

FOR LEASE 6,700 RSF

LEE VISTA BUSINESS CENTER - BUILDING D

7443 Emerald Dunes Drive
Orlando, FL 32822



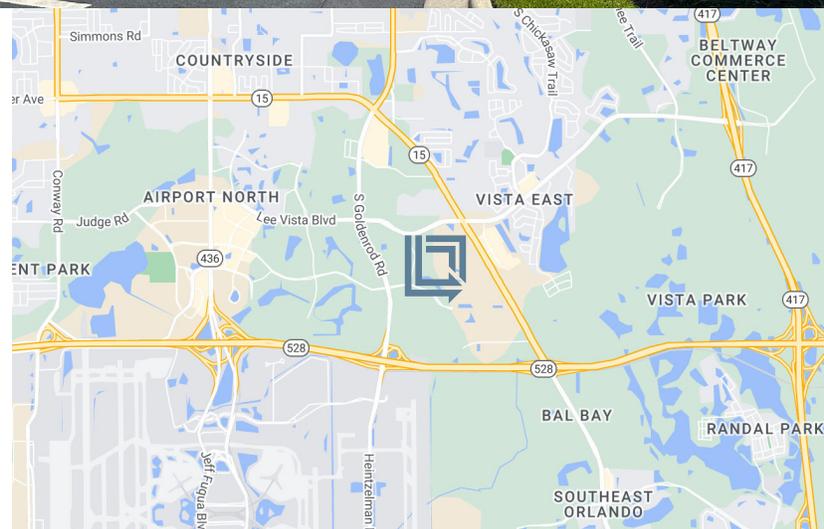
LBA Logistics

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 Narcoosee Road. Building D is 109,062 square feet, 24' Clear Height, and 160' Building Depth.



For Leasing Information Contact:

Tim Perry, CCIM, SIOR

Senior Vice President
321-278-0233
tperry@lee-associates.com

Ryan Griffith

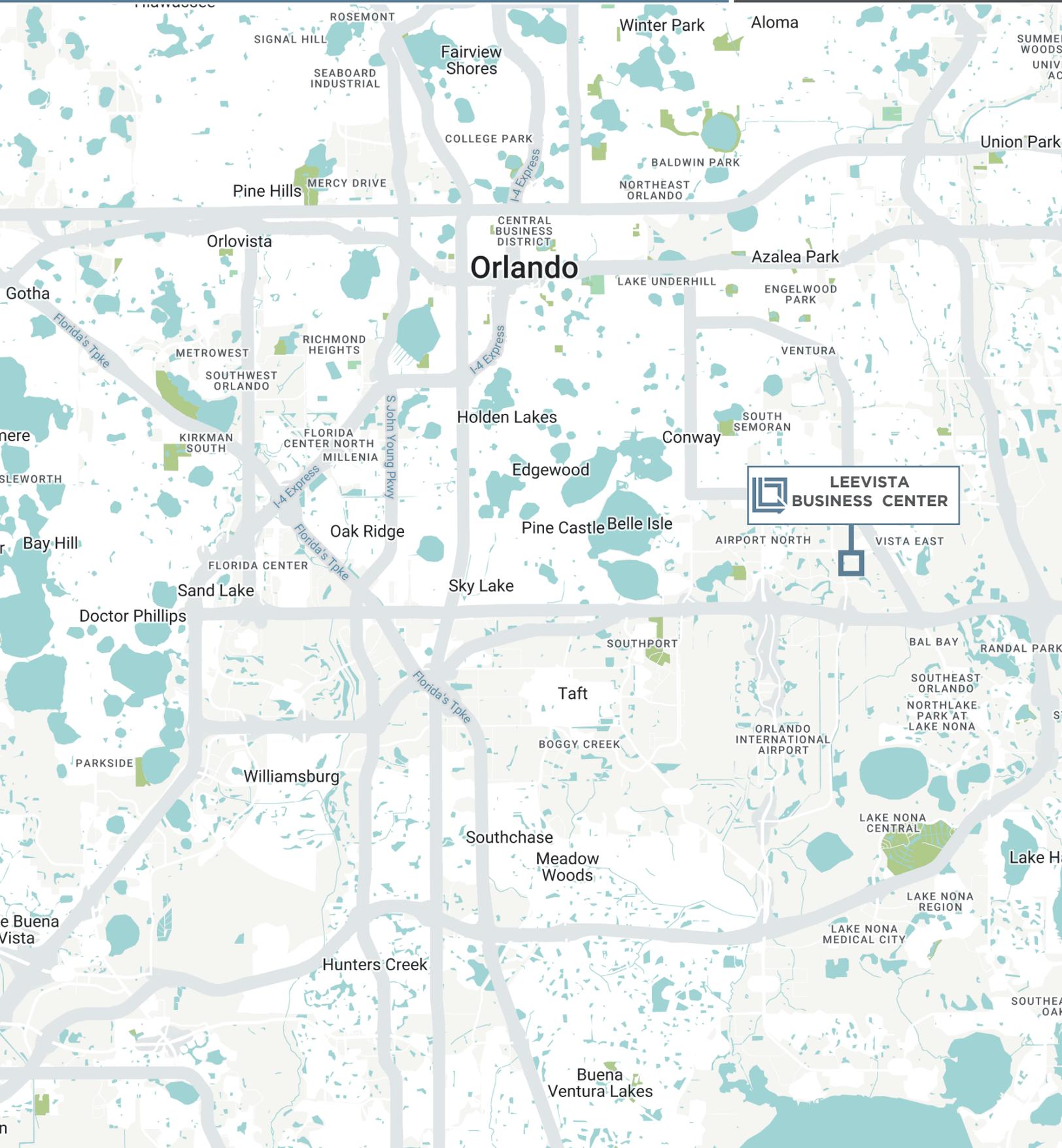
Senior Vice President
321-281-8512
rgriffith@lee-associates.com

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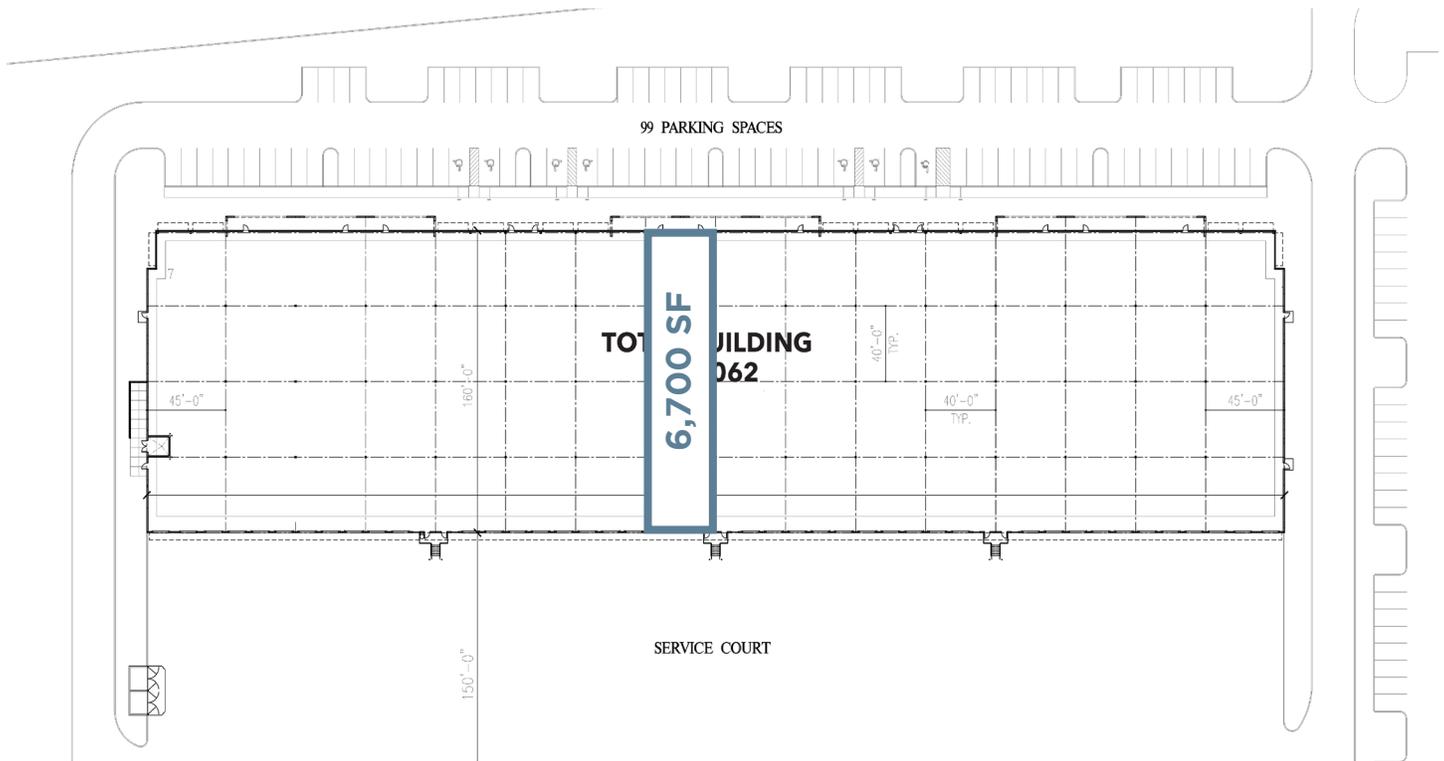


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Property Summary

Building Size:	109,062 Square Feet
Building Depth:	160'
Ceiling Height:	24'
Column Spacing:	40'W x 40'D
Truck Court:	150' including a 60' concrete apron
Sprinkler:	ESFR System with Pump
Construction:	Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts
Car Parking:	99 Spaces
Electrical Service:	3 phase, 480 volts 200 amp Upon Tenant Verification

Listing Summary

Total Size Available:	6,700 SF
Office Size:	1,307 SF
Doors:	1 Dock High Doors 1 Ramp to Grade
Lease Rate:	\$17.00/SF NNN
Op Ex:	\$4.71/SF

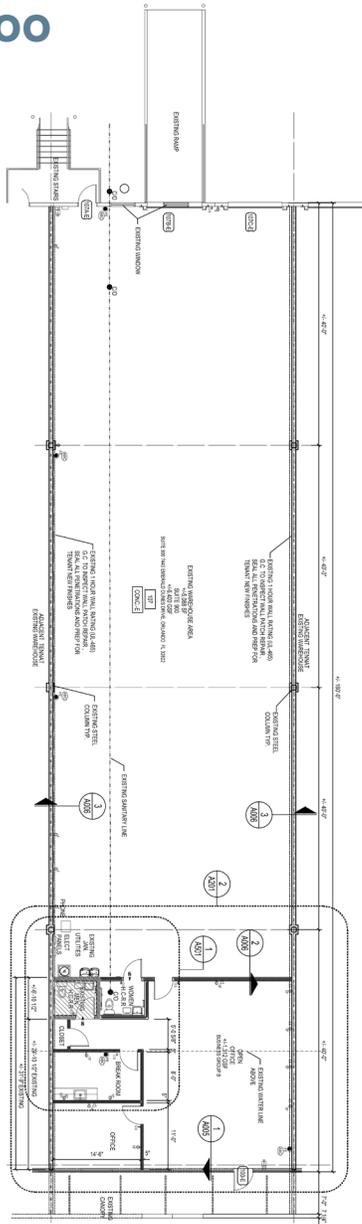
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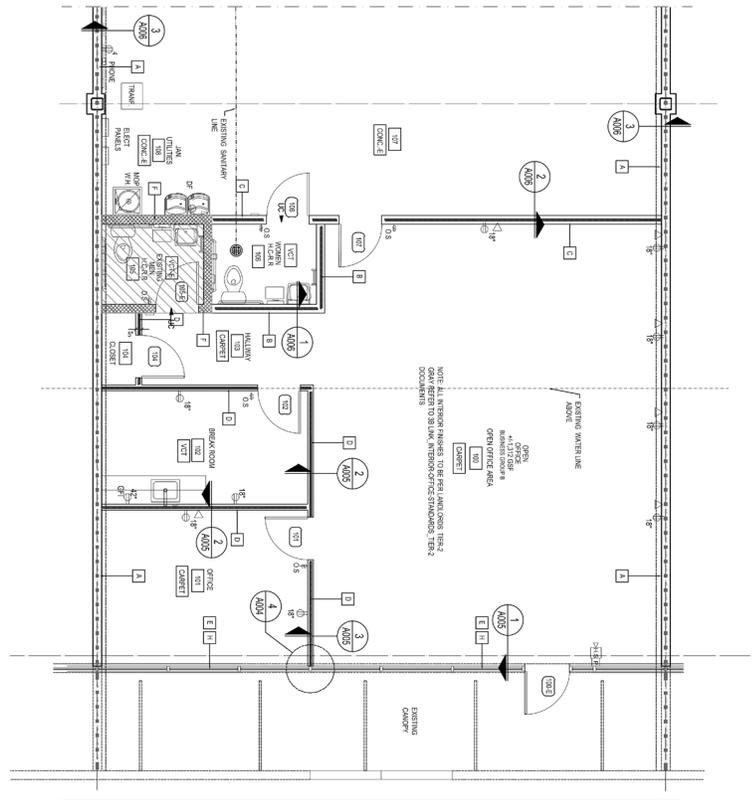


LBA Logistics

SUITE 900



6,700 SF



OFFICE
1,307 SF