

FOR LEASE



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

Chuck McNulty

Broker

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Website:

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Space Available:

\$6 PSF NNN

Unit 13: 6,536 ±SF

Dimensions: **38'(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"**

CAM: **\$2.20 PSF**

Traffic Count: **31,500 VPD
(Vehicles Per Day)**

Zoning: **C-3 Orange County**

Construction: **Block**

Power: **3 Phase 460 V/ 277**

Additional:

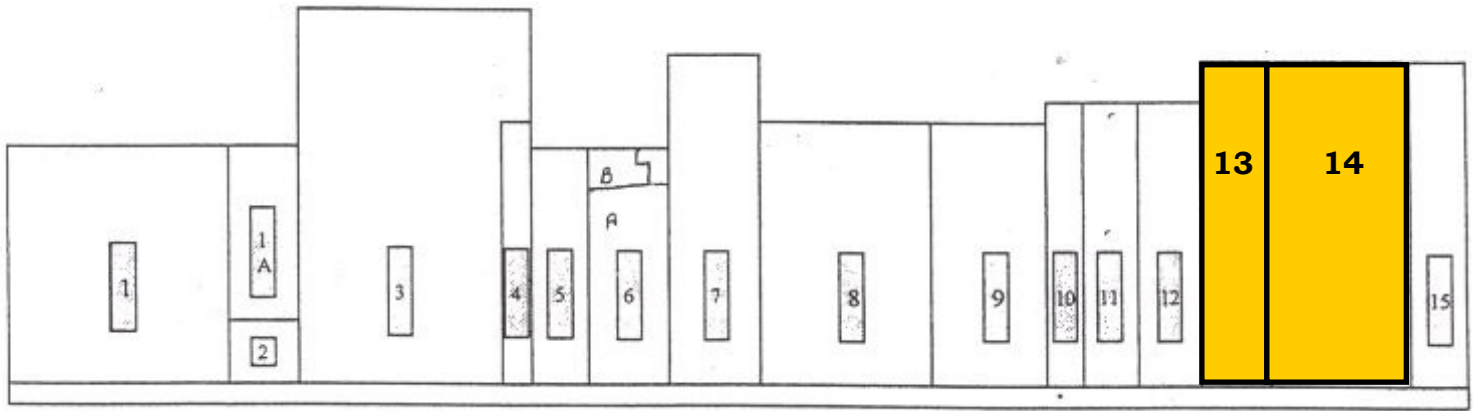
**Ample Parking, Sprinklered, Property
Was Completely Renovated In 2005**

Co-tenants Include:

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



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



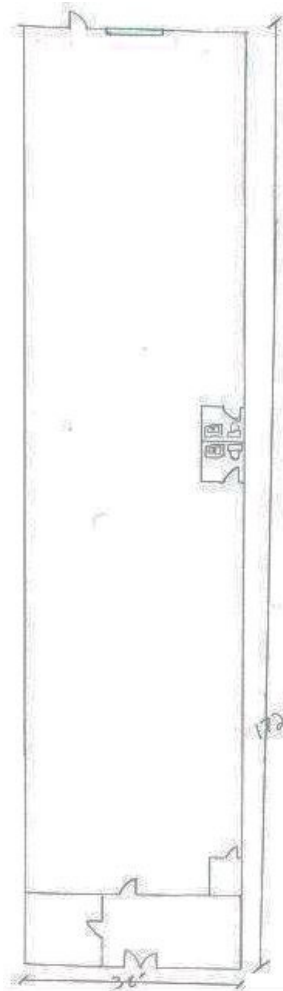
Unit #

Address

(13) 6,536 SF
(14) 12,728 SF

5025
5021

Unit 13



Unit 14

