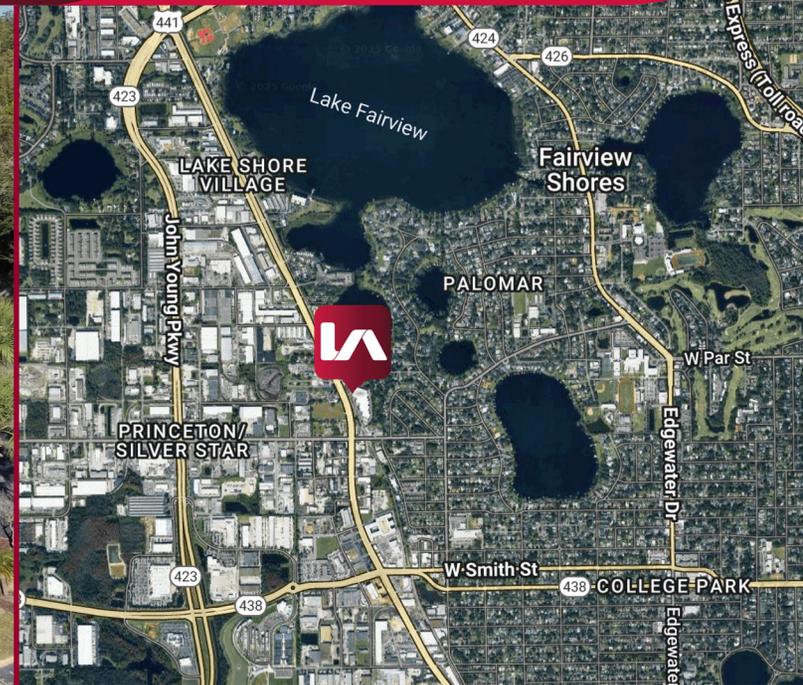


FOR LEASE

LAKE FAIRVIEW COMMERCE CENTER

3071 N ORANGE BLOSSOM TRAIL | ORLANDO, FL 32804



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 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
bbradford@lee-associates.com
D 321.281.8502

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SUITE R

AVAILABLE SF:	8,684 SF
OFFICE SF:	849 SF
WAREHOUSE SF:	7,835 SF
DOORS:	1 RAMPED
LEASE RATE:	\$13.00/SF NNN
OP EX:	\$3.20/SF
AVAILABLE:	JANUARY 1, 2026

