



McNulty Group
Incorporated

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

Office Address:
2315 Lynx Lane
Suite # 6
Orlando, Florida 32804

Fax: (407) 532-0873

Website:
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" x 8"

\$6 PSF NNN

Unit 13: 6,536 ±SF

Dimensions: 36'(W) x 172'(L)

Doors: (1) 10' x 10' Grade

Ceiling Height: 18'

Unit 14: 12,728 ±SF

Dimensions: 72' 9"(W) x 172'(L)

Doors: (3) 10' x 10' 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:

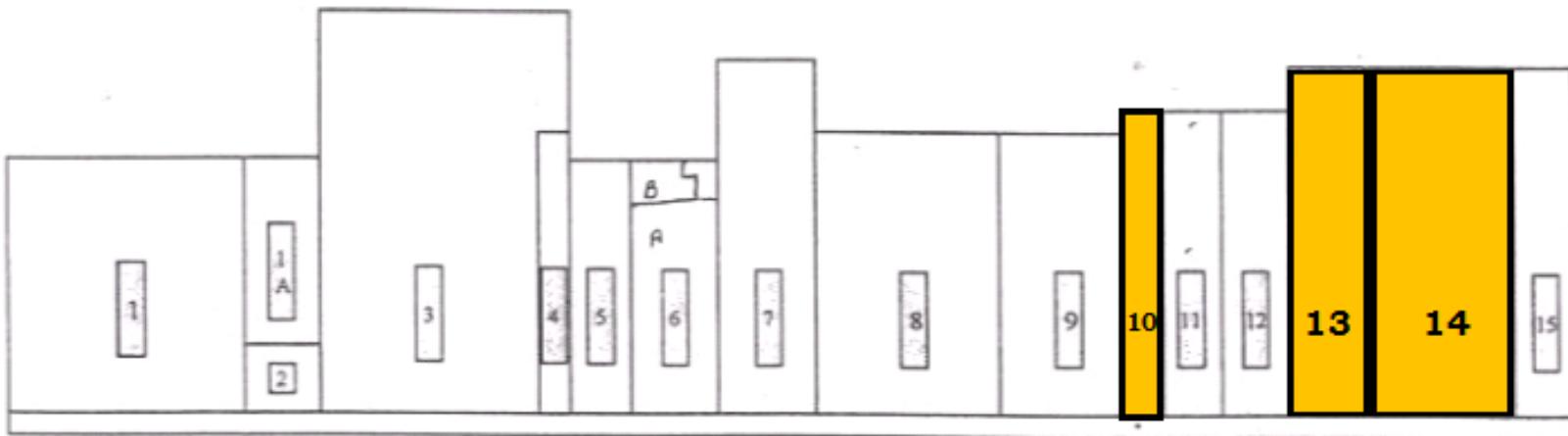
**Ample Parking, Sprinklered, Property
Was Completely Renovated In 2005**

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**

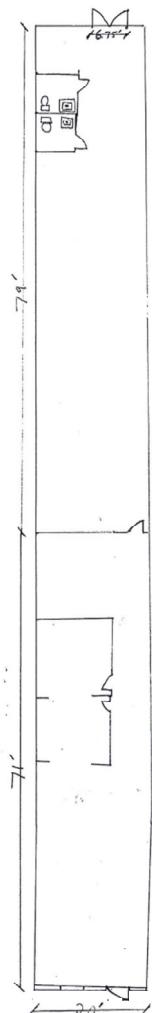


Unit #

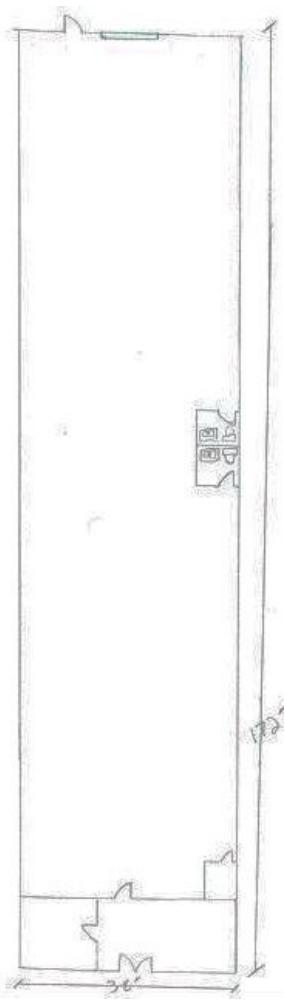
Address

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

Unit 10



Unit 13



Unit 14

