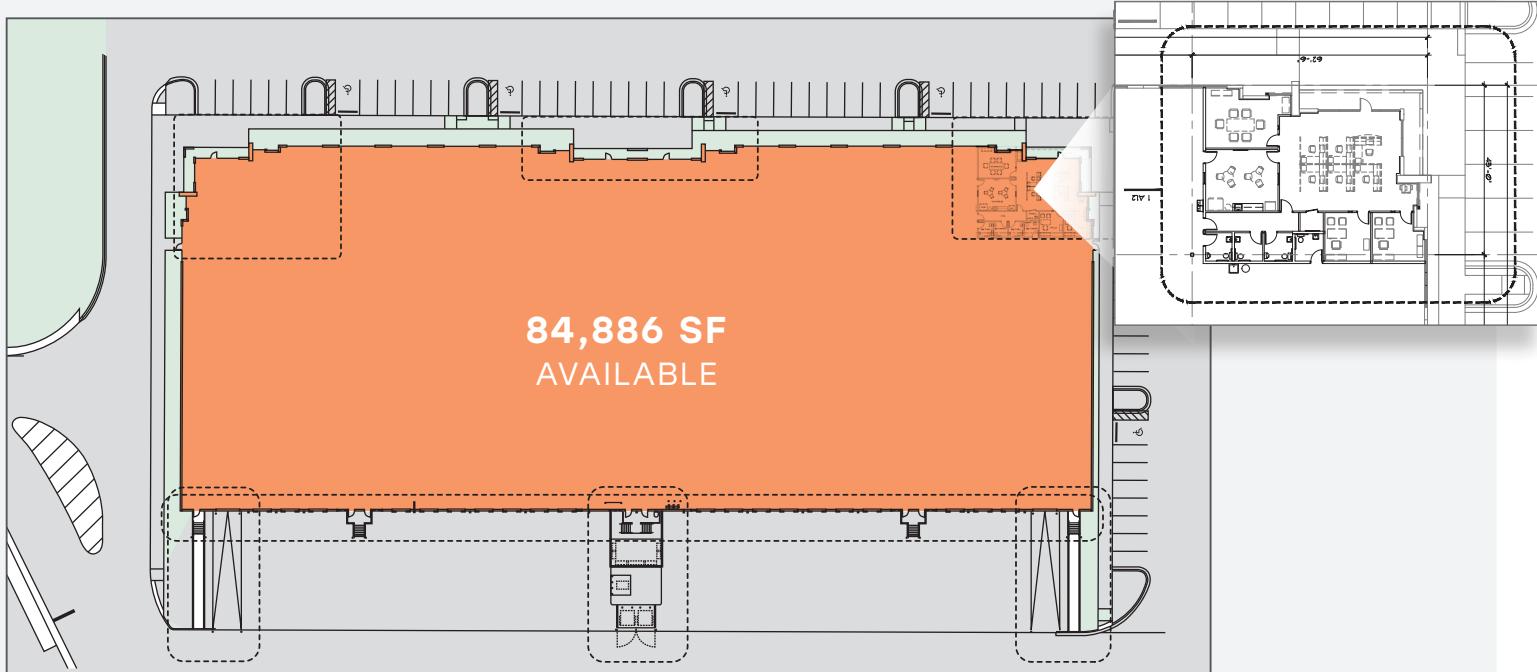
BUILDING DIMENSIONS

185' wide x 593' long

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

AVAILABILITY
Immediately

OFFICE BUILD-OUT
2,250 SF

PARKING
1.30/1,000

ELECTRICAL
1600 Amps/480v - 3-phase

ROOF
60 mil TPO - R-19 Insulation

FIRE PROTECTION
ESFR

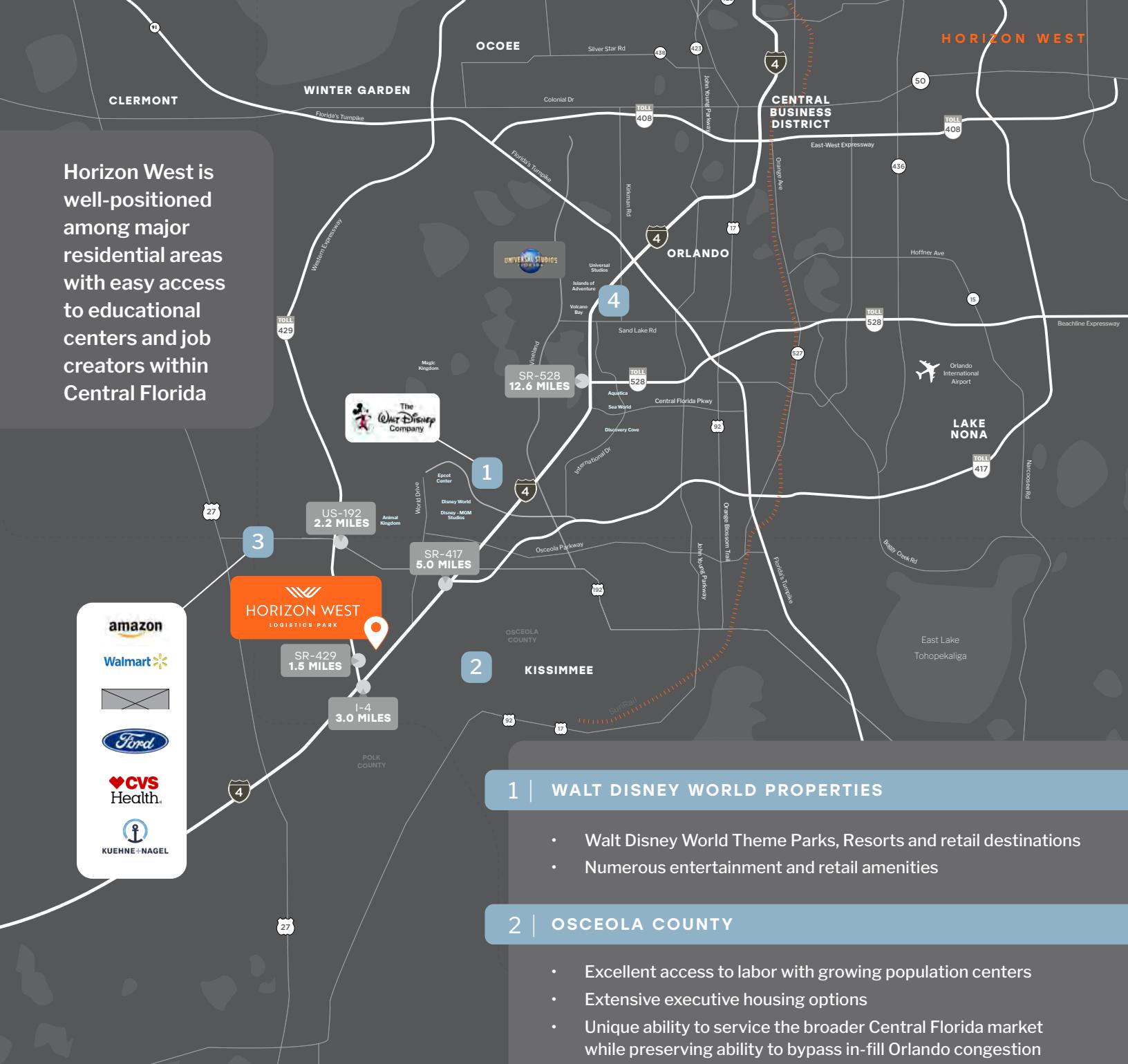
DOCK DOORS
20 (9' x 10')

DRIVE - IN DOORS
2 (12' X 14')

CONCRETE TRUCK APRON
60'

BUILDING DIMENSIONS
185' wide x 461' long

Horizon West is well-positioned among major residential areas with easy access to educational centers and job creators within Central Florida



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

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

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 2000 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 63.1 million square feet.

EASTGROUP
PROPERTIES



HORIZON WEST

LOGISTICS PARK

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PROPERTIES

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WAKEFIELD

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