



McNulty Group
Incorporated

FOR LEASE



**5019-5087 Edgewater Drive
Orlando, FL 32810**

**Chuck McNulty
Broker**

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Office: (407) 532-3441
E-mail:

Chuck@mcnultygroupinc.com

Office Address:
2315 Lynx Lane
Suite # 6
Orlando, Florida 32804

Fax: (407) 532-0873

Website:
www.mcnultygroupinc.com

Space Available:

\$6 PSF NNN

Unit 13: 6,536 ±SF

Dimensions: 36'(W) x 172'(L)

Doors: (1) 10'x10' Grade

Ceiling Height: 18'

Unit 14: 12,728 ±SF

Dimensions: 72' 9"(W) x 172'(L)

Doors: (3) 10'x10' Grade

Ceiling Height: 12'8"

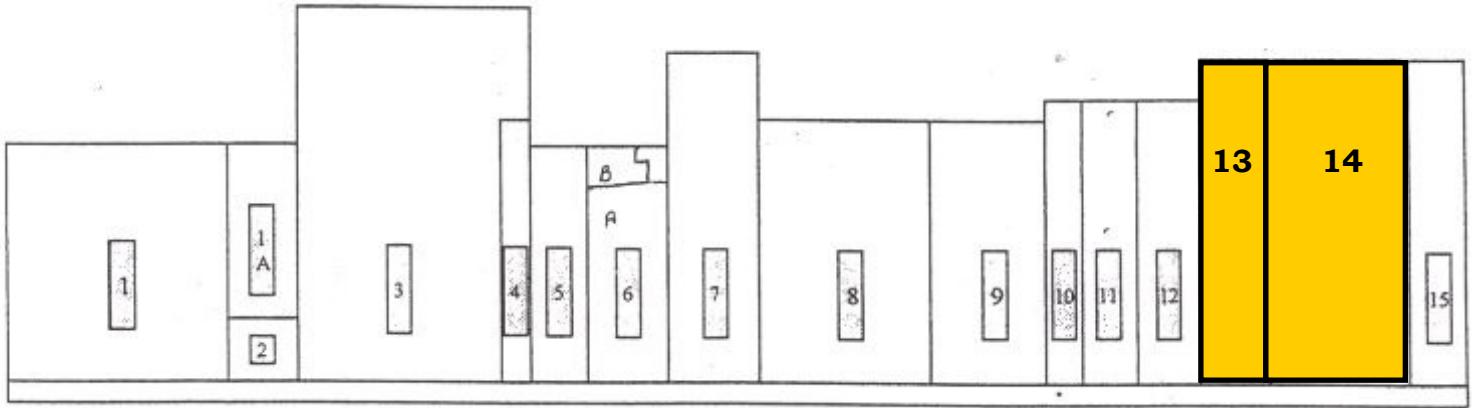
Co-tenants Include:

- ◆ US Post Office
- ◆ H&R Block
- ◆ Orange County Library
- ◆ IFREC Real Estate School
- ◆ Best Dollar



CAM:	\$2.20 PSF
Traffic Count:	31,500 VPD (Vehicles Per Day)
Zoning:	C-3
Construction:	Block
Power:	3 Phase 460 V/ 277
Additional:	Ample Parking, Sprinklered, Property Was Completely Renovated In 2005

Located Near The Intersection Of Lee Road And Edgewater Drive Offering Quick Access to John Young, OBT And I-4



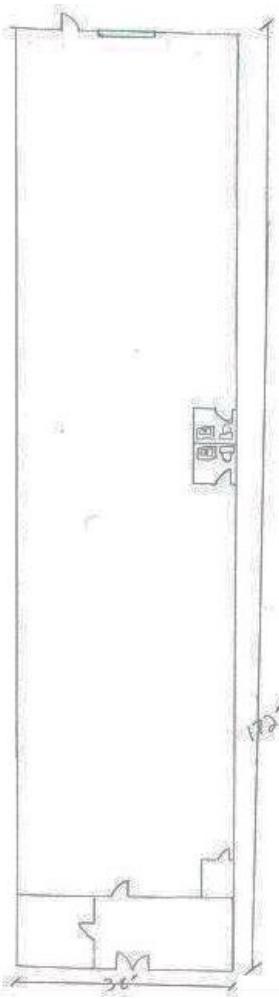
Unit #

Address

(13) 6,536 SF 5025

(14) 12,728 SF 5021

Unit 13



Unit 14

