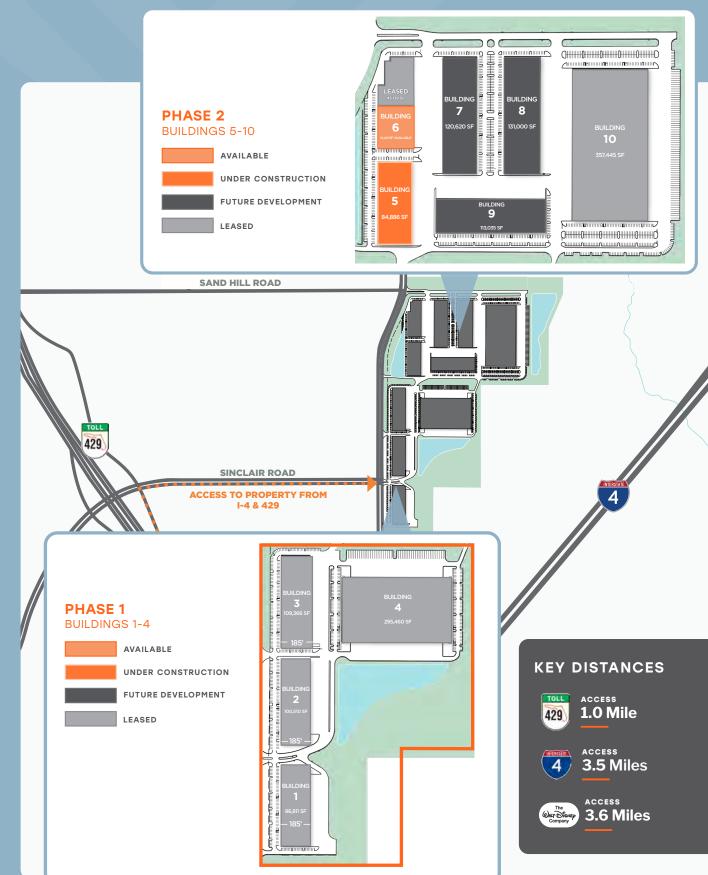


# PREMIER 1.5 MSF LOGISTICS PARK

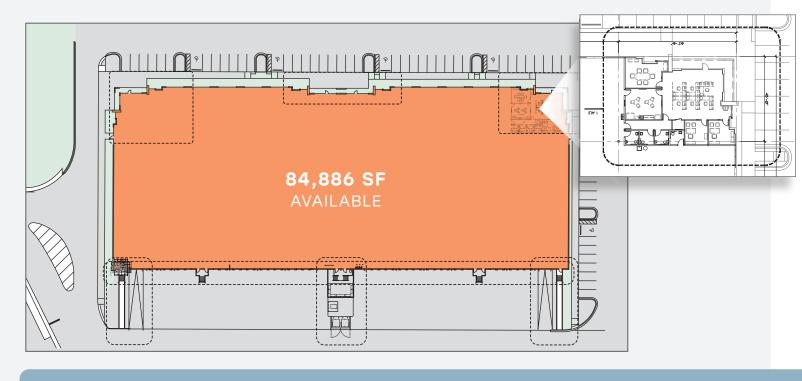


Horizon West is a premier state-of-the-art Class A logistics park located at the convergence of SR-429, I-4, and SR-417. The park has the potential to suit a wide variety of users in a professional setting, and is the only development of its kind within Osceola County. This 1.5 MSF project consists of ten single story light-industrial facilities, which can be constructed to suit the needs of a diverse customer base consisting of primarily rear-load and cross-dock facilities.



## BUILDING 5 HIGHLIGHTS

951 N OLD LAKE WILSON RD



RENTAL RATE
Withheld

**OPEX** \$3.15/SF

total building sf 84,886 SF

available sf 84,886 SF

Building configuration
Rear Load

CLEAR HEIGHT 32'

COLUMN SPACING

45'w x 56'd 50'w x 62'6"d staging

anticipated completion Q1 2025

OFFICE BUILD-OUT 2,250 SF

parking 1.30/1,000

ELECTRICAL 1600 Amps/480v - 3-phase

ROOF Single-ply TPO ESFR

dock doors 20 (9' × 10')

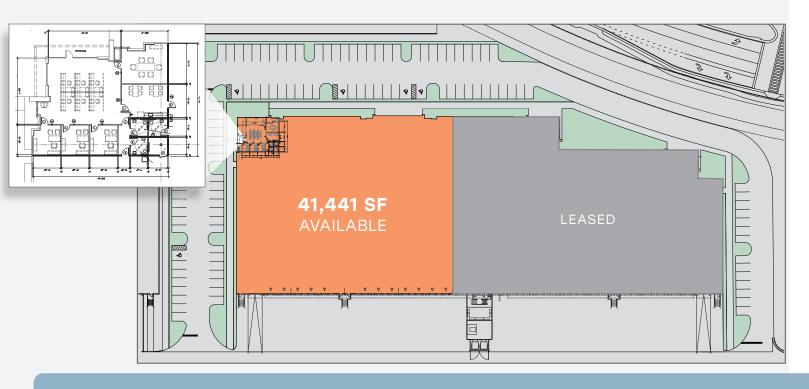
drive - in doors  $2(12' \times 14')$ 

60'

BUILDING DIMENSIONS
185' wide x 461' long

# BUILDING 6 HIGHLIGHTS

971 N OLD LAKE WILSON RD



\$10.95/SF NNN

**OPEX** \$3.12/SF

total building sf 86,580 SF

AVAILABLE SF 41,441 SF

Building configuration
Rear Load

CLEAR HEIGHT 32'

COLUMN SPACING

45'w x 56'd 50'w x 56'd staging

AVAILABILITY
Immediately

office sf 2,450 SF

parking 1.36/1,000

ELECTRICAL 1600 Amps/480v - 3-phase

ROOF Single-ply TPO FIRE PROTECTION ESFR

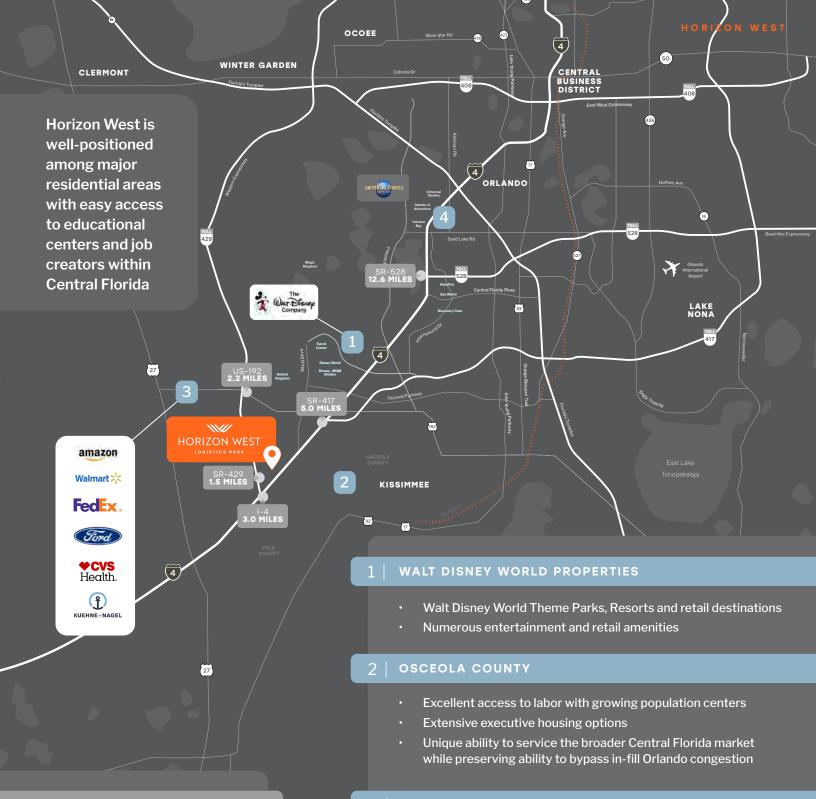
ESFR

DOCK DOORS 12 (9' × 10')

drive - in doors  $1 (12' \times 14')$ 

concrete truck apron 60'

BUILDING DIMENSIONS
185' wide x 505' long



## **KEY THOROUGHFARES**

- Immediate access to SR-429, I-4, SR-417
- Access to 192 while avoiding toll roads
- Unique access to Orange, Osceola, and Polk Counties
- Access to I-4 west of I-4 Ultimate expansion

## DAVENPORT FULFILLMENT HUB

- Amazon.com
- Walmart.com
- FedEx Ground
- Kuehne + Nagel
- Ford
- **CVS Health**

## 4 | INTERNATIONAL DRIVE

- Universal Studios Theme Parks, and Resorts
- **Orange County Convention Center**
- **Tourism Corridor**

# EASTGROUP PROPERTIES



National Developer with an Established Florida Portfolio

EastGroup Properties, Inc. (NYSE: EGP), a member of the S&P Mid-Cap 400 and Russell 1000 Indexes, is a self-administered equity real estate investment trust focused on the development, acquisition and operation of industrial properties in major Sunbelt markets throughout the United States with an emphasis in the states of Florida, Texas, Arizona, California and North Carolina. The Company's goal is to maximize shareholder value by being a leading provider in its markets of functional, flexible and quality business distribution space for location sensitive customers (primarily in the 20,000 to 100,000 square foot range). The Company's strategy for growth is based on ownership of premier distribution facilities generally clustered near major transportation features in supply-constrained submarkets.

EastGroup's portfolio, including development projects and value-add acquisitions in lease-up and under construction, currently includes approximately 58.2 million square feet.





LOGISTICS PARK



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