

FOR LEASE



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

Chuck McNulty
Broker

Mobile: (407) 619-4245

Office: (407) 532-3441

E-mail:

Chuck@mcnultygroupinc.com

Space Available:
\$10 PSF NNN

Unit 10: **3,000±SF**
Dimensions: **20'(W) x 150'(L)**
Rear Pedestrian Doors: **6'9"x8'**

\$6 PSF NNN

Unit 13: **6,536 ±SF**
Dimensions: **36'(W) x 172'(L)**
Doors: **(1) 10'x10' Grade**
Unit 14: **12,728 ±SF**
Dimensions: **72' 9"(W) x 172'(L)**
Doors: **(3) 10'x10' 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**

Office Address:

2315 Lynx Lane

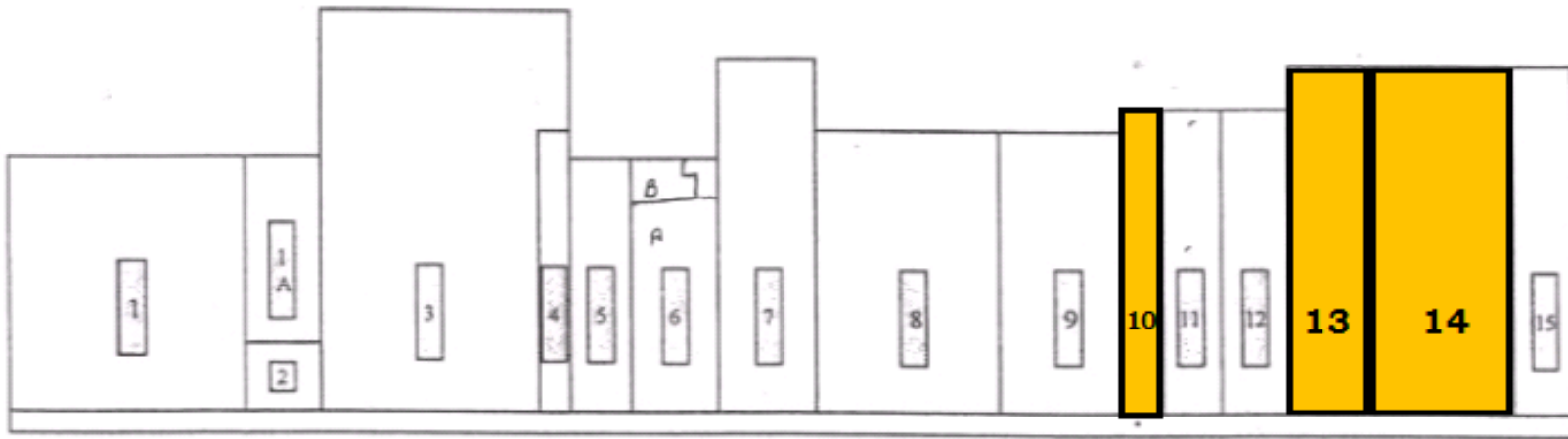
Suite # 6

Orlando, Florida 32804

Fax: (407) 532-0873

Website:

www.mcnultygroupinc.com



Unit #

Address

(10) 3,000 SF

5041

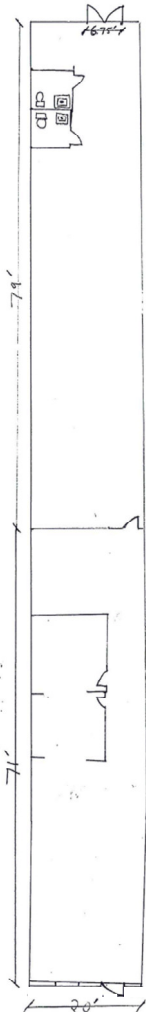
(13) 6,536 SF

5025

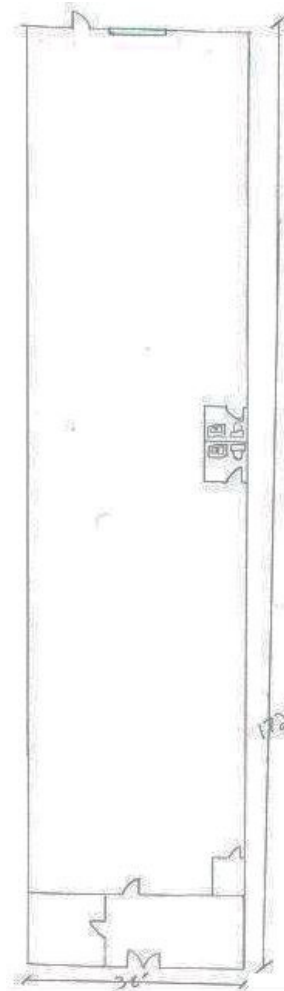
(14) 12,728 SF

5021

Unit 10



Unit 13



Unit 14

