

HORIZONWESTCFL.COM

N OLD LAKE WILSON RD | ORLANDO MSA



HORIZON WEST
LOGISTICS PARK

PREMIER 1.5 MSF LOGISTICS PARK



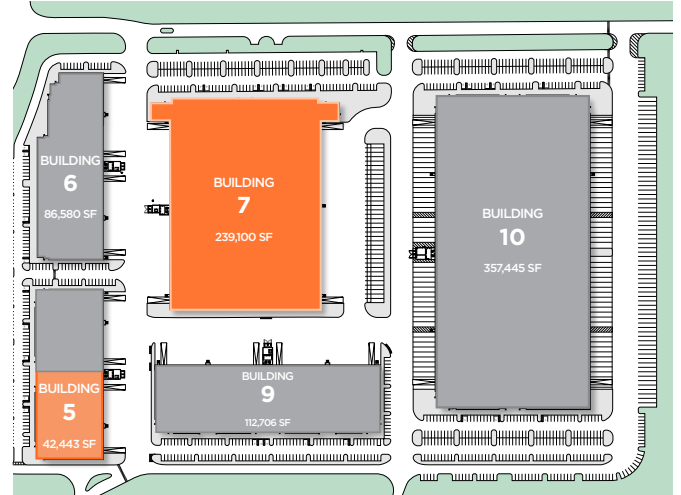
CUSHMAN &
WAKEFIELD

EASTGROUP
PROPERTIES

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 of primarily rear-load and cross-dock facilities.

CLASS A LOGISTICS PARK

PHASE 2 BUILDINGS 5-10



SAND HILL ROAD

SINCLAIR ROAD

ACCESS TO PROPERTY FROM
I-4 & 429

PHASE 1 BUILDINGS 1-4

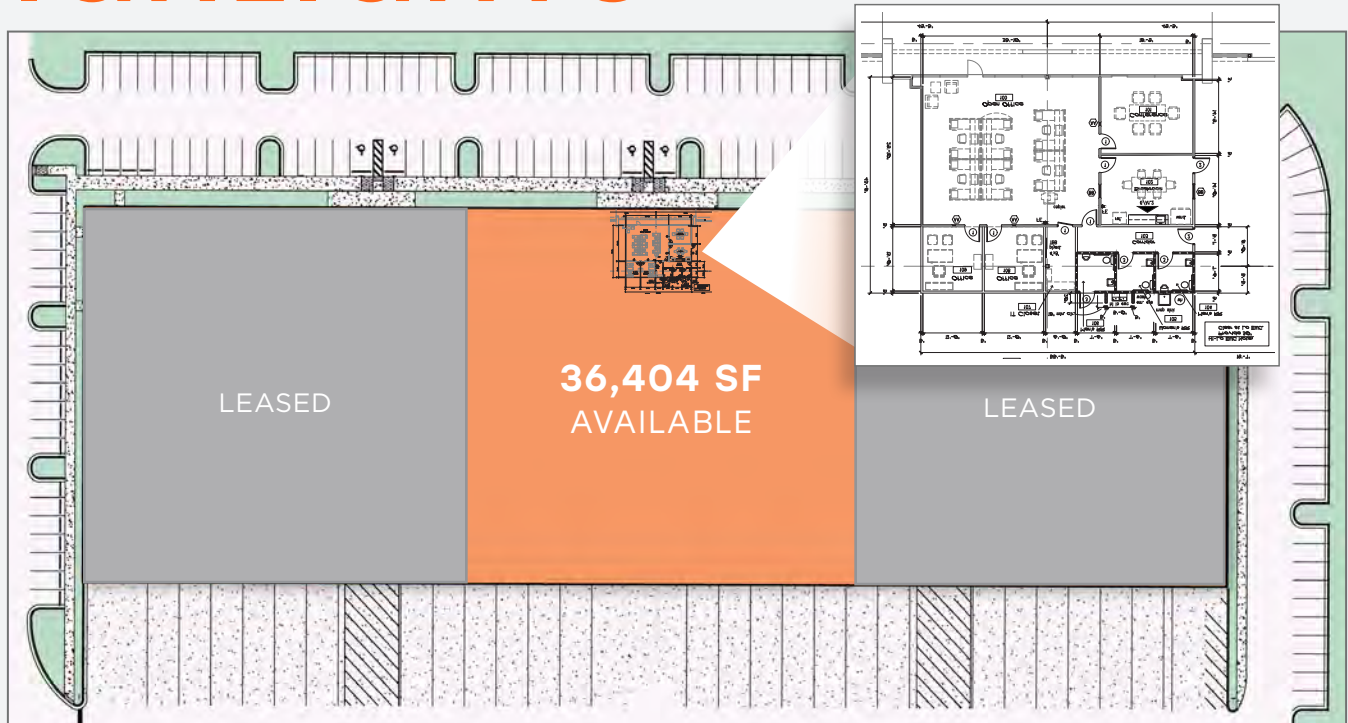


KEY DISTANCES

ACCESS
1.0 MileACCESS
3.5 MilesACCESS
3.6 Miles

BUILDING 3

HIGHLIGHTS — 821 N OLD LAKE WILSON RD



RENTAL RATE
Negotiable

OPEX
\$3.41/SF

TOTAL BUILDING SF
109,366 SF

AVAILABLE SF
36,404 SF

BUILDING CONFIGURATION
Rear Load

CLEAR HEIGHT
32'

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

AVAILABILITY
March 2026

OFFICE BUILD-OUT
2,235 SF

PARKING
1.50/1,000

ELECTRICAL
1600 Amps/480v - 3-phase

ROOF
45 mil TPO

FIRE PROTECTION
ESFR

DOCK DOORS
10 (9' x 10')

CONCRETE TRUCK APRON
50'

BUILDING DIMENSIONS
185' wide x 593' long



OPEX
\$3.15/SF

TOTAL BUILDING SF
84,886 SF

AVAILABLE SF
42,443 SF

BUILDING CONFIGURATION

Rear Load

CLEAR HEIGHT
32'

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

AVAILABILITY
Immediately

OFFICE BUILD-OUT
2,250 SF

PARKING
1.30/1,000

ELECTRICAL
1600 Amps/480v - 3-phase

ROOF
60 mil TPO - R-19 Insulation

FIRE PROTECTION ESFR

DOCK DOORS
10 (9' x 10')

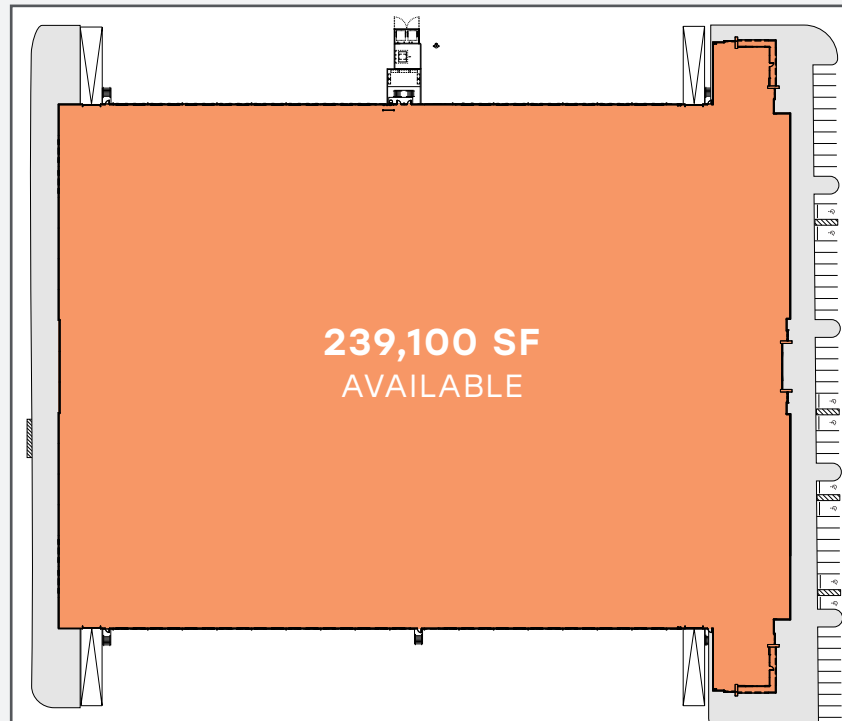
DRIVE - IN DOORS
1 (12' X 14')

CONCRETE TRUCK APRON
60'

BUILDING DIMENSIONS
185' wide x 461' long

BUILDING 7

HIGHLIGHTS — N OLD LAKE WILSON RD



RENTAL RATE
Withheld

OPEX
TBD

TOTAL BUILDING SF
239,100 SF

AVAILABLE SF
239,100 SF

BUILDING CONFIGURATION
Cross Dock

CLEAR HEIGHT
36'

COLUMN SPACING
54'w x 48'4"d
58'w x 60'd staging

AVAILABILITY
Q3 2027

OFFICE BUILD-OUT
Office Spec

PARKING
0.69/1,000 SF

ELECTRICAL
1600 Amps/480v - 3-phase

ROOF
60 mil TPO - R-19 Insulation

FIRE PROTECTION
ESFR

DOCK DOORS
51 (9' x 10')

DRIVE - IN DOORS
4 (12' X 14')

CONCRETE TRUCK APRON
60'

BUILDING DIMENSIONS
555' wide x 410' long

TRAILER PARKING
36 Stalls

Horizon West is well-positioned among major residential areas with easy access to educational centers and job creators within Central Florida



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

1 | WALT DISNEY WORLD PROPERTIES

- Walt Disney World Theme Parks, Resorts and retail destinations
- Numerous entertainment and retail amenities

2 | OSCEOLA COUNTY

- Excellent access to labor with growing population centers
- Extensive executive housing options
- Unique ability to service the broader Central Florida market while preserving ability to bypass in-fill Orlando congestion

3 | DAVENPORT FULFILLMENT HUB

- | | | |
|---------------|----------------|------------------|
| • Amazon.com | • FedEx Ground | • Kuehne + Nagel |
| • Walmart.com | • 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 2000 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 63.1 million square feet.

EASTGROUP
P R O P E R T I E S

N OLD LAKE WILSON RD | ORLANDO MSA



HORIZON WEST

LOGISTICS PARK



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EASTGROUP
PROPERTIES

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