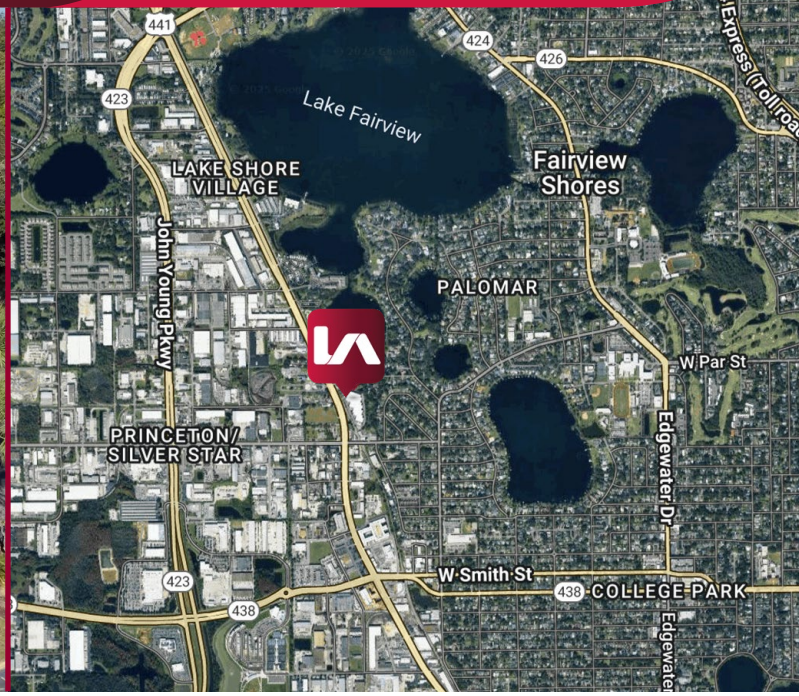
FOR LEASE

LAKE FAIRVIEW COMMERCE CENTER

3071 N ORANGE BLOSSOM TRAIL | ORLANDO, FL 32804

LEE & ASSOCIATES
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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:	8,495 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.

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SUITE R

AVAILABLE SF:	8,495 SF
OFFICE SF:	957 SF (Brand New)
WAREHOUSE SF:	7,538 SF
DOORS:	Three (3) grade level doors/ One (1) dock door
POWER:	Two (2) 100 amp 120/208 3 phase electrical services
LEASE RATE:	$13.50/SF NNN
OP EX:	$3.20/SF

