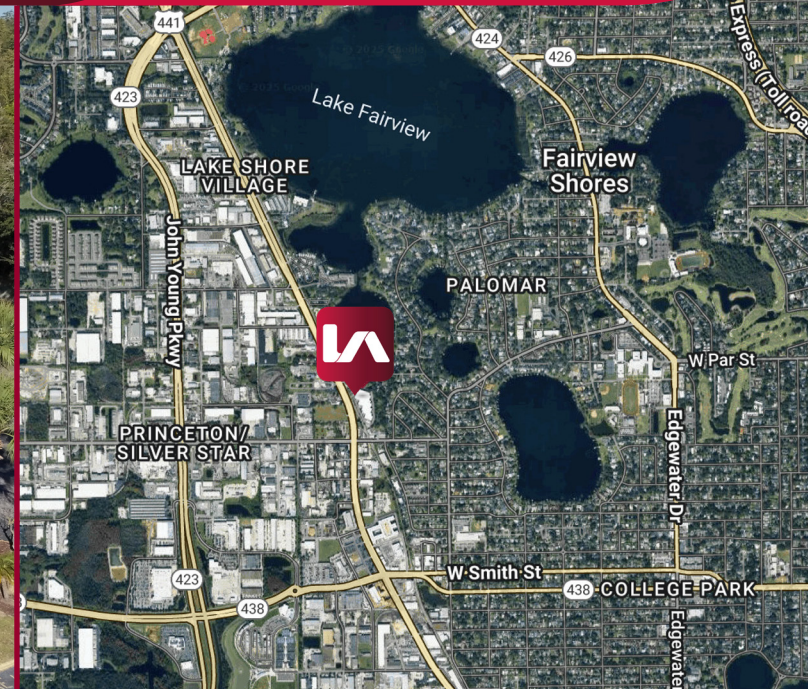


FOR LEASE

LAKE FAIRVIEW COMMERCE CENTER

3071 N ORANGE BLOSSOM TRAIL | ORLANDO, FL 32804

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

TOTAL BUILDING SF:	96,893 SF
CEILING HEIGHT:	20' Clear
PARKING:	Ample
ZONING:	C-3
PHONES:	AT&T
UTILITIES:	OUC Power & Septic
AVAILABLE SPACE:	8,495 SF

LOCATION OVERVIEW

Strategically located along US 441 (N Orange Blossom Trail), a major north-south thoroughfare in Orlando's established industrial corridor. The site offers excellent accessibility to key transportation routes, including Interstate 4, State Road 408 (East-West Expressway), John Young Parkway, and State Road 50 (Colonial Drive), providing efficient regional connectivity for distribution and logistics. Its frontage on a high-traffic arterial ensures strong visibility and convenient access to the greater Orlando metro area and surrounding Central Florida markets.

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SUITE R

AVAILABLE SF:	8,495 SF
OFFICE SF:	957 SF (Brand New)
WAREHOUSE SF:	7,538 SF
DOORS:	Three (3) grade level doors/ One (1) dock door
POWER:	Two (2) 100 amp 120/208 3 phase electrical services
LEASE RATE:	\$13.00/SF NNN
OP EX:	\$3.20/SF

