

FOR LEASE



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

Chuck McNulty
Broker

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www.mcnultygroupinc.com

Space Available:
\$10 PSF NNN

Unit 10: **3,000±SF**
Dimensions: **20'(W) x 150'(L)**
Ceiling Height: **10'**
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**
Ceiling Height: **18'**
Unit 14: **12,728 ±SF**
Dimensions: **72' 9"(W) x 172'(L)**
Doors: **(3) 10'x10' Grade**
Ceiling Height: **12'8"**

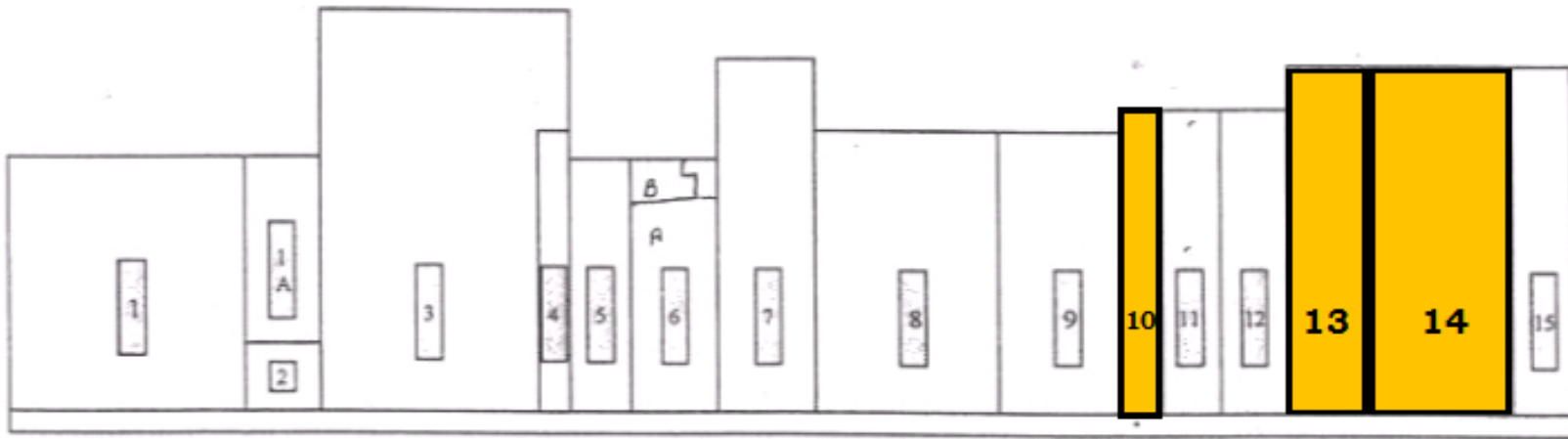
CAM: **\$2.20 PSF**
Traffic Count: **31,500 VPD**
 (Vehicles Per Day)
Zoning: **C-3**
Construction: **Block**
Power: **3 Phase 460 V/ 277**
Additional:
Ample Parking, Sprinklered, Property
Was Completely Renovated In 2005

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

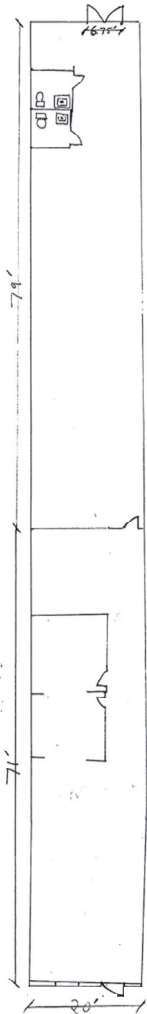
(13) 6,536 SF

5025

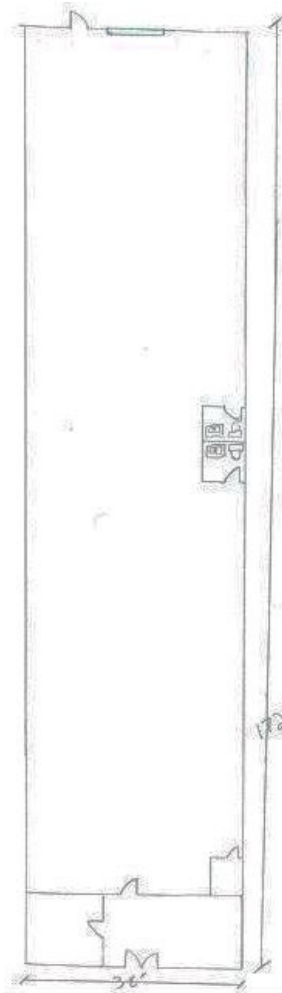
(14) 12,728 SF

5021

Unit 10



Unit 13



Unit 14

