

# FOR LEASE 45,399 RSF

## LEE VISTA BUSINESS CENTER - BUILDING E

7415 Emerald Dunes Drive  
Orlando, FL 32822



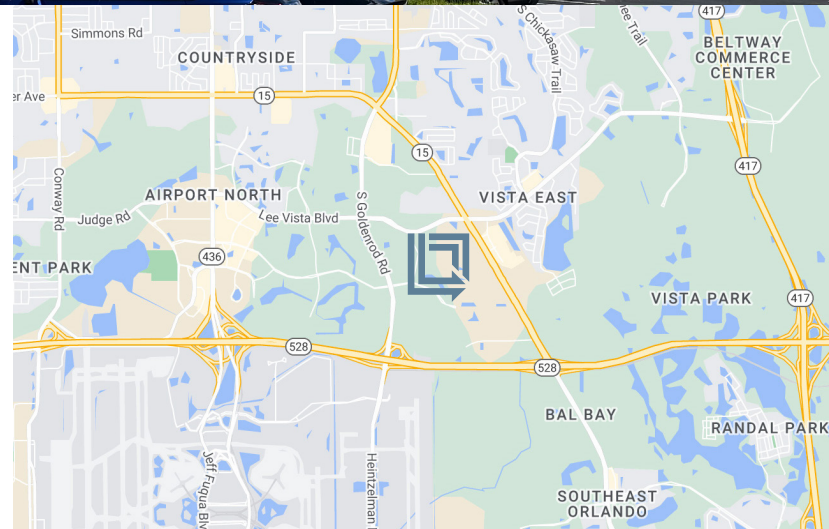
LBA Logistics

**AVAILABLE NOW**



### REAR-LOAD DISTRIBUTION FACILITY

LeeVista Business Center is a 7.70 acre park which is located on the Beachline Expressway directly across from the Orlando International Airport and located off Lee Vista Boulevard between South Goldenrod Road and Narcoosee Road. Building E is 231,452 square feet, 30' Clear Height, and 180' Building Depth.



#### For Leasing Information Contact:

**Tim Perry, CCIM, SIOR**  
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tperry@lee-associates.com

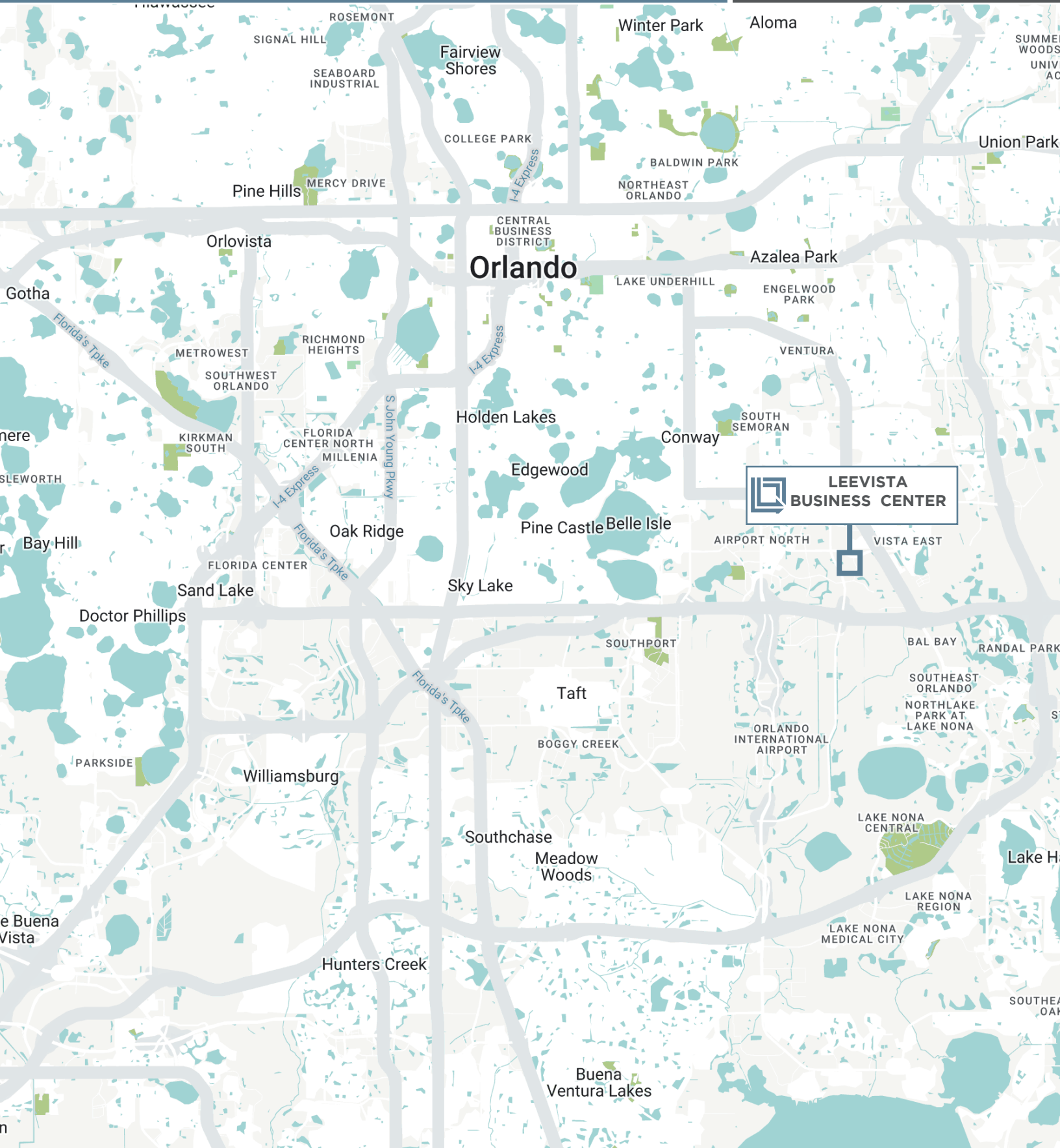
**Bo Bradford, CCIM, SIOR**  
President  
321-281-8502  
bbradford@lee-associates.com

# LEE VISTA BUSINESS CENTER BUILDING E

7415 Emerald Dunes Drive, Orlando, FL 32822



LBA Logistics

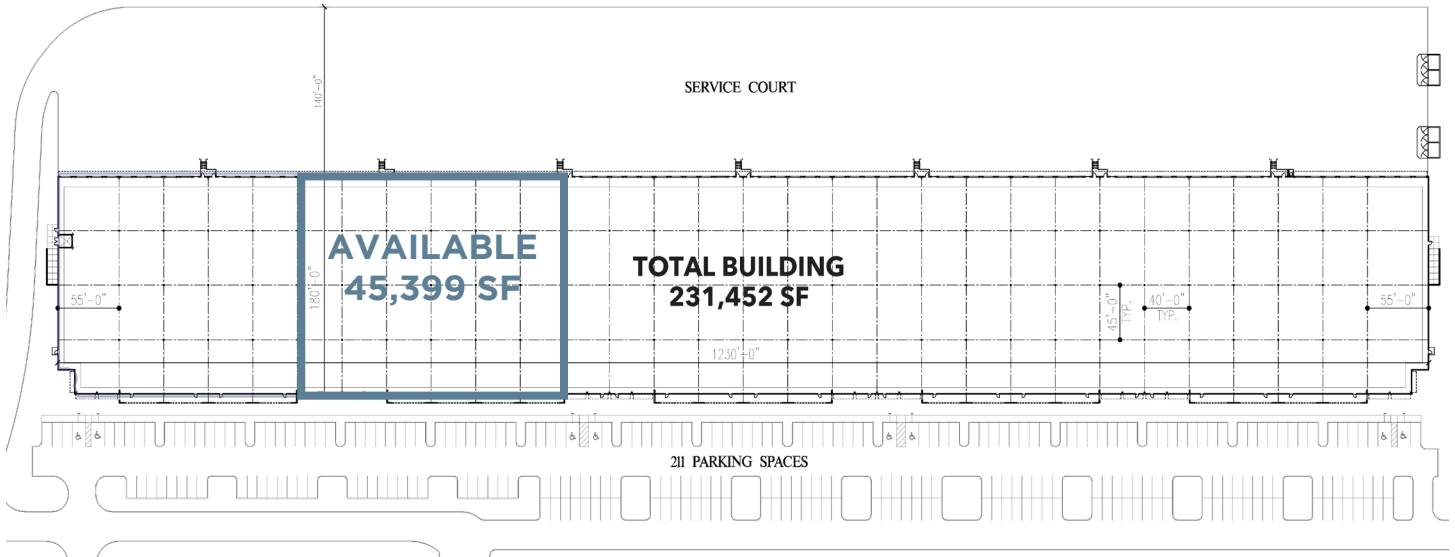


# LEE VISTA BUSINESS CENTER BUILDING E

7415 Emerald Dunes Drive, Orlando, FL 32822



LBA Logistics



## Property Summary

<b>Building Size:</b>	231,452 Square Feet
<b>Building Depth:</b>	180'
<b>Ceiling Height:</b>	30'
<b>Column Spacing:</b>	40'W x 45'D
<b>Truck Court:</b>	140' including a 60' concrete apron
<b>Sprinkler:</b>	ESFR System with Pump
<b>Construction:</b>	Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts
<b>Car Parking:</b>	211 Spaces
<b>Electrical Service:</b>	3 phase, 480 volt, 2,000 amp Upon Tenant Verification

## Listing Summary

<b>Total Size Available:</b>	45,399 SF
<b>Office Size:</b>	4,192 SF
<b>Doors:</b>	15 Dock High Doors with Pit Levelers and Four (4) HVLS fans
<b>Onsite Trailer Storage:</b>	Up to 17 positions available
<b>Lease Rate:</b>	\$10.95/SF NNN
<b>Op Ex:</b>	\$3.37/SF



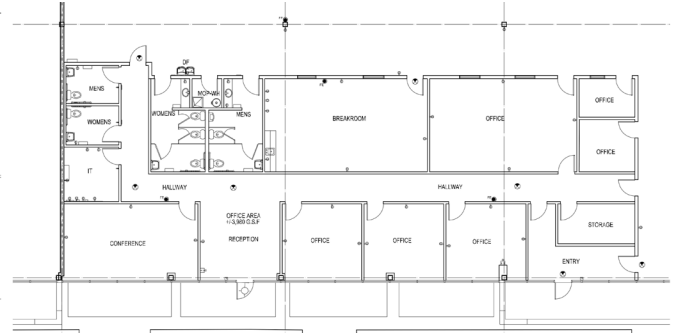
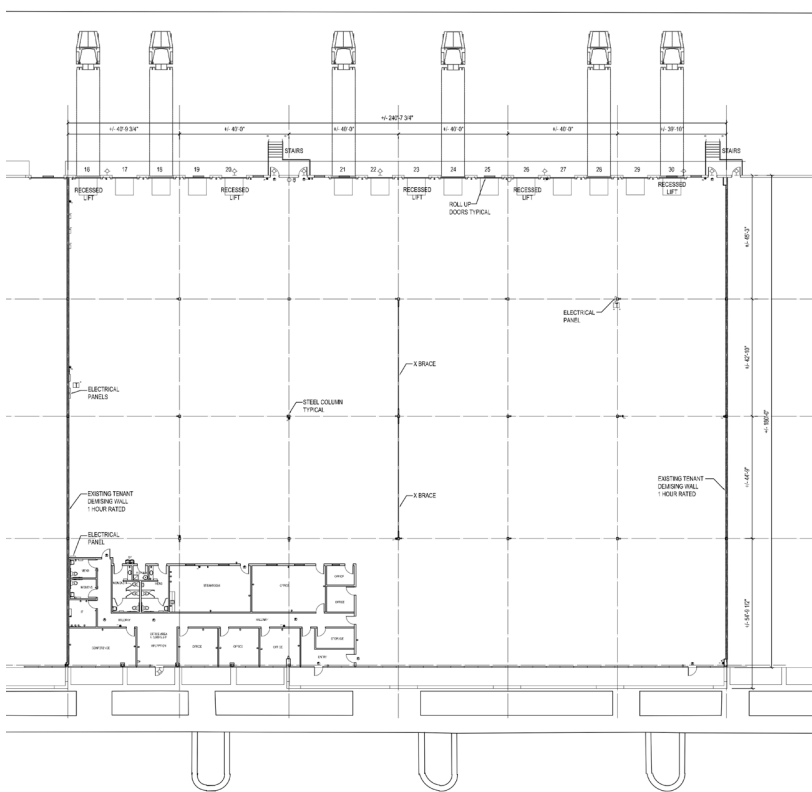
# LEE VISTA BUSINESS CENTER BUILDING E

7415 Emerald Dunes Drive, Orlando, FL 32822



LBA Logistics

## SUITE 600





# FOR LEASE 40,165 RSF

## LEE VISTA BUSINESS CENTER - BUILDING F

7433 Emerald Dunes Drive  
Orlando, FL 32822



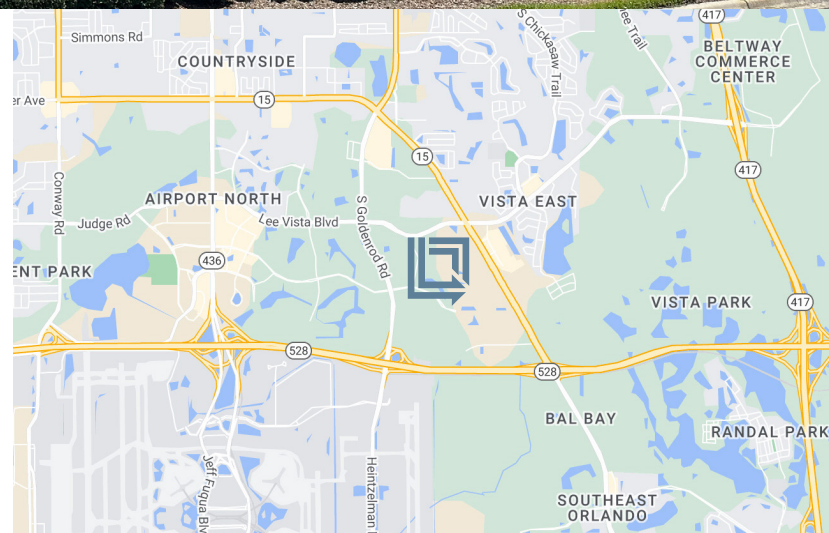
LBA Logistics

AVAILABLE NOW



### REAR-LOAD DISTRIBUTION FACILITY

LeeVista Business Center is a 7.70 acre park which is located on the Beachline Expressway directly across from the Orlando International Airport and located off Lee Vista Boulevard between South Goldenrod Road and Narcoosee Road. Building F is 148,681 square feet, 30' Clear Height, and 160' Building Depth.



#### For Leasing Information Contact:

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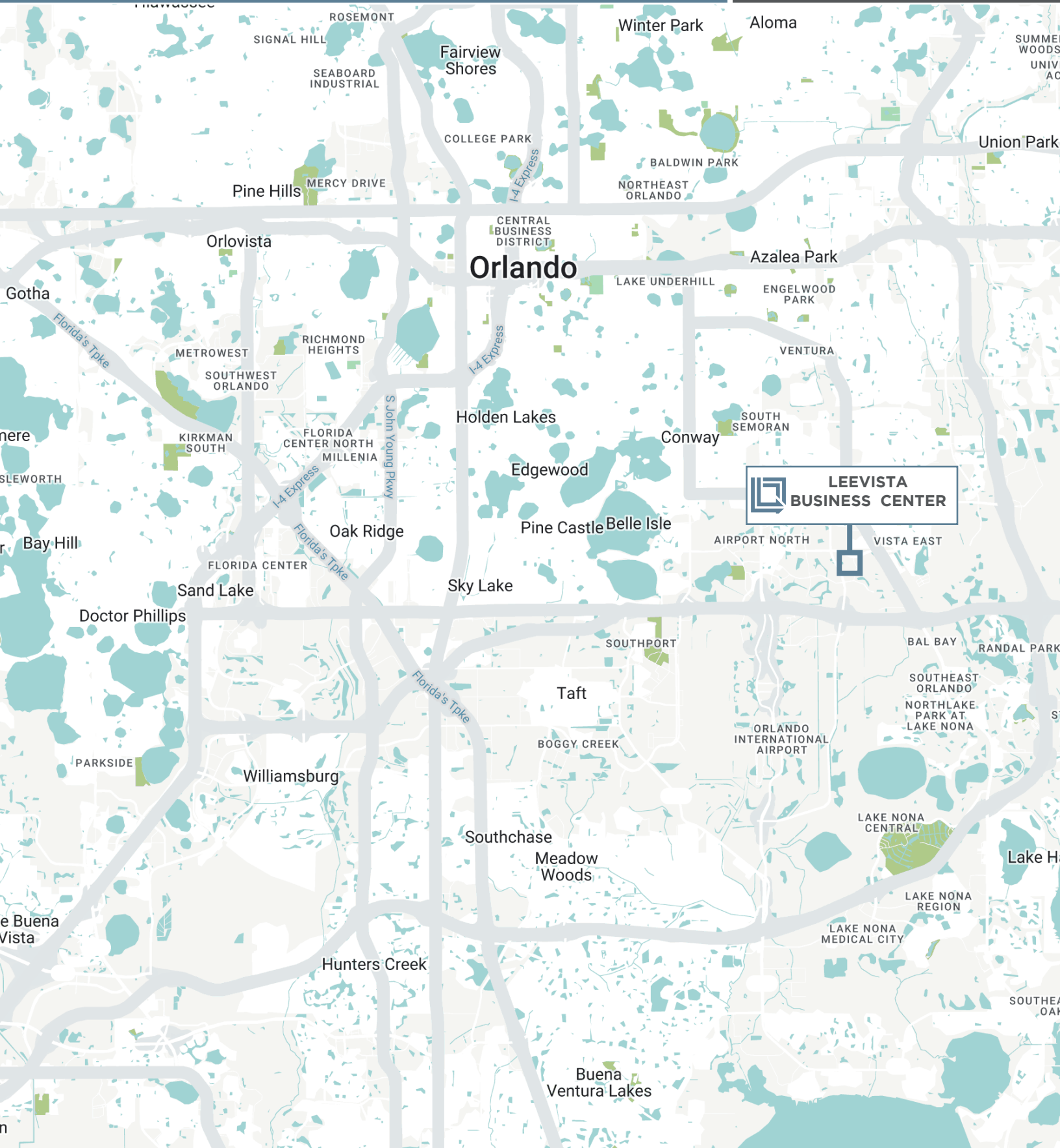
**Bo Bradford, CCIM, SIOR**  
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# LEE VISTA BUSINESS CENTER BUILDING F

7433 Emerald Dunes Drive, Orlando, FL 32822



LBA Logistics

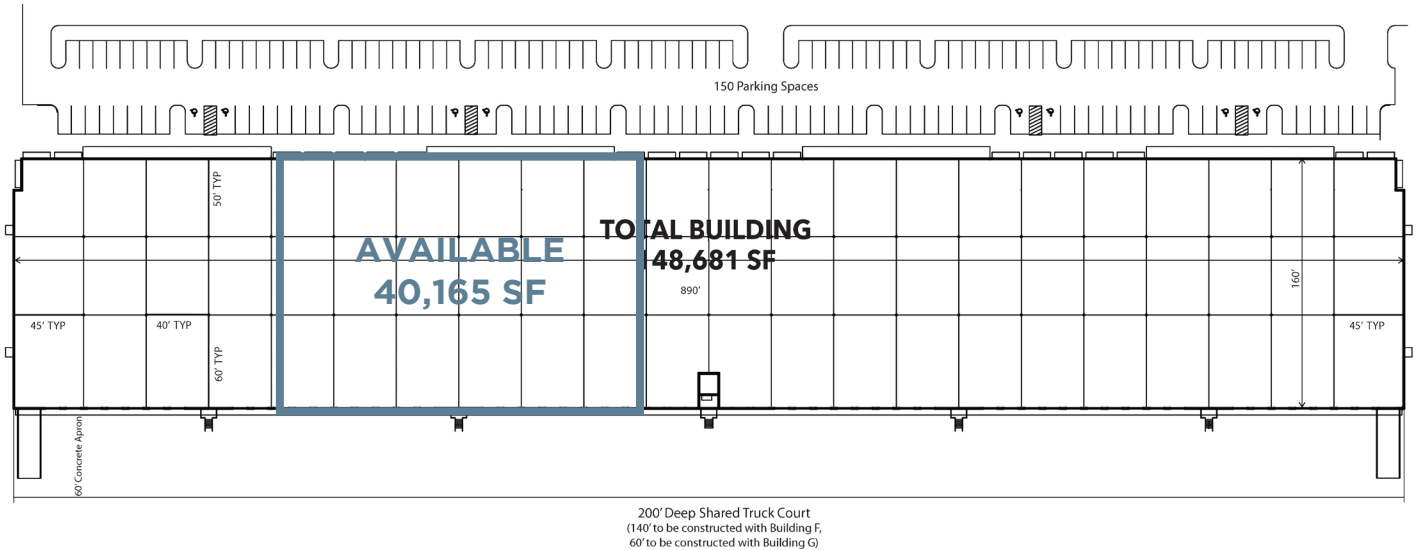


# LEE VISTA BUSINESS CENTER BUILDING F

7433 Emerald Dunes Drive, Orlando, FL 32822



LBA Logistics



## Property Summary

<b>Building Size:</b>	148,681 Square Feet
<b>Building Depth:</b>	160'
<b>Ceiling Height:</b>	30'
<b>Column Spacing:</b>	40'W x 50'D
<b>Truck Court:</b>	200' including a 60' concrete apron
<b>Sprinkler:</b>	ESFR System with Pump
<b>Construction:</b>	Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts
<b>Car Parking:</b>	150 Spaces
<b>Electrical Service:</b>	3 phase 277/480 volts Upon Tenant Verification

## Listing Summary

<b>Total Size Available:</b>	40,165 SF
<b>Office Size:</b>	2,912 SF
<b>Doors:</b>	15 Dock High Doors and 1 Ramp to Grade Level Five (5) Edge of Docks (EODs)
<b>Onsite Trailer Storage:</b>	Up to 17 positions available
<b>Lease Rate:</b>	\$11.95/SF NNN
<b>Op Ex:</b>	\$3.42/SF



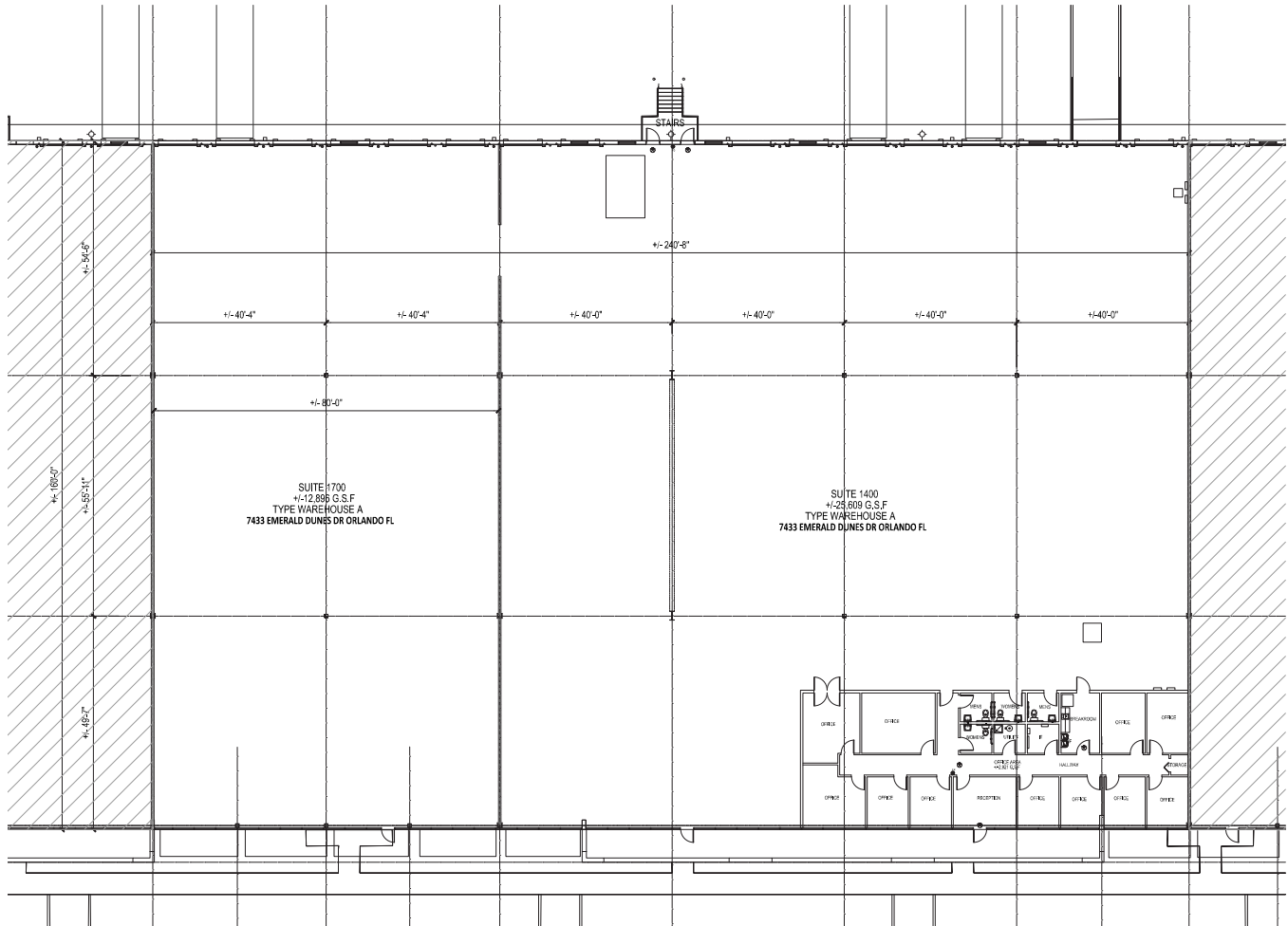
# LEE VISTA BUSINESS CENTER BUILDING F

7433 Emerald Dunes Drive, Orlando, FL 32822



LBA Logistics

## SUITE 1400



# FOR LEASE 33,476 RSF

## LEE VISTA BUSINESS CENTER - BUILDING D

7443 Emerald Dunes Drive  
Orlando, FL 32822



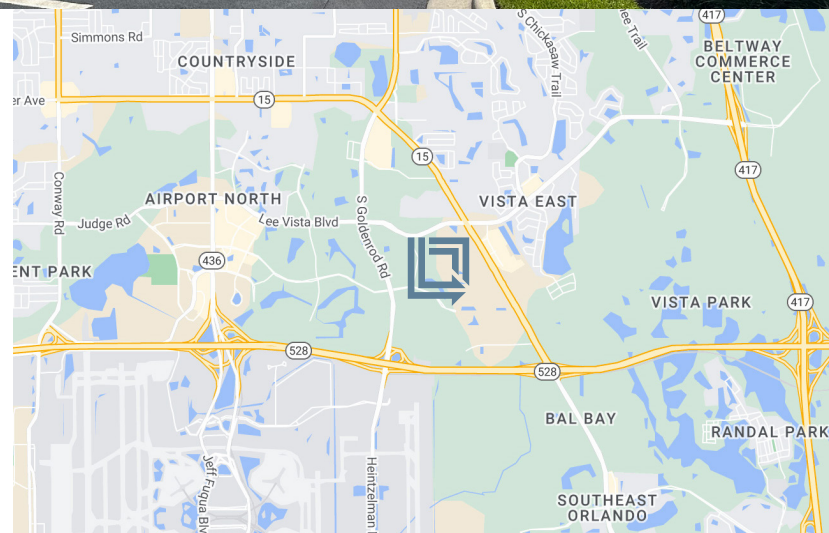
LBA Logistics

**AVAILABLE NOW**



### REAR-LOAD DISTRIBUTION FACILITY

LeeVista Business Center is a 7.70 acre park which is located on the Beachline Expressway directly across from the Orlando International Airport and located off Lee Vista Boulevard between South Goldenrod Road and Narcoossee Road. Building D is 109,062 square feet, 24' Clear Height, and 160' Building Depth.



#### For Leasing Information Contact:

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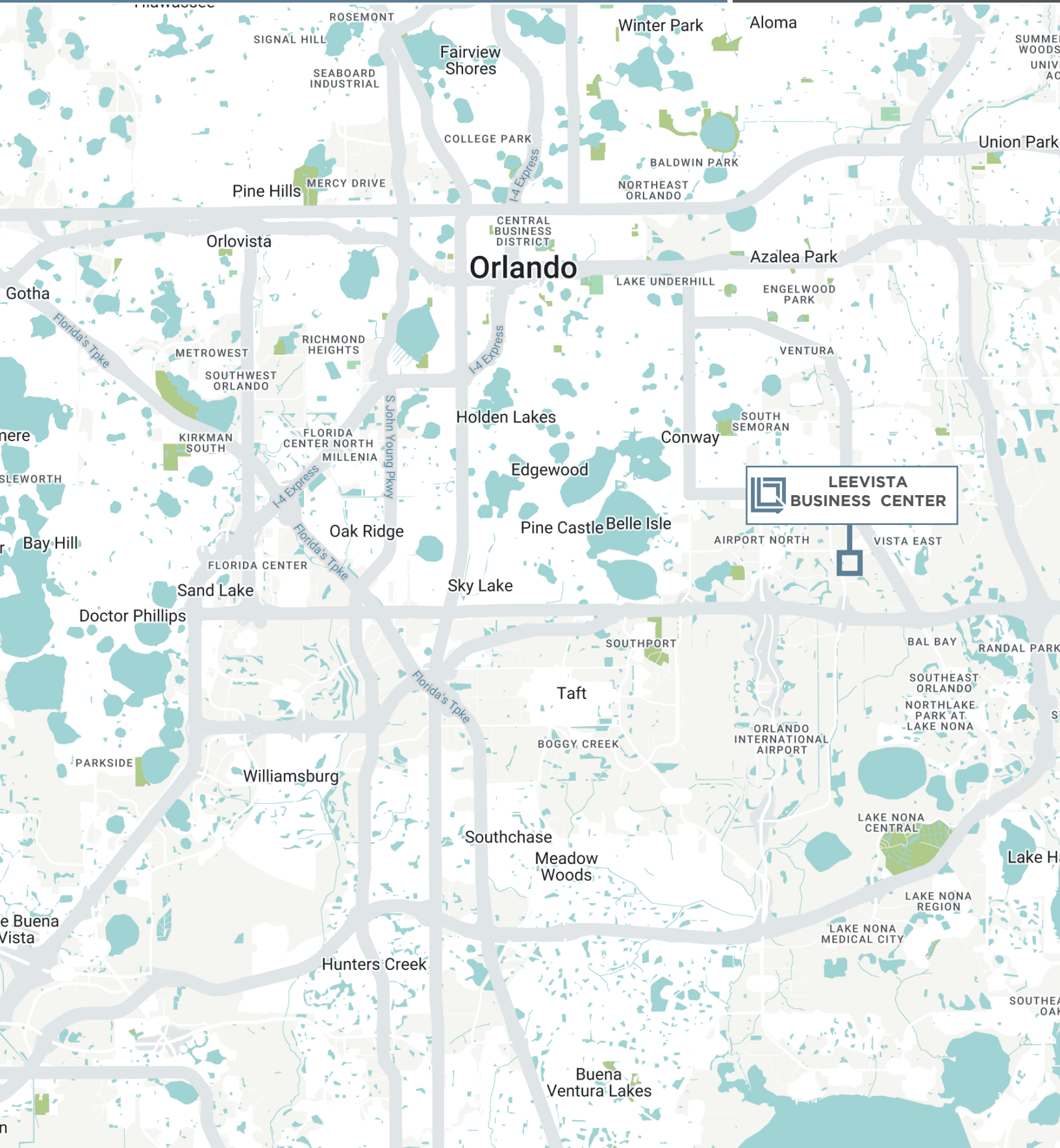
**Bo Bradford, CCIM, SIOR**  
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# LEE VISTA BUSINESS CENTER BUILDING D

7443 Emerald Dunes Drive, Orlando, FL 32822



LBA Logistics



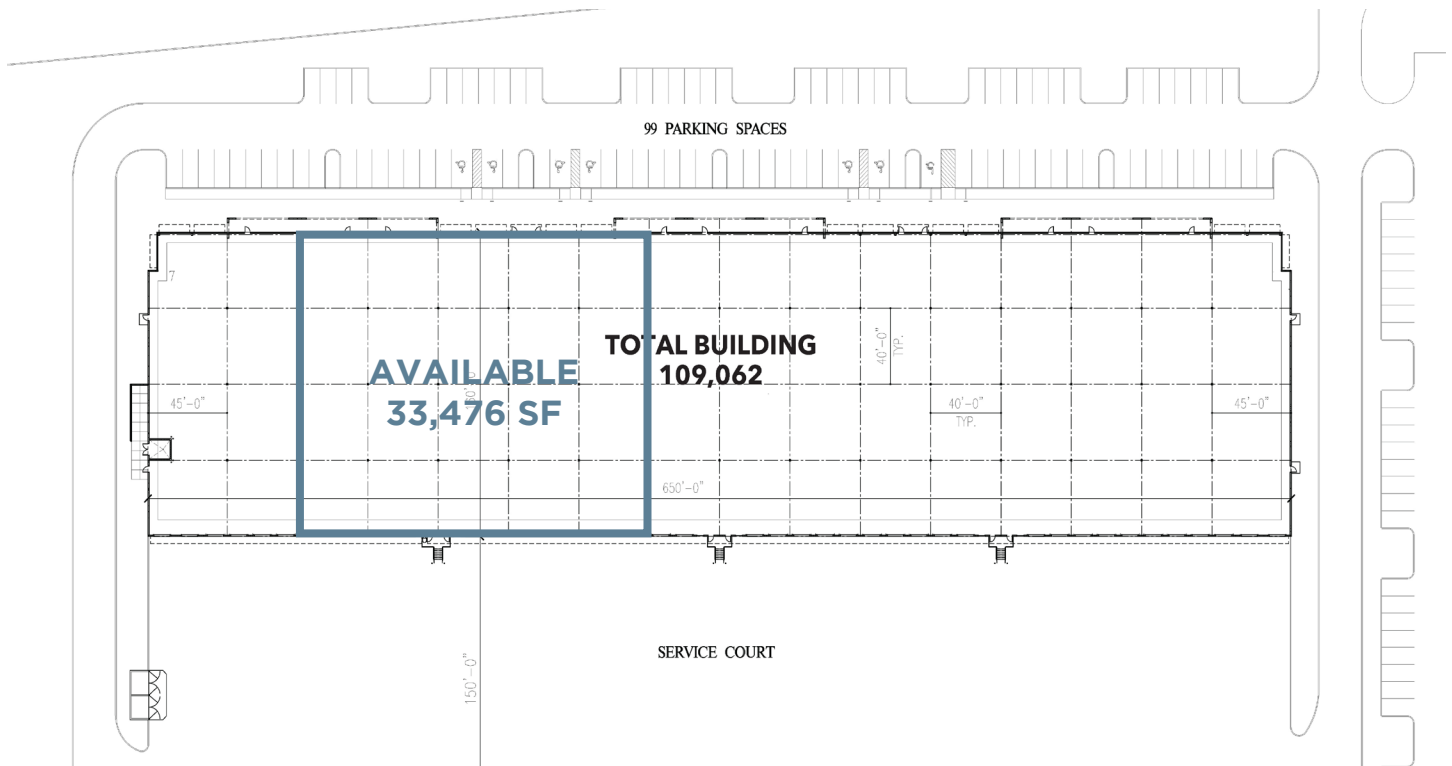


# LEE VISTA BUSINESS CENTER BUILDING D

7443 Emerald Dunes Drive, Orlando, FL 32822



LBA Logistics



## Property Summary

<b>Building Size:</b>	109,062 Square Feet
<b>Building Depth:</b>	160'
<b>Ceiling Height:</b>	24'
<b>Column Spacing:</b>	40'W x 40'D
<b>Truck Court:</b>	150' including a 60' concrete apron
<b>Sprinkler:</b>	ESFR System with Pump
<b>Construction:</b>	Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts
<b>Car Parking:</b>	99 Spaces
<b>Electrical Service:</b>	3 phase, 480 volt, 2,000 amp Upon Tenant Verification

## Listing Summary

<b>Total Size Available:</b>	33,476 SF
<b>Office Size:</b>	1,885 SF
<b>Doors:</b>	11 Dock High Doors 1 Oversized Door (20' x 12') with Ramp to Grade 2 Pit Levelers
<b>Onsite Trailer Storage:</b>	Up to 17 positions available
<b>Lease Rate:</b>	\$11.95/SF NNN
<b>Op Ex:</b>	\$3.52/SF

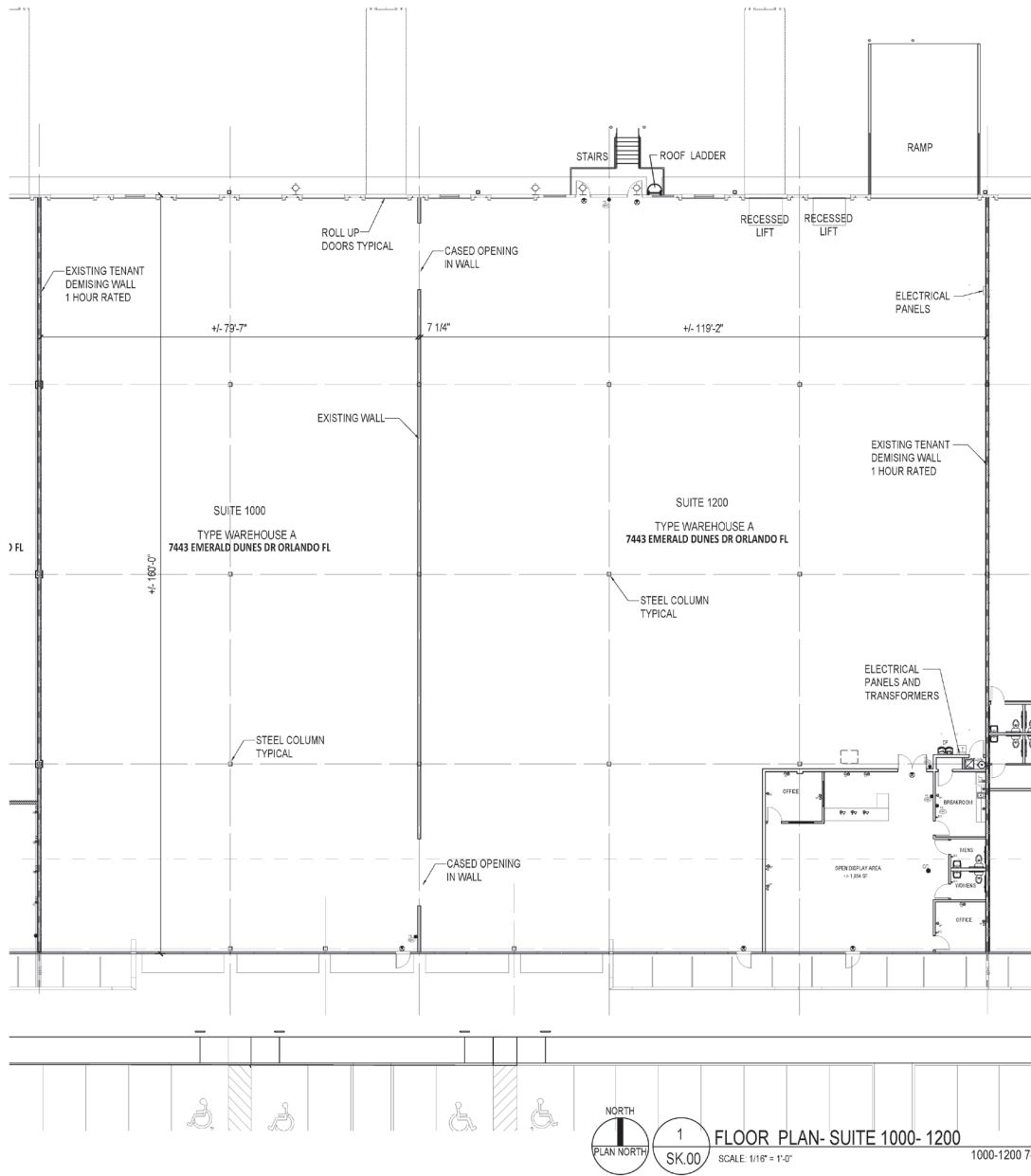
# LEE VISTA BUSINESS CENTER BUILDING D

7443 Emerald Dunes Drive, Orlando, FL 32822



LBA Logistics

## SUITE 1200



# FOR LEASE 28,572 RSF

## LEE VISTA BUSINESS CENTER - BUILDING G

7455 Emerald Dunes Drive  
Orlando, FL 32822



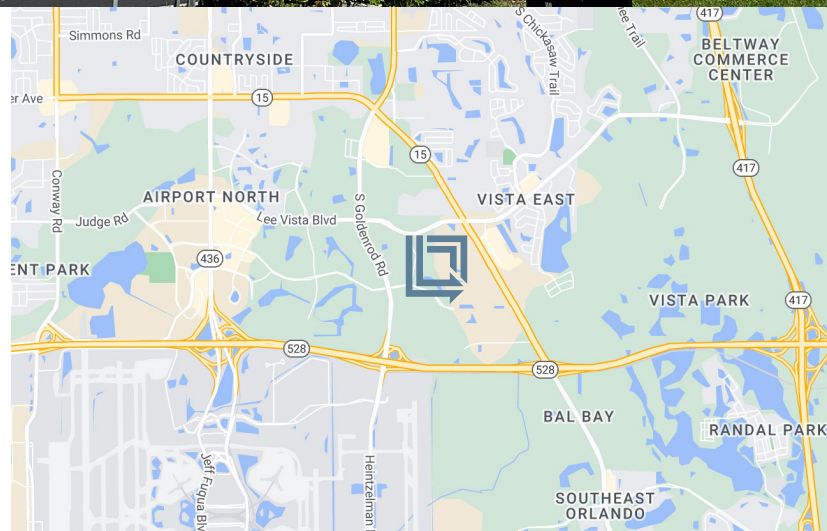
LBA Logistics

**AVAILABLE 10/1/24**



### REAR-LOAD DISTRIBUTION FACILITY

LeeVista Business Center is a 7.70 acre park which is located on the Beachline Expressway directly across from the Orlando International Airport and located off Lee Vista Boulevard between South Goldenrod Road and Narcoosee Road. Building G is 163,774 square feet, 30' Clear Height, and 160' Building Depth.



#### For Leasing Information Contact:

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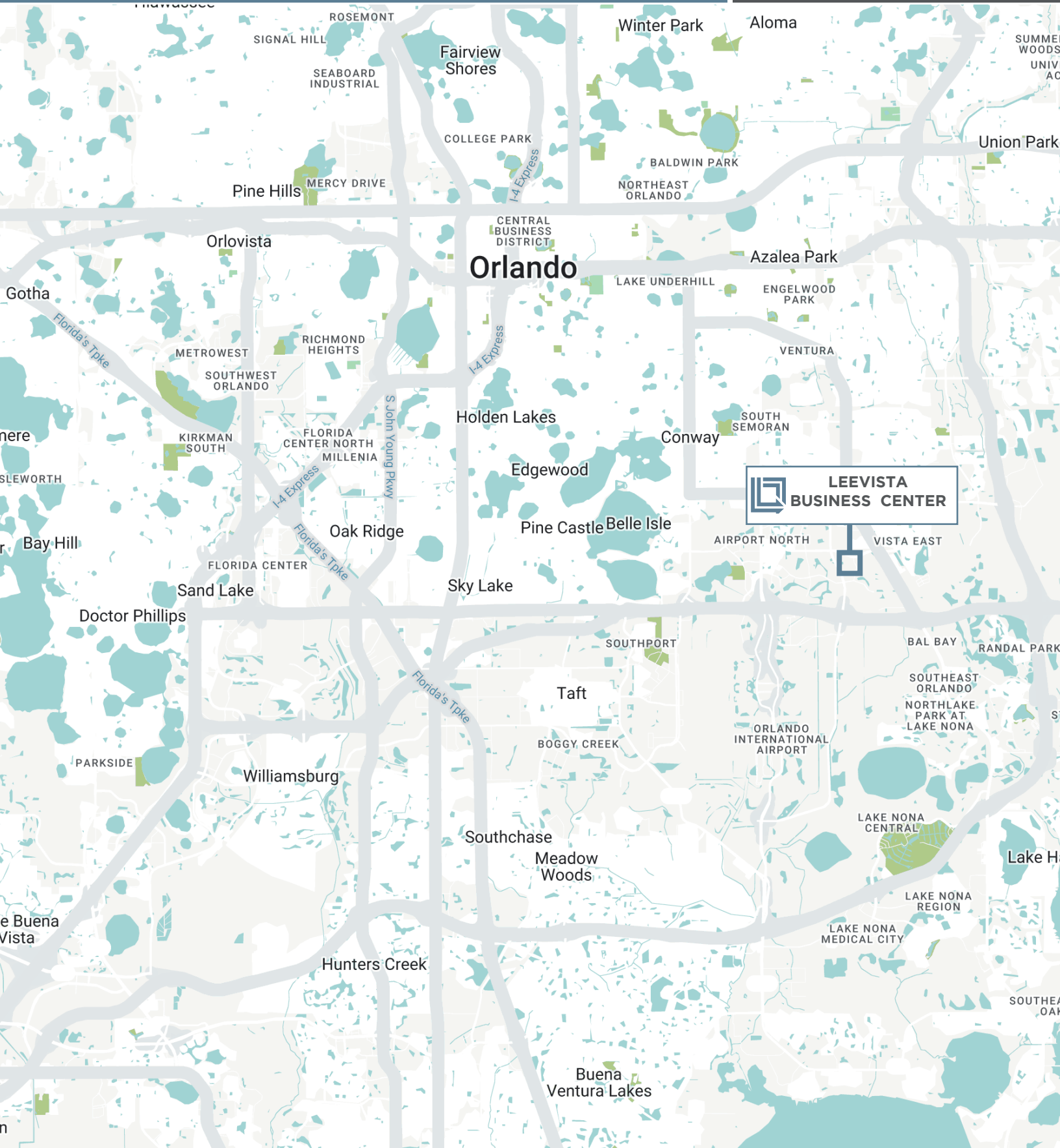


# LEE VISTA BUSINESS CENTER BUILDING G

7455 Emerald Dunes Drive, Orlando, FL 32822



LBA Logistics

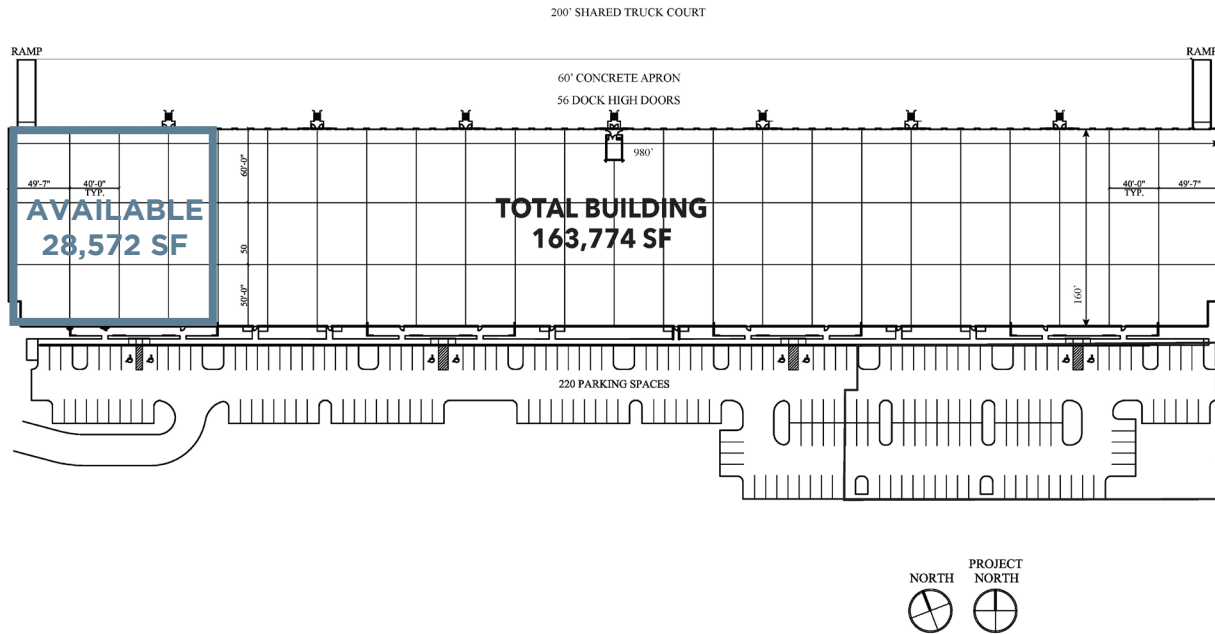


# LEE VISTA BUSINESS CENTER BUILDING G

7455 Emerald Dunes Drive, Orlando, FL 32822



LBA Logistics



## Property Summary

<b>Building Size:</b>	163,774 Square Feet
<b>Building Depth:</b>	160'
<b>Ceiling Height:</b>	30'
<b>Column Spacing:</b>	40'W x 50'D
<b>Truck Court:</b>	200' including a 60' concrete apron
<b>Sprinkler:</b>	ESFR System with Pump
<b>Construction:</b>	Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts
<b>Car Parking:</b>	220 Spaces
<b>Electrical Service:</b>	3 phase 277/480 volts Upon Tenant Verification

## Listing Summary

<b>Total Size Available:</b>	28,572 SF
<b>Office Size:</b>	2,310 SF
<b>Doors:</b>	Nine (9) Dock High Doors One (1) Oversized (12' x 14') door with ramp to grade level
<b>Onsite Trailer Storage:</b>	Up to 17 positions available
<b>Lease Rate:</b>	\$11.95/SF NNN
<b>Op Ex:</b>	\$3.17/SF

# LEE VISTA BUSINESS CENTER BUILDING G

7455 Emerald Dunes Drive, Orlando, FL 32822



LBA Logistics

## SUITE 200

