

# FOR LEASE 45,399 RSF

## LEE VISTA BUSINESS CENTER - BUILDING E

7415 Emerald Dunes Drive  
Orlando, FL 32822



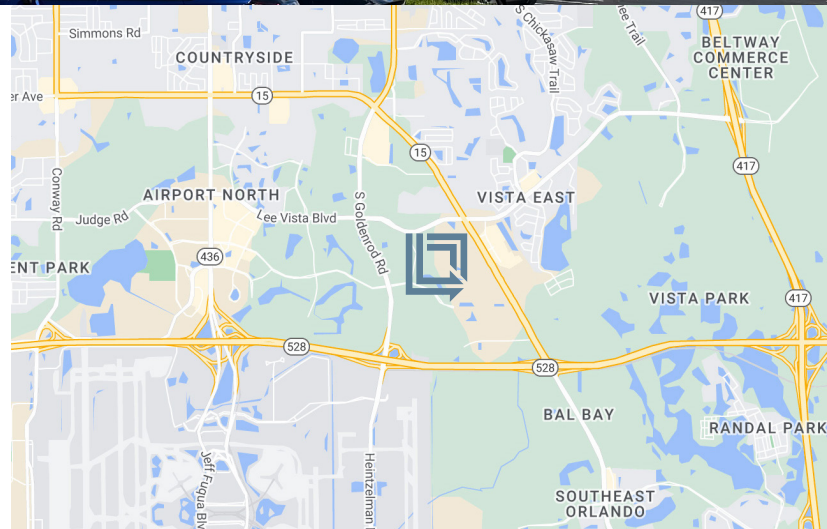
LBA Logistics

**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 E is 231,452 square feet, 30' Clear Height, and 180' Building Depth.



#### For Leasing Information Contact:

**Tim Perry, CCIM, SIOR**

Senior Vice President  
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**Ryan Griffith**

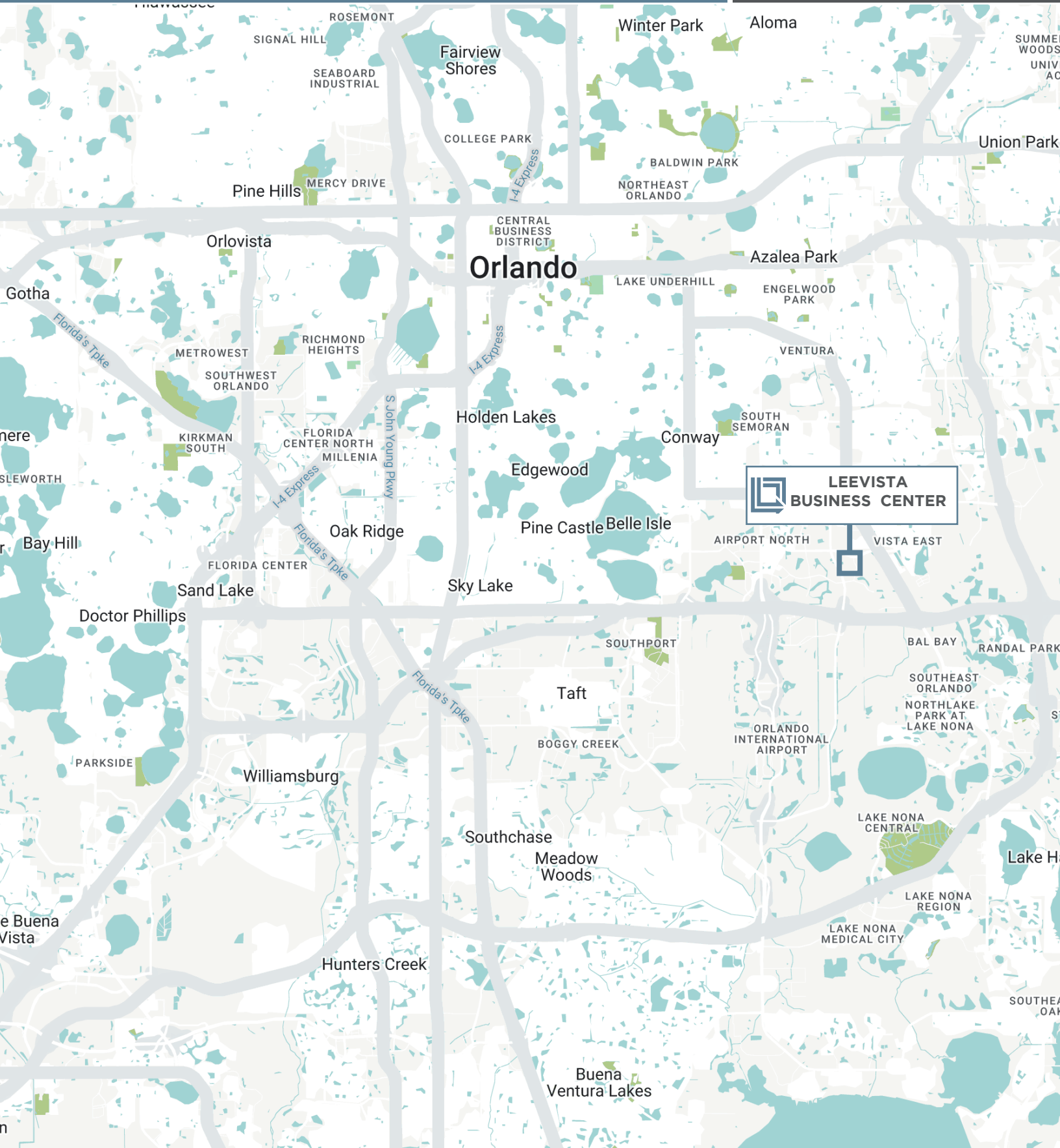
Vice President  
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rgriffith@lee-associates.com

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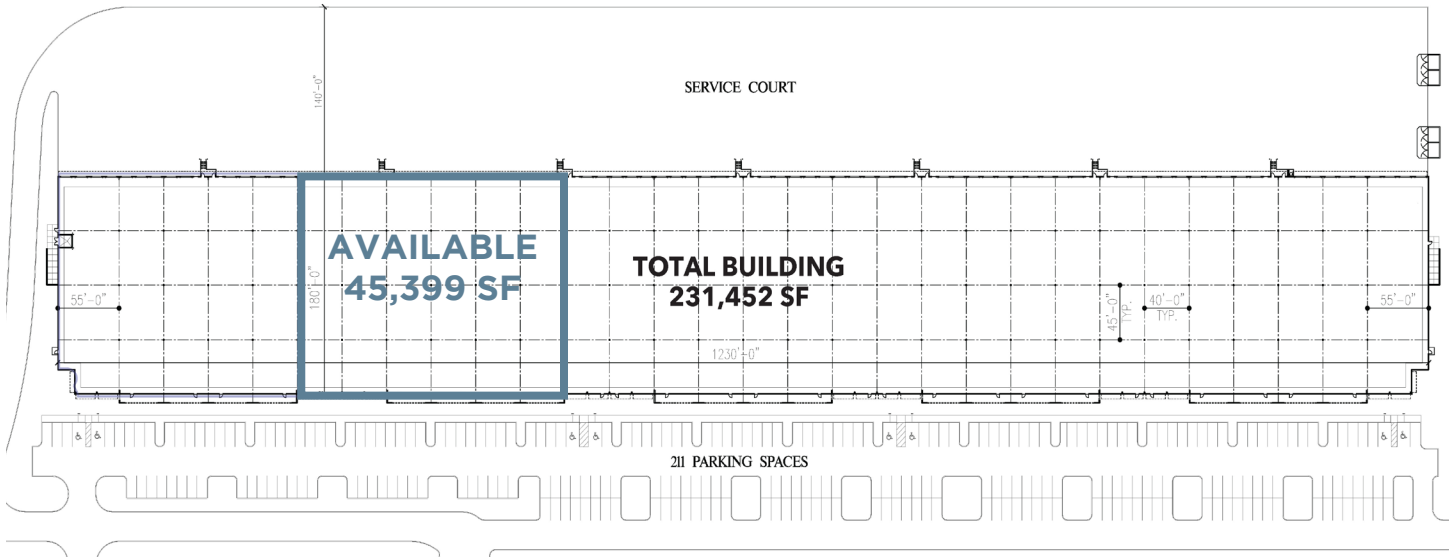


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## Property Summary

<b>Building Size:</b>	231,452 Square Feet
<b>Building Depth:</b>	180'
<b>Ceiling Height:</b>	30'
<b>Column Spacing:</b>	40'W x 45'D
<b>Truck Court:</b>	140' 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>	211 Spaces
<b>Electrical Service:</b>	3 phase, 480 volt, 2,000 amp Upon Tenant Verification

## Listing Summary

<b>Total Size Available:</b>	45,399 SF
<b>Office Size:</b>	4,192 SF
<b>Doors:</b>	15 Dock High Doors with Pit Levelers and Four (4) HVLS fans
<b>Onsite Trailer Storage:</b>	Up to 17 positions available
<b>Lease Rate:</b>	\$11.95/SF NNN
<b>Op Ex:</b>	\$5.07/SF

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## SUITE 600

