



McNulty Group
Incorporated

FOR LEASE



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

**Chuck McNulty
Broker**

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**Space Available:
\$10 PSF NNN**

Unit 10: 3,000±SF

*Dimensions: 20'(W) x 150'(L)
Rear Pedestrian Doors: 6'9" x 8'*

\$6 PSF NNN

Unit 13: 6,536 ±SF

*Dimensions: 36'(W) x 172'(L)
Doors: (1) 10' x 10' Grade*

Unit 14: 12,728 ±SF

*Dimensions: 72' 9"(W) x 172'(L)
Doors: (3) 10' x 10' Grade*

**CAM: \$2.20 PSF
Ceiling Height: 18' (Units 13/14)
Traffic Count: 31,500 VPD
(Vehicles Per Day)**

Zoning: C-3

Construction: Block

Power: 3 Phase 460 V/ 277

Additional:

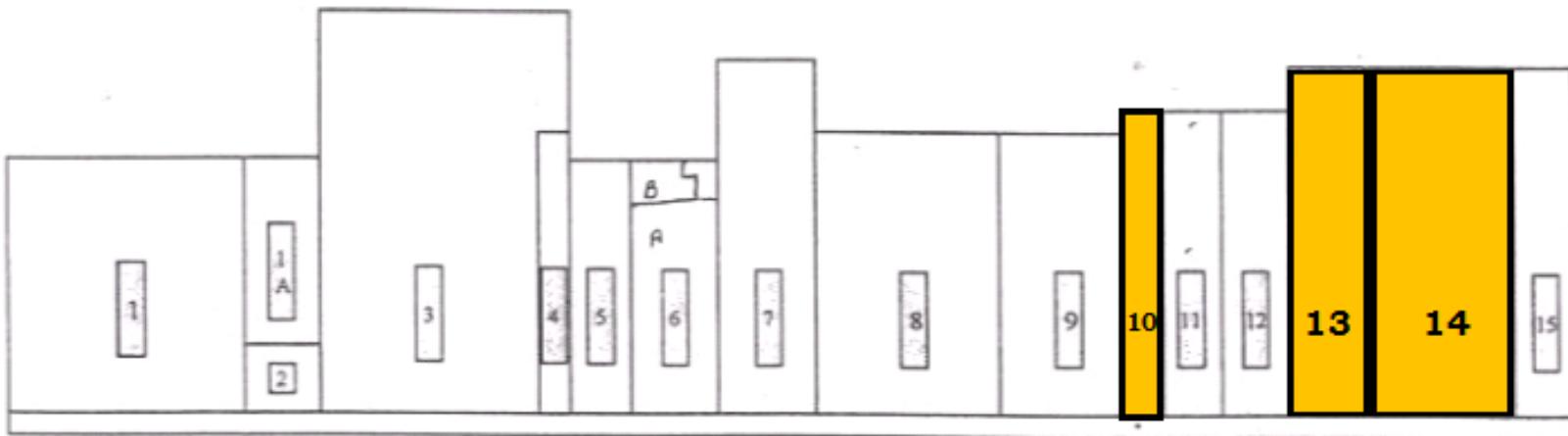
**Ample Parking, Sprinklered,
Property Was Completely
Renovated In 2005**

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**

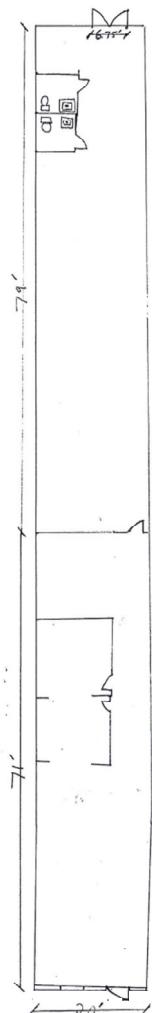


Unit #

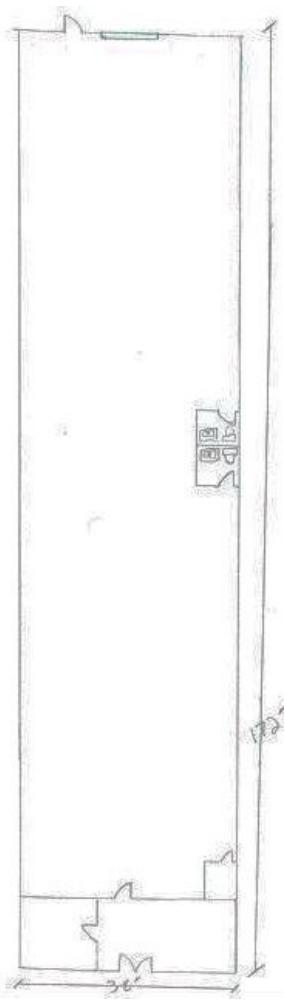
Address

(10) 3,000 SF	5041
(13) 6,536 SF	5025
(14) 12,728 SF	5021

Unit 10



Unit 13



Unit 14

