

For Lease

Horizon Commerce Park Bldg XII

200 W SAND LAKE ROAD, ORLANDO, FL 32809



Estimated Completion Date: September 2017

BUILDING DATA

Total Building SF: 139,089 SF
Building Type: Rear Load, Dock High
Zoning: I-2 & I-3
Clear Height: 30' minimum
Column Spacing: 47'-6" x 42'-8"
Parking Ratio: 1.5/1,000 SF
Building Depth: 185' / 120' non-shared truck court
Fire Protection: ESFR Sprinkler System

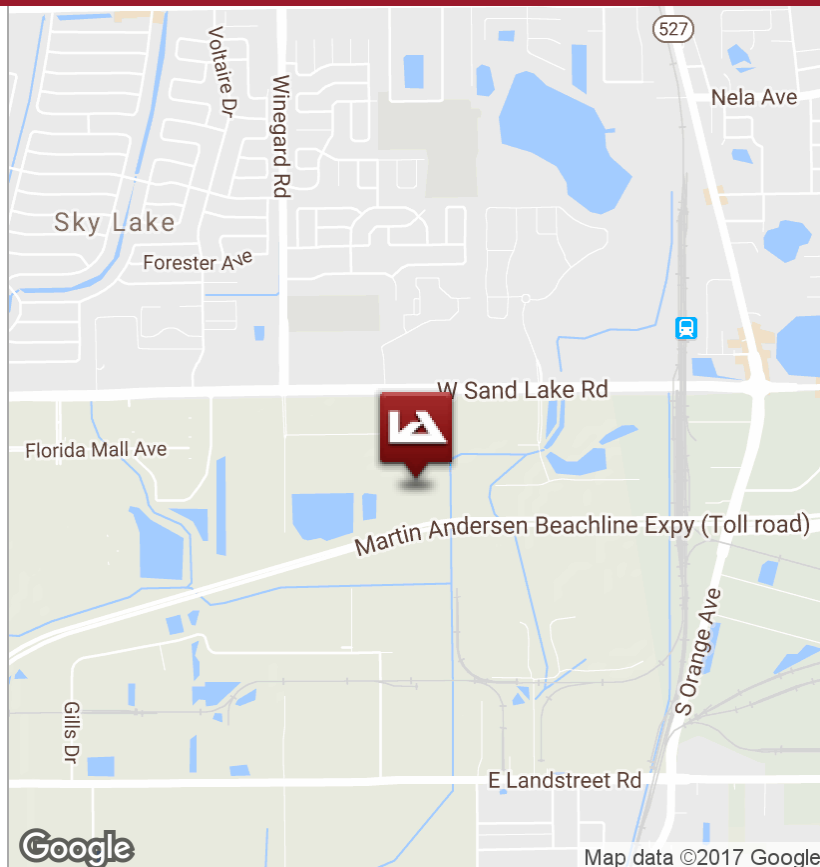
LISTING DATA

Available SF: Up to 139,089 SF
Office SF: Build-to-Suit

Comments: Located in Horizon Commerce Park with Retail frontage on Sand Lake Rd, Orange Blossom Trl, SR-528 and the Turnpike. Minutes from Orlando Intl Airport.

ECONOMIC DATA

Lease Rate: \$ 6.35 SF/yr MG
OpEx: \$1.77 psf



1017 E. SOUTH STREET
ORLANDO, FL 32801

For more information contact:

William "Bo" Bradford, CCIM, SIOR
bbradford@lee-associates.com
D: 321.281.8502

Tom McFadden, SIOR
tmcfadden@lee-associates.com
D: 321.281.8501

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

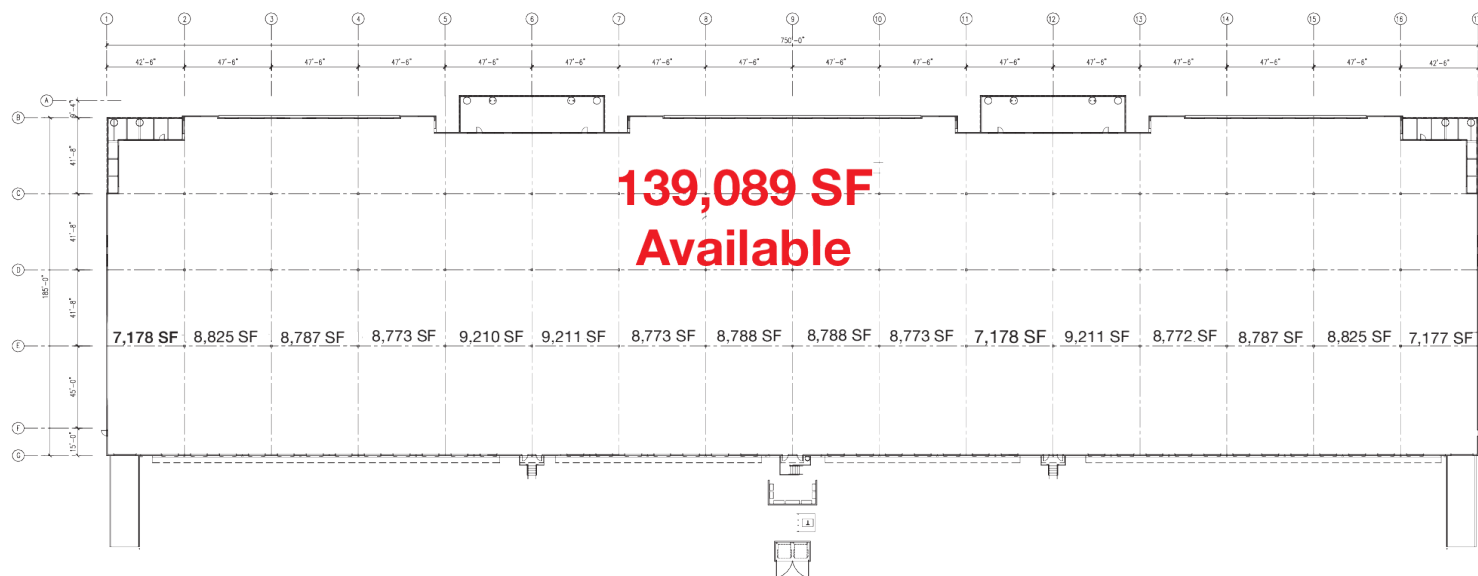


P: 321.281.8500

For Lease

Horizon Commerce Park XII

200 W SAND LAKE ROAD, ORLANDO, FL 32809



1017 E. SOUTH STREET
ORLANDO, FL 32801

For more information contact:

William "Bo" Bradford, CCIM, SIOR
bbradford@lee-associates.com
D: 321.281.8502

Tom McFadden, SIOR
tmcfadden@lee-associates.com
D: 321.281.8501

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



P: 321.281.8500

For Lease

Horizon Commerce Park XII

200 W SAND LAKE ROAD, ORLANDO, FL 32809



For Lease

Horizon Commerce Park XII

200 W SAND LAKE ROAD, ORLANDO, FL 32809



For Lease

Horizon Commerce Park XII
200 W SAND LAKE ROAD, ORLANDO, FL 32809

HORIZON COMMERCE CENTER

Building XII

Building Fact Sheet

Address:	200 W Sand Lake Road, Orlando, FL 32809
Access:	Situated in SE Orange County just minutes from the Orlando International Airport with immediate access to Sand Lake Road, Orange Blossom Trail, 528 and the Florida's Turnpike.
Building Type:	Rear Load
Building Size:	139,089
Ceiling Height:	30' minimum
Column Spacing:	47'-6" x 41'-8"
Building Depth:	185'
Construction:	Tilt-wall construction
Building Entrances:	Glass front
Parking:	1.5/1,000 SF
Truck Court:	120'
Doors:	Thirty-eight (38) dock high doors
Roof:	45 mil TPO roof with R-10 insulation
Fire Protection:	Early Suppression Fast Response (ESFR)
HVAC:	Roof mounted package units
Electrical Service:	3 Phase 480 volts
Year Built:	2017

Lee & Associates Central Florida LLC is a commercial real estate firm. Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes or price, rental or other conditions, prior sale lease or financing, or withdrawal without notice.



1017 E. SOUTH STREET
ORLANDO, FL 32801

For more information contact:

William "Bo" Bradford, CCIM, SIOR
bbradford@lee-associates.com
D: 321.281.8502

Tom McFadden, SIOR
tmcfadden@lee-associates.com
D: 321.281.8501

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



P: 321.281.8500

For Lease

Horizon Commerce Park Bldg VII

8075 BEACON LAKE DRIVE, ORLANDO, FL 32809



BUILDING DATA

Total Building SF:	109,174 SF
Building Type:	Rear Load, Dock High
Zoning:	I-2 & I-3
Clear Height:	30' minimum
Column Spacing:	50' x 53'-4"
Parking Ratio:	Up to 2.68/1,000 SF
Building Depth:	150'-200' / 180' shared truck court
Fire Protection:	ESFR Sprinkler System

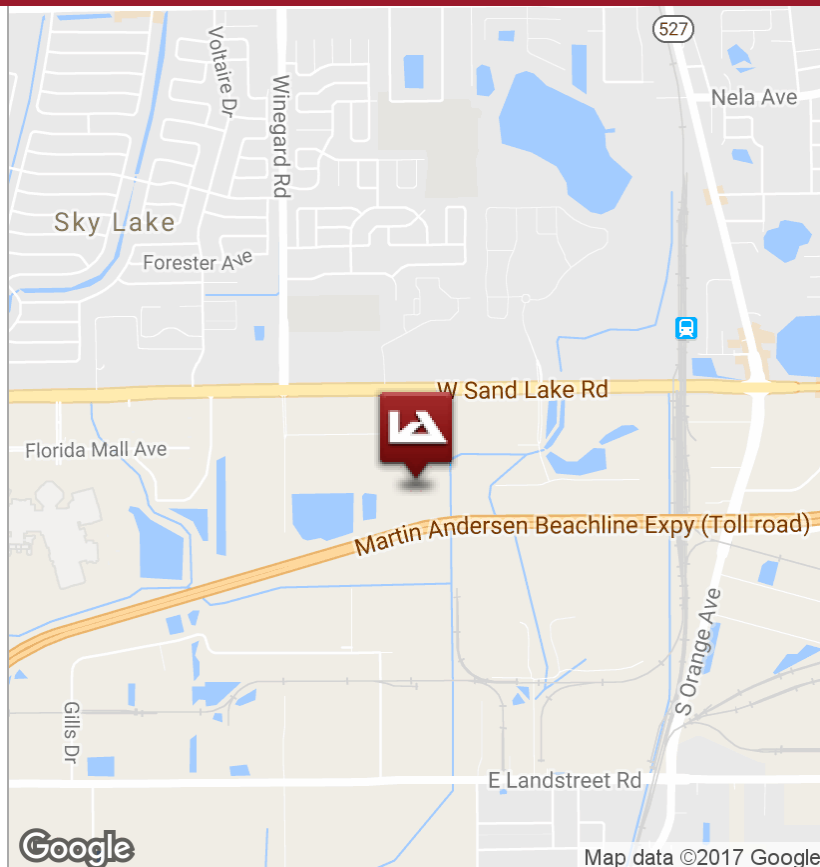
LISTING DATA

Available SF:	19,010 SF
Office SF:	2,128 SF

Comments: Located in Horizon Commerce Park with immediate access to Sand Lake Rd, Orange Blossom Trl, SR-528 and the Turnpike. Minutes from Orlando Intl Airport.

ECONOMIC DATA

Lease Rate:	\$6.15 SF/yr NNN
OpEx:	\$1.77 psf



1017 E. SOUTH STREET
ORLANDO, FL 32801

For more information contact:

William "Bo" Bradford, CCIM, SIOR
bbradford@lee-associates.com
D: 321.281.8502

Tom McFadden, SIOR
tmcfadden@lee-associates.com
D: 321.281.8501

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

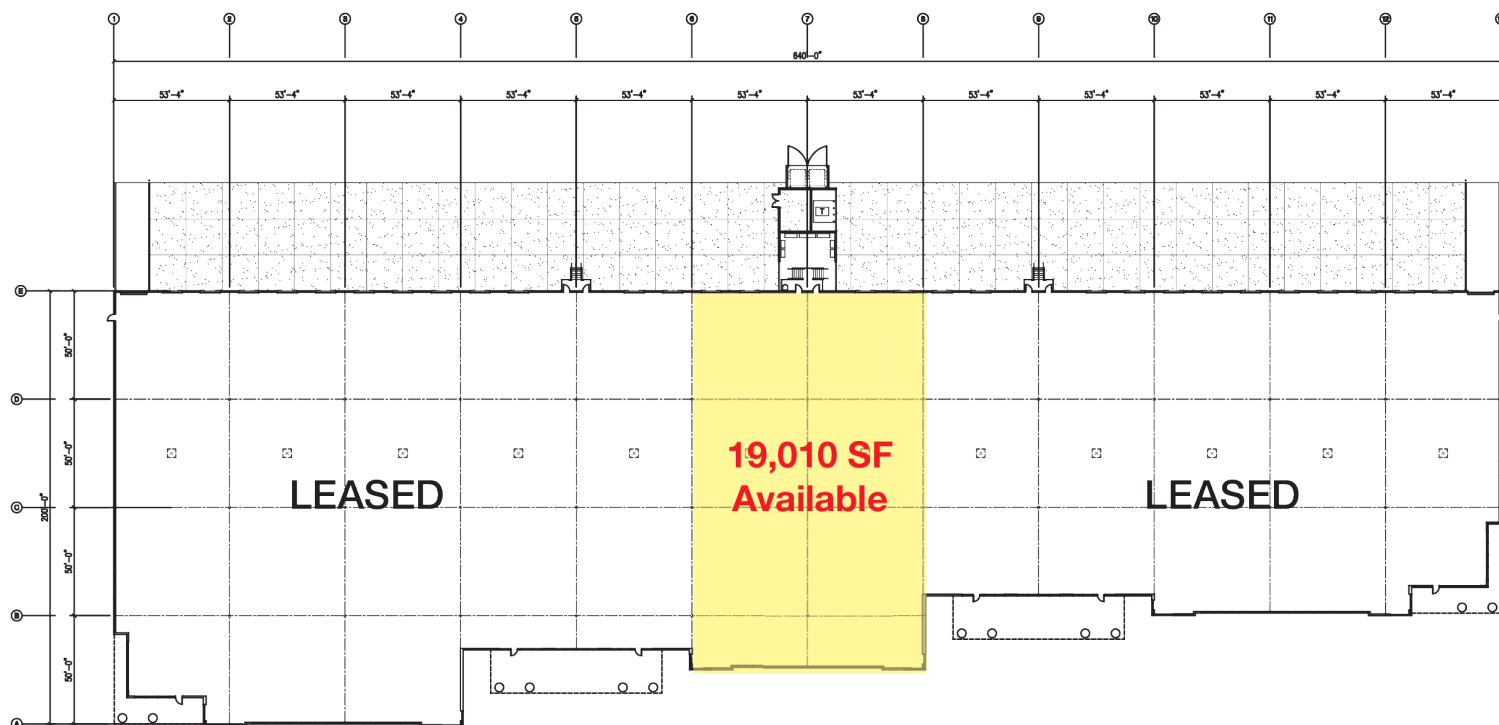


P: 321.281.8500

For Lease

Horizon Commerce Park Bldg VII

8075 BEACON LAKE DRIVE, ORLANDO, FL 32809



1017 E. SOUTH STREET
ORLANDO, FL 32801

For more information contact:

William "Bo" Bradford, CCIM, SIOR
bbradford@lee-associates.com
D: 321.281.8502

Tom McFadden, SIOR
tmcfadden@lee-associates.com
D: 321.281.8501

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

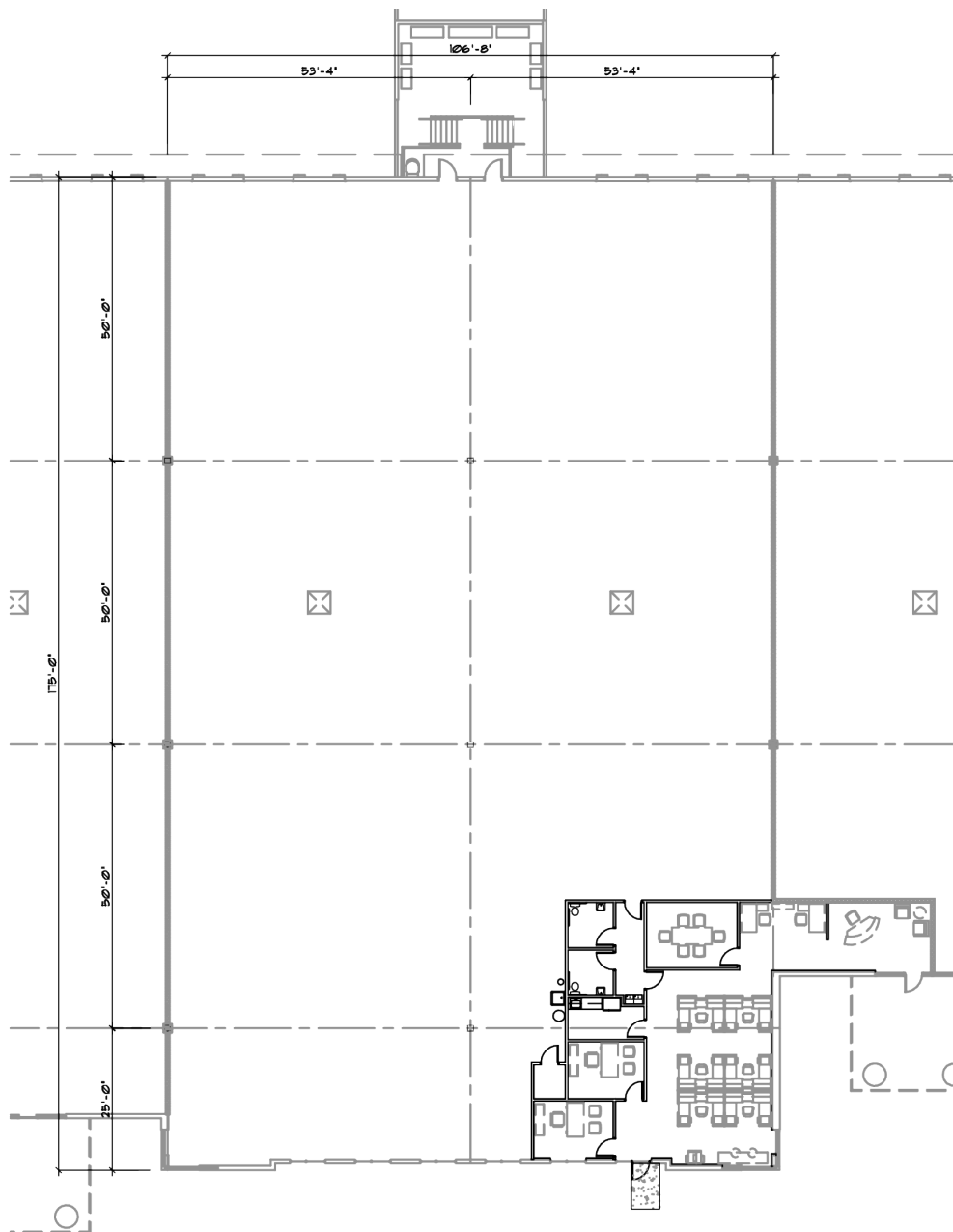


P: 321.281.8500

For Lease

Horizon Commerce Park Bldg VII

8075 BEACON LAKE DRIVE, ORLANDO, FL 32809



2730 Holiday Woods Drive / Kissimmee, Florida 34744 / Phone (407) 348-9424 / E Mail 942@group942.com

Model Office Scheme A at Horizon VII for East Group Properties

Scale:	NTS	Area:	Office:	2,128 sf
Job Number:	EGHR7d		Remainder:	16,882 sf
Date:	4/11/17		Total:	19,010 sf

group942
ARCHITECTURE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1017 E. SOUTH STREET
ORLANDO, FL 32801

For more information contact:

William "Bo" Bradford, CCIM, SIOR
bbradford@lee-associates.com
D: 321.281.8502

Tom McFadden, SIOR
tmcfadden@lee-associates.com
D: 321.281.8501

EASTGROUP
PROPERTIES

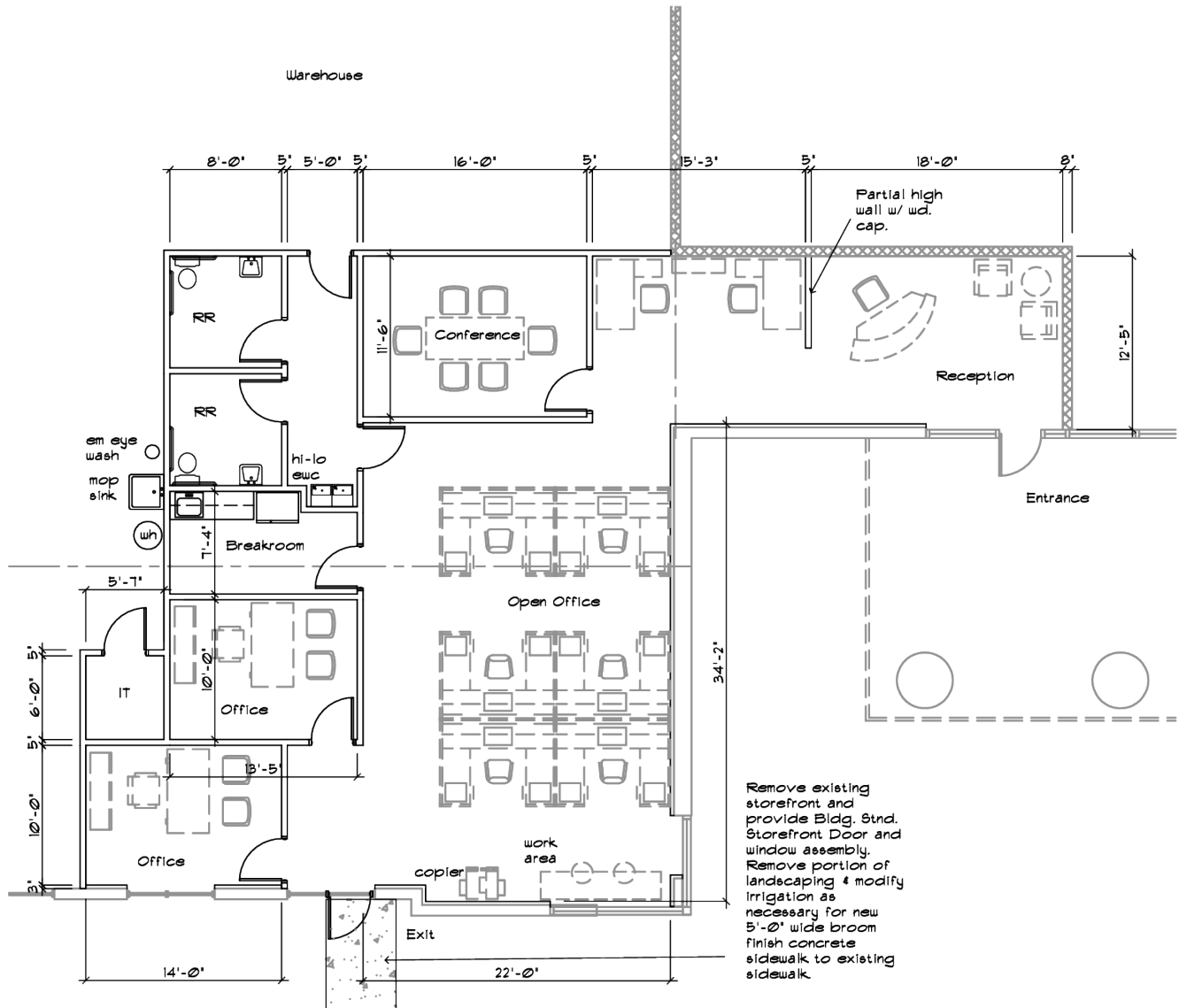
P: 321.281.8500

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Lease

Horizon Commerce Park

8075 BEACON LAKE DRIVE, ORLANDO, FL 32809



2730 Holiday Woods Drive / Kissimmee, Florida 34744 / Phone (407) 348-9424 / E Mail 942@group942.com

Model Office Scheme A Office at Horizon VII for East Group Properties

Scale:	NTS	Area:	Office:	2,128 sf
Job Number:	EGHR7d		Remainder:	16,882 sf
Date:	4/11/17		Total:	19,010 sf

group942
ARCHITECTURE

For more information contact:

William "Bo" Bradford, CCIM, SIOR
bbradford@lee-associates.com
D: 321.281.8502

Tom McFadden, SIOR
tmcfadden@lee-associates.com
D: 321.281.8501

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1017 E. SOUTH STREET
ORLANDO, FL 32801

EAST GROUP
PROPERTIES

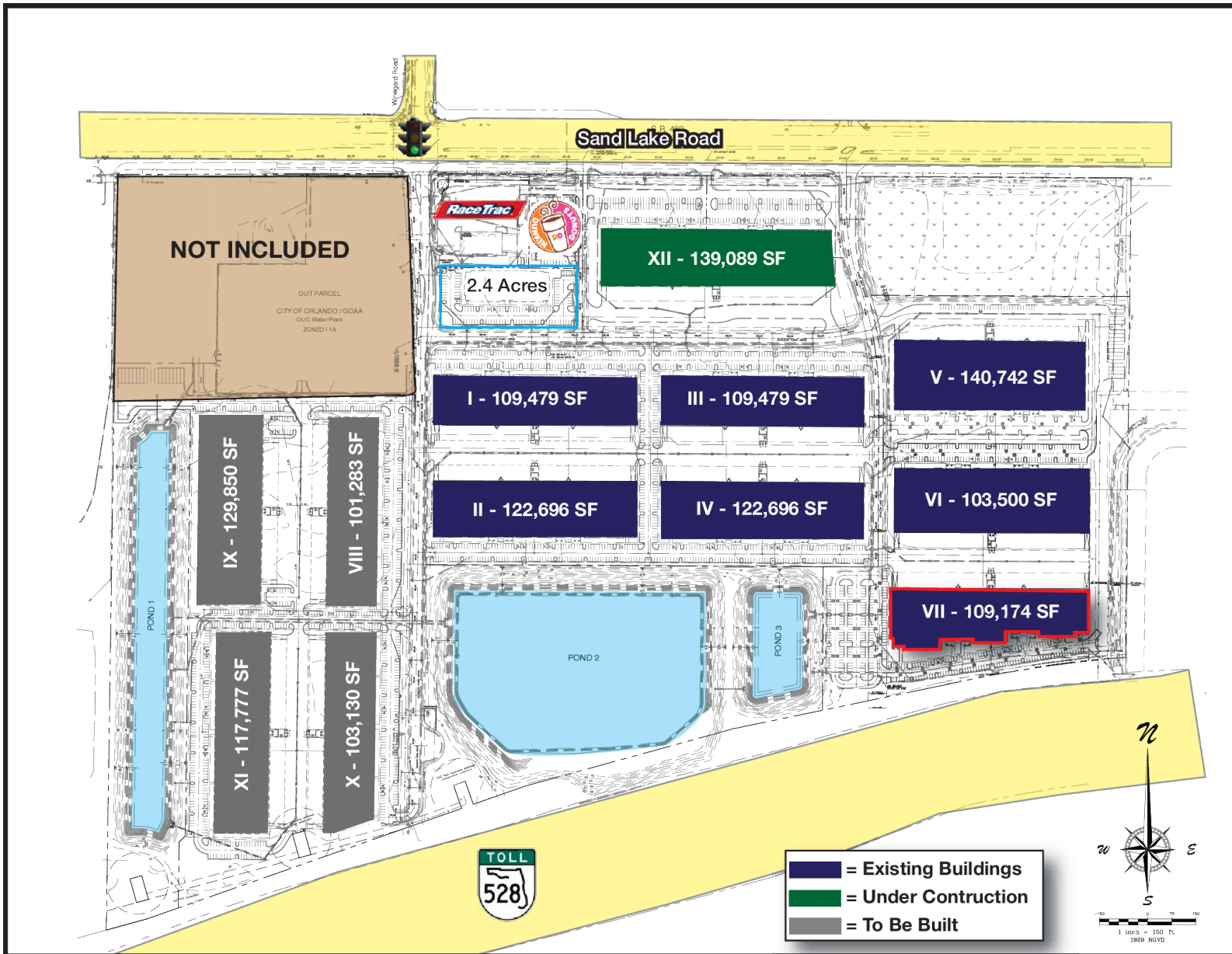
P: 321.281.8500

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Lease

Horizon Commerce Park Bldg VII

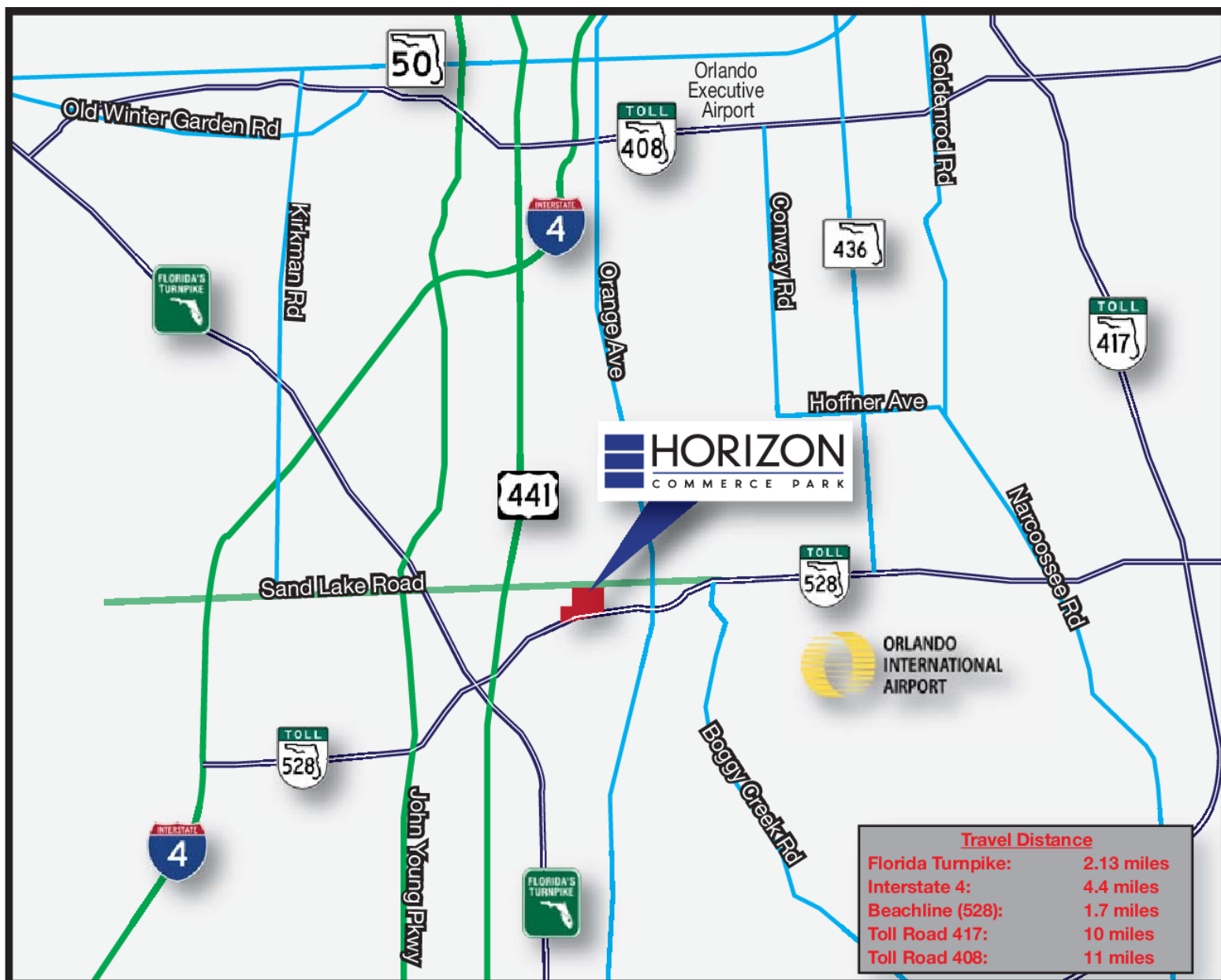
8075 BEACON LAKE DRIVE, ORLANDO, FL 32809



For Lease

Horizon Commerce Park Bldg VII

8075 BEACON LAKE DRIVE, ORLANDO, FL 32809



For more information contact:

William "Bo" Bradford, CCIM, SIOR
bbradford@lee-associates.com
D: 321.281.8502

Tom McFadden, SIOR
tmcfadden@lee-associates.com
D: 321.281.8501

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Lease

Horizon Commerce Park Bldg VII
8075 BEACON LAKE DRIVE, ORLANDO, FL 32809

HORIZON COMMERCE CENTER

Building VII

Building Fact Sheet

Address:	8075 Beacon Lake Drive, Orlando, FL 32809
Access:	Situated in SE Orange County just minutes from the Orlando International Airport with immediate access to Sand Lake Road, Orange Blossom Trail, 528 and the Florida's Turnpike.
Building Type:	Rear load
Building Size:	109,174 SF
Ceiling Height:	30' minimum
Column Spacing:	50' x 53'-4"
Building Depth:	150' – 200'
Construction:	Tilt-wall construction
Building Entrances:	Glass fronts
Parking:	Up to 2.68 per 1,000 SF
Truck Court:	180' shared
Doors:	Twenty-nine (29) dock high doors and Two (2) doors ramped to grade level
Roof:	45 mil TPO roof with R-10 insulation
Fire Protection:	Early Suppression Fast Response (ESFR)
HVAC:	Roof mounted package units
Electrical Service:	3 Phase 480 volts
Year Built:	2017

Lee & Associates Central Florida LLC is a commercial real estate firm. Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes or price, rental or other conditions, prior sale lease or financing, or withdrawal without notice.