

# FOR LEASE 7,048 RSF

## LEE VISTA BUSINESS CENTER - BUILDING D

7443 Emerald Dunes Drive  
Orlando, FL 32822



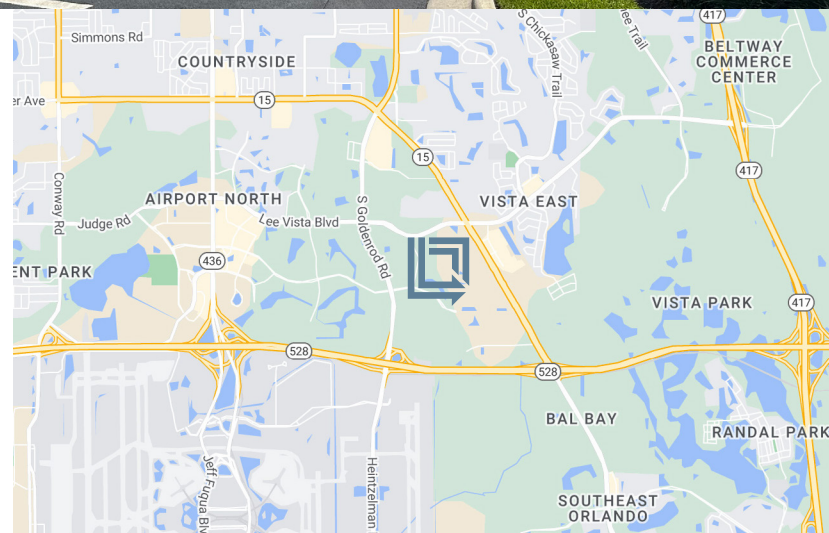
LBA Logistics

**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  
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tperry@lee-associates.com

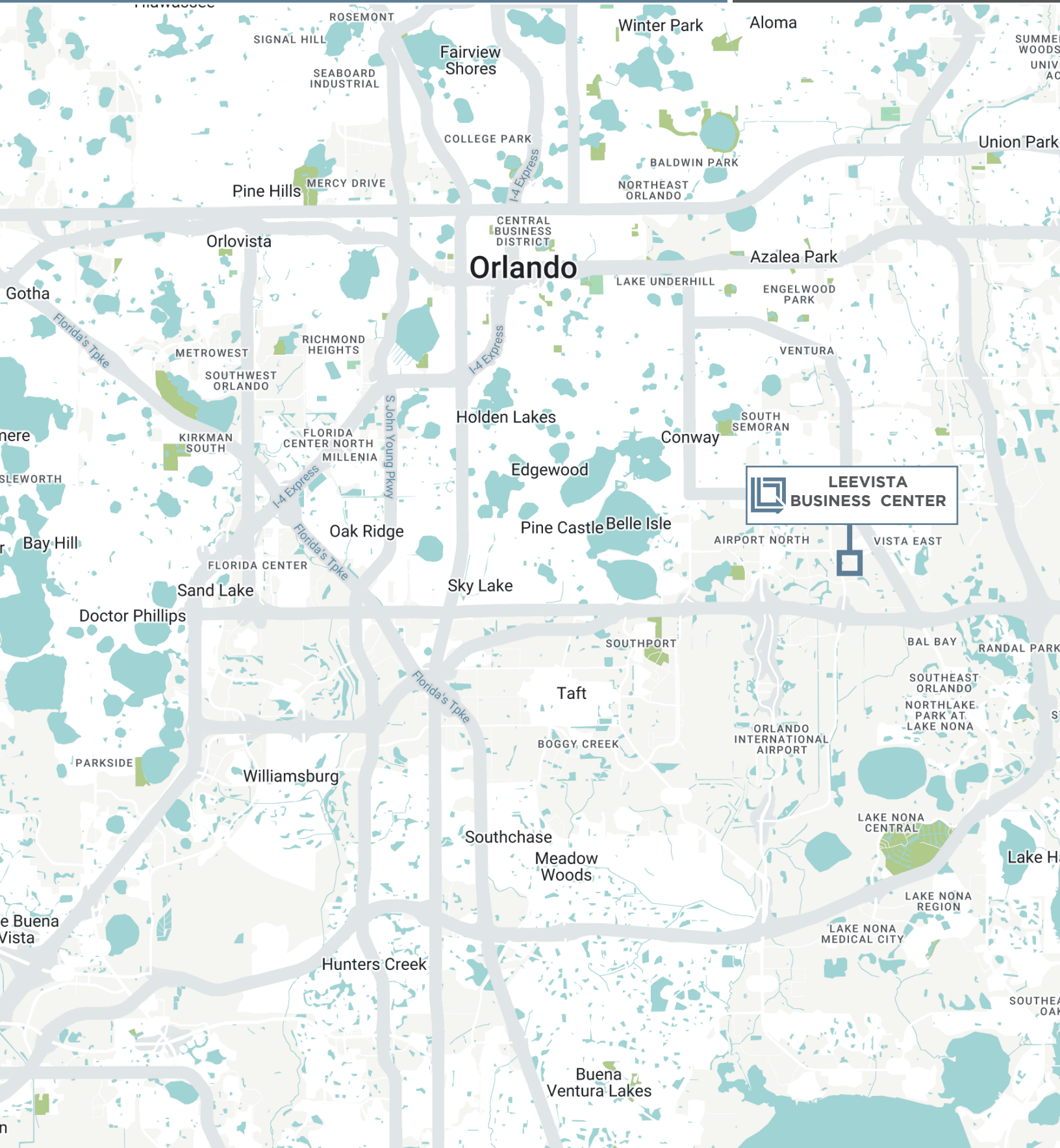
**Ryan Griffith**  
Senior Vice President  
321-281-8512  
rgriffith@lee-associates.com

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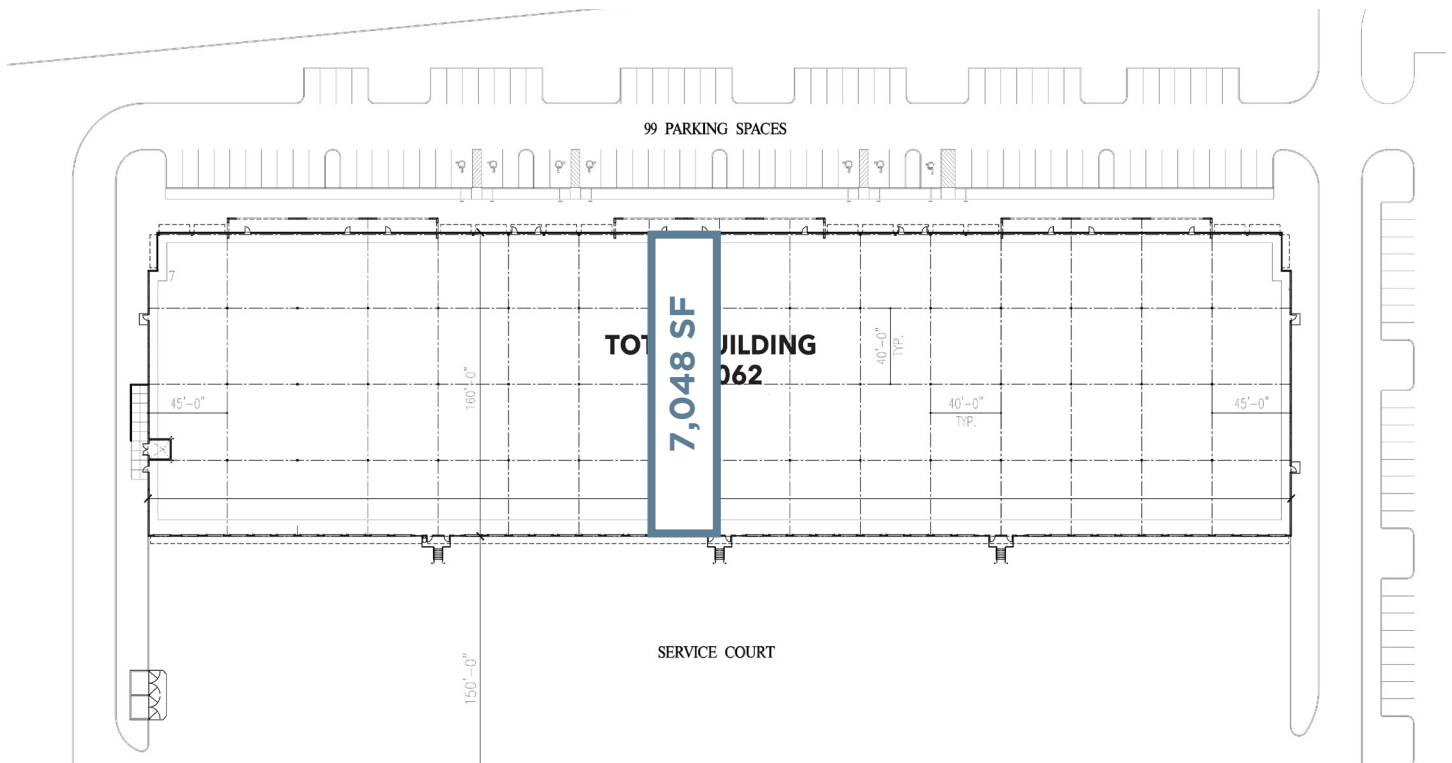


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## Property Summary

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

## Listing Summary

<b>Total Size Available:</b>	7,048 SF
<b>Office Size:</b>	1,888 SF
<b>Doors:</b>	1 Dock High Doors 1 Ramp to Grade
<b>Lease Rate:</b>	\$17.50/SF NNN
<b>Op Ex:</b>	\$4.71/SF

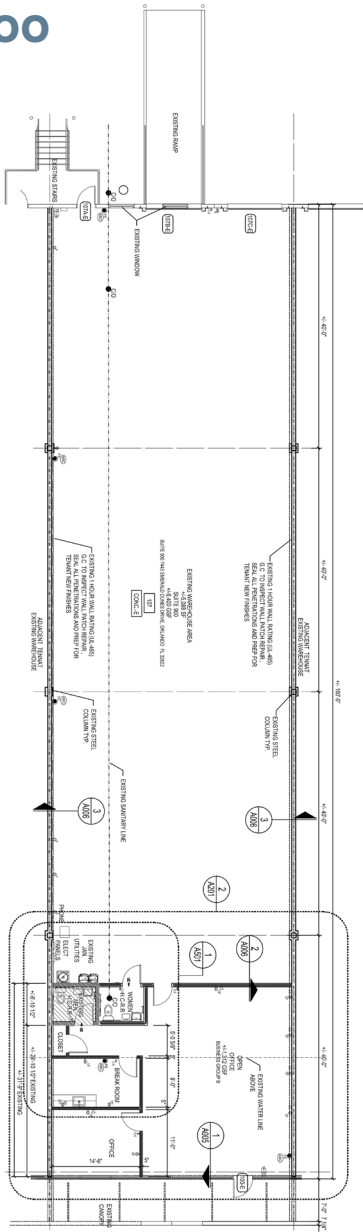
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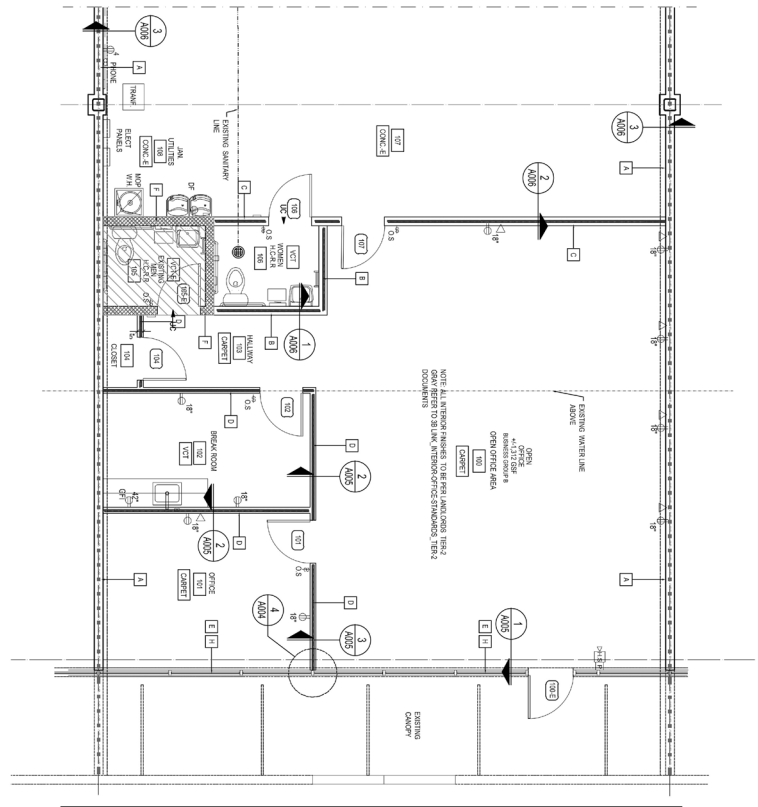


## LBA Logistics

### SUITE 900



7,048 SF



OFFICE  
1,888 SF