

FOR LEASE 32,625 RSF

Sand Lake Commerce Center One

7725 Winegard Road
Orlando, FL 32809



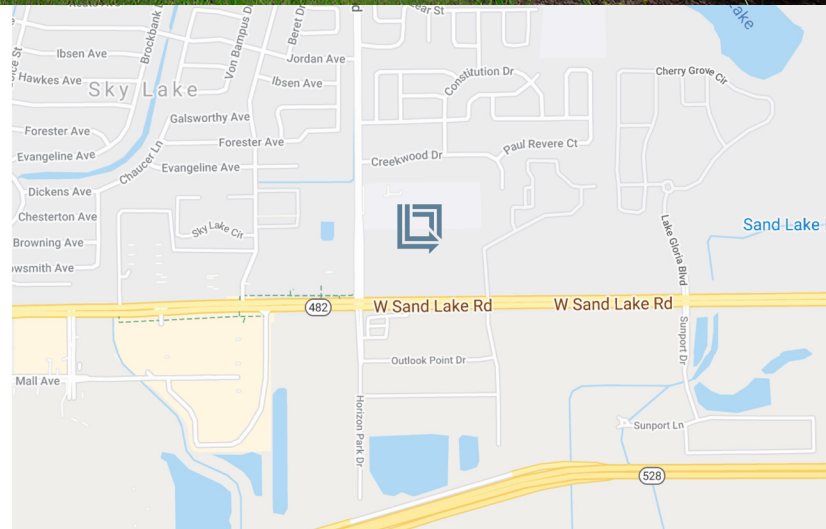
LBA Logistics

Frontage on Sand Lake Road



Rear-Load Distribution Facility

Sand Lake Commerce Center is a 20.12 acre park located at the intersection of Sand Lake Road and Winegard Road in the heart of South Orlando. The park contains two rear-load, Class A, warehouse/distribution buildings totaling 230,117 square feet, with a 1.24-acre corner outparcel for retail use. Building One is 79,204 square feet with frontage on Sand Lake Road that can accommodate a single user or be subdivided. Office and warehouse finish can be tailored to meet a tenant's specific needs.



For Leasing Information Contact:

Tom McFadden, SIOR

321-281-8501

tmcfadden@lee-associates.com

Bo Bradford, CCIM, SIOR

321-281-8502

bbradford@lee-associates.com

Sand Lake Commerce Center One

7725 Winegard Road | Orlando, FL 32809



LBA Logistics

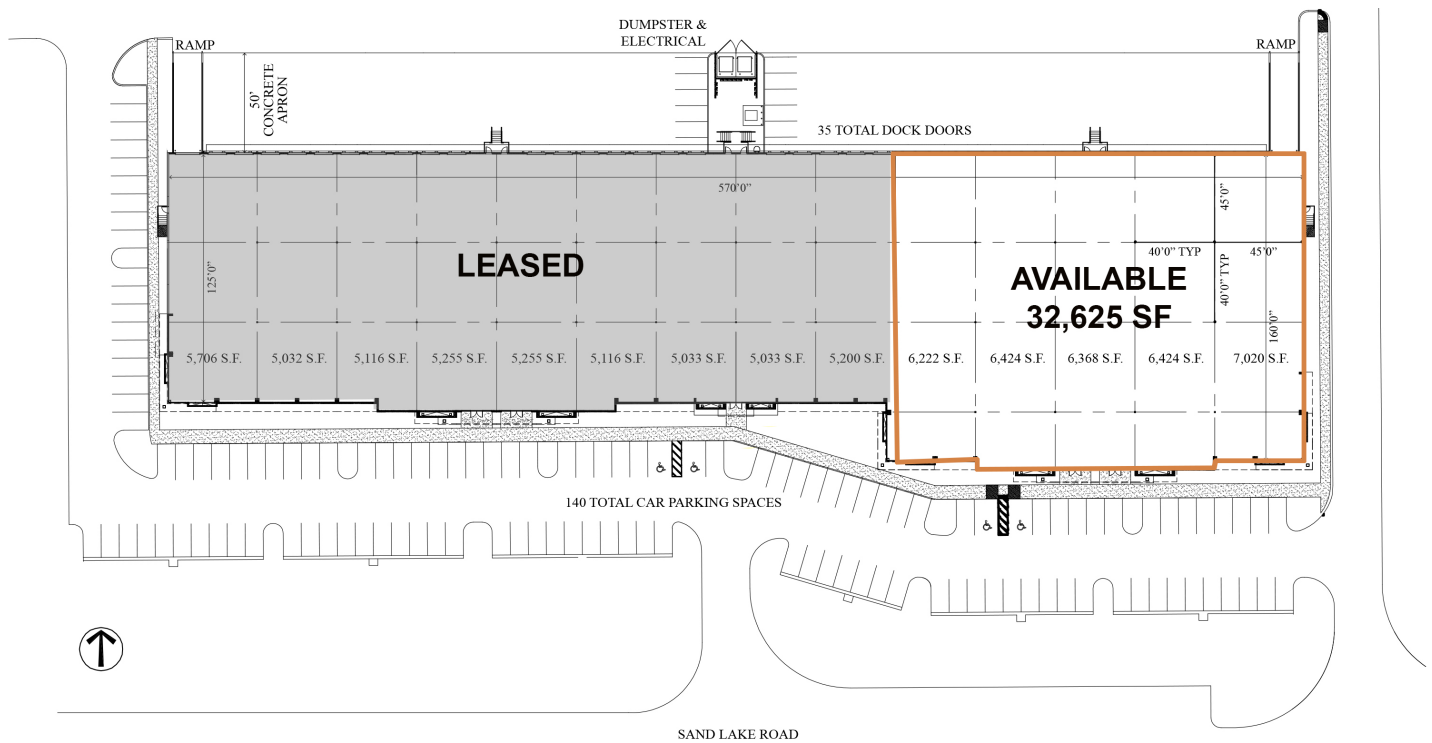


Sand Lake Commerce Center One

7725 Winegard Road | Orlando, FL 32809

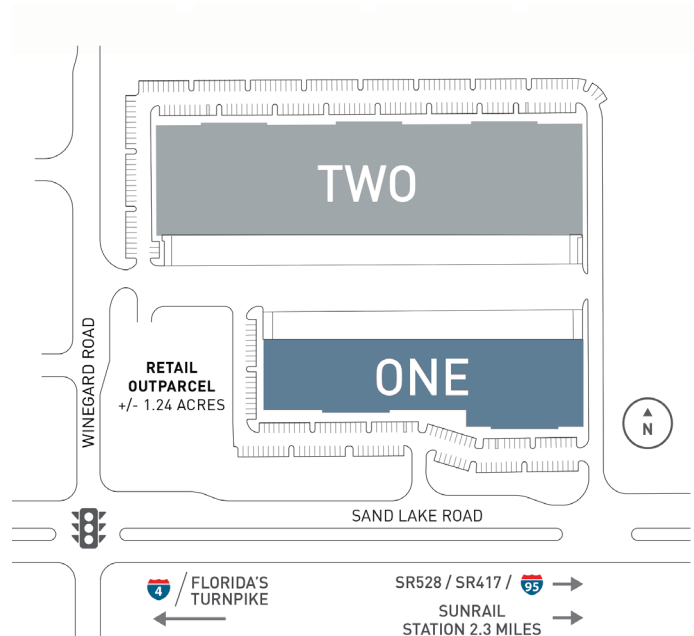


LBA Logistics



PROPERTY SUMMARY

| | |
|-----------------------------|---|
| Building Size: | 79,204 Square Feet |
| Building Dimensions: | 570' W x 125' - 160' D |
| Available Space: | 32,625 SF |
| Dock Doors: | 13 9' x 10' Dock Doors |
| Ceiling Height: | 28' Minimum to Bar Joist |
| Column Spacing: | 40'W x 40' D (Typical) 45'D Loading Bays and End Bays |
| Electrical: | (4) 300 Amp Services, 277/480 Volts, 3-Phase (subject to verification) |
| Sprinkler: | ESFR System with Pump |
| Construction: | Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts |
| Car Parking: | 140 Spaces |
| Truck Court: | 180'Deep, Shared with Building Two; 60' Concrete Aprons |



FOR LEASE 150,913 RSF

Sand Lake Commerce Center Two

7705 Winegard Road
Orlando, FL 32809



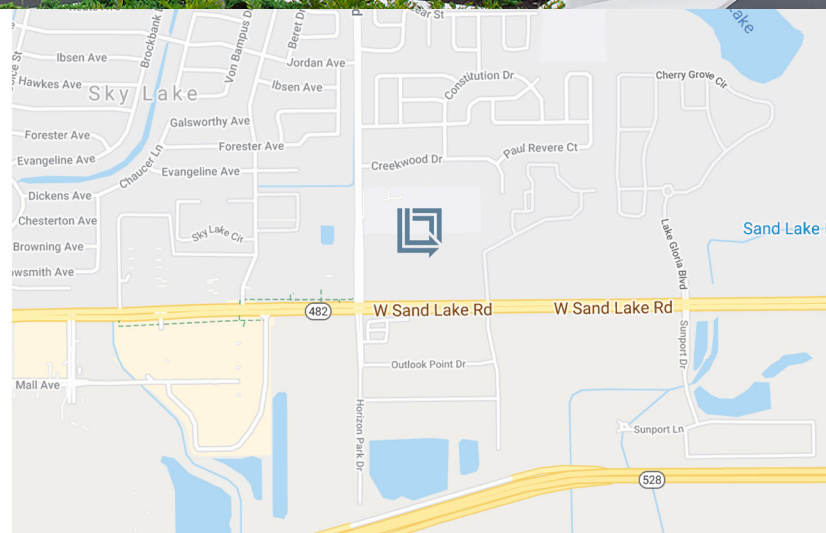
LBA Logistics

MOVE IN READY!



Rear-Load Distribution Facility

Sand Lake Commerce Center is a 20.12 acre park located at the intersection of Sand Lake Road and Winegard Road in the heart of South Orlando. The park contains two rear-load, Class A, warehouse/distribution buildings totaling 230,117 square feet, with a 1.24-acre corner outparcel for retail use. Building Two is 150,913 square feet. Office and warehouse finish can be tailored to meet a tenant's specific needs.



For Leasing Information Contact:

Tom McFadden, SIOR

321-281-8501

tmcfadden@lee-associates.com

Bo Bradford, CCIM, SIOR

321-281-8502

bbradford@lee-associates.com

Sand Lake Commerce Center Two

7705 Winegard Road | Orlando, FL 32809



LBA Logistics



2,353 SF OFFICE

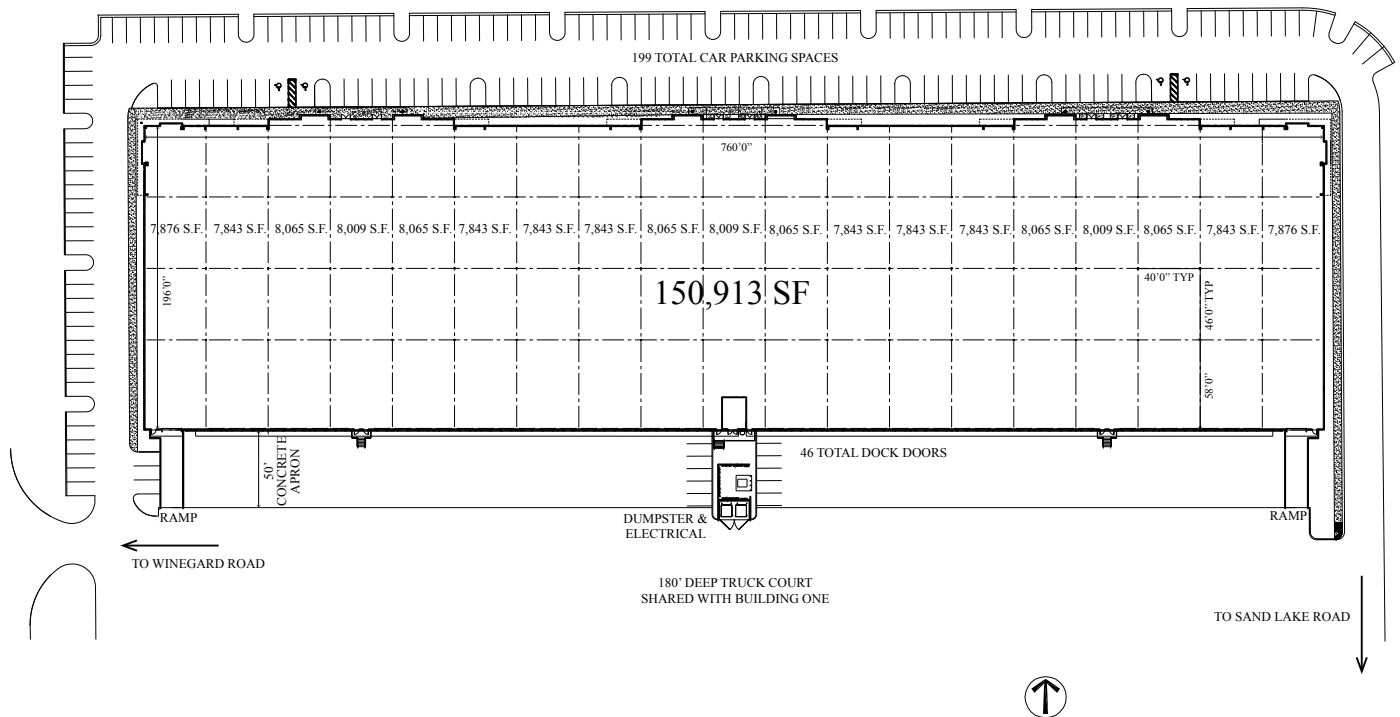


Sand Lake Commerce Center Two

7705 Winegard Road | Orlando, FL 32809



LBA Logistics



PROPERTY SUMMARY

| | |
|-----------------------------|---|
| Building Size: | 150,913 Square Feet |
| Building Dimensions: | 760' W x 196'D |
| Dock Doors: | 46 9' x 10' Dock Doors |
| Ceiling Height: | 30' Minimum to Bar Joist |
| Column Spacing: | 40'W x 46' D (Typical) 58'D Loading Bays |
| Electrical: | (5) 400 Amp Services, 277/480 Volts, 3-Phase (subject to verification) |
| Floor Slab: | 6" Thick, 4,000 PSI Concrete |
| Sprinkler: | ESFR System with Pump |
| Construction: | Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts |
| Car Parking: | 199 Spaces |
| Truck Court: | 180'Deep, Shared with Building Two; 60' Concrete Aprons |

