

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

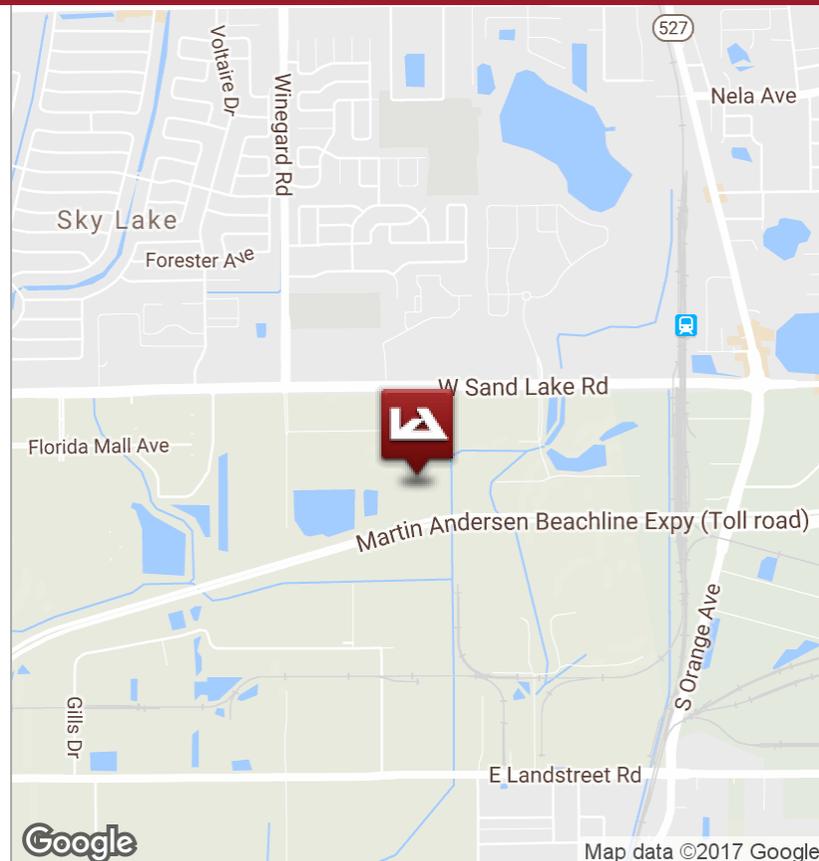
## LISTING DATA

**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



**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 XII

200 W SAND LAKE ROAD, 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

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

1017 E. SOUTH STREET  
ORLANDO, FL 32801

**EASTGROUP**  
PROPERTIES

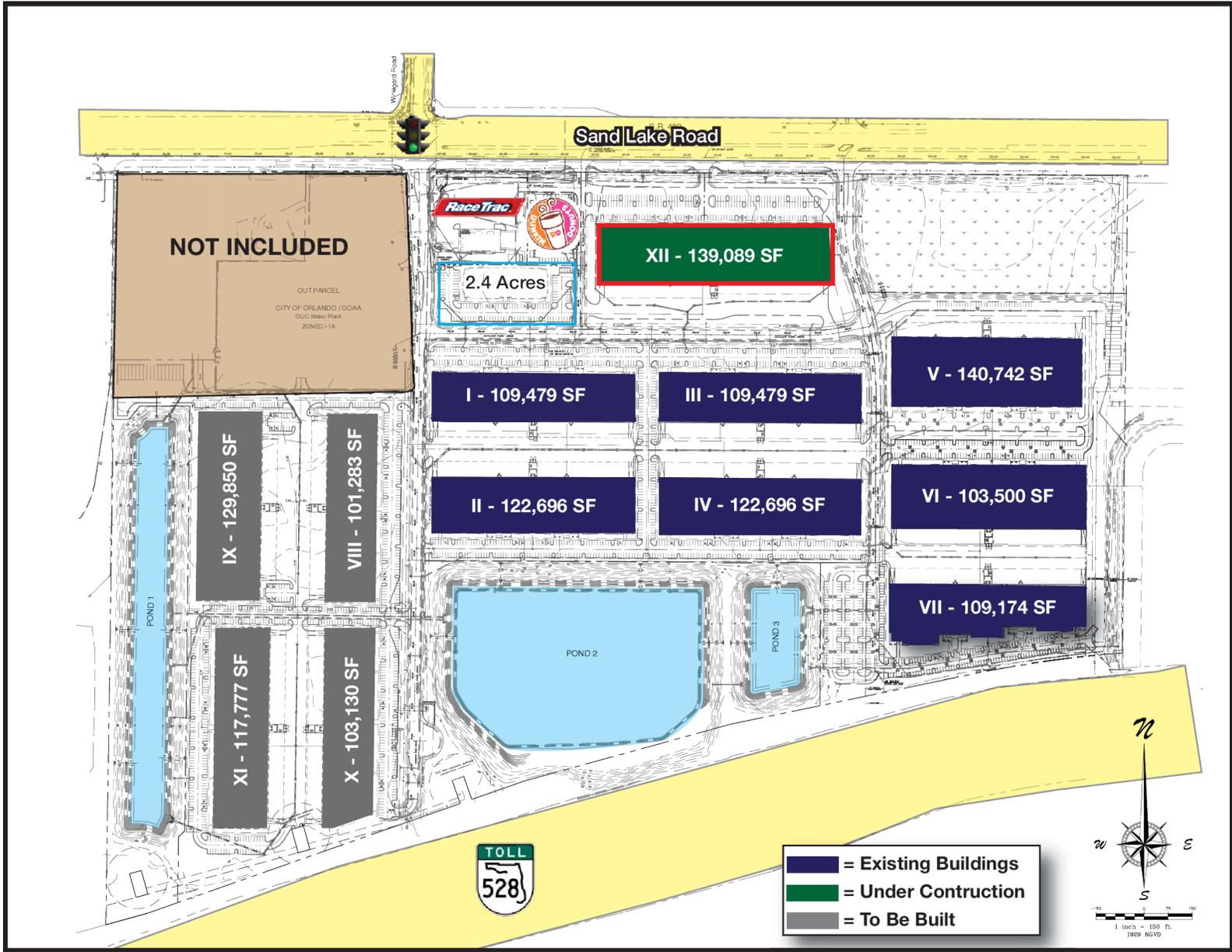
P: 321.281.8500

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, 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 XII

200 W SAND LAKE ROAD, ORLANDO, FL 32809



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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

1017 E. SOUTH STREET  
ORLANDO, FL 32801

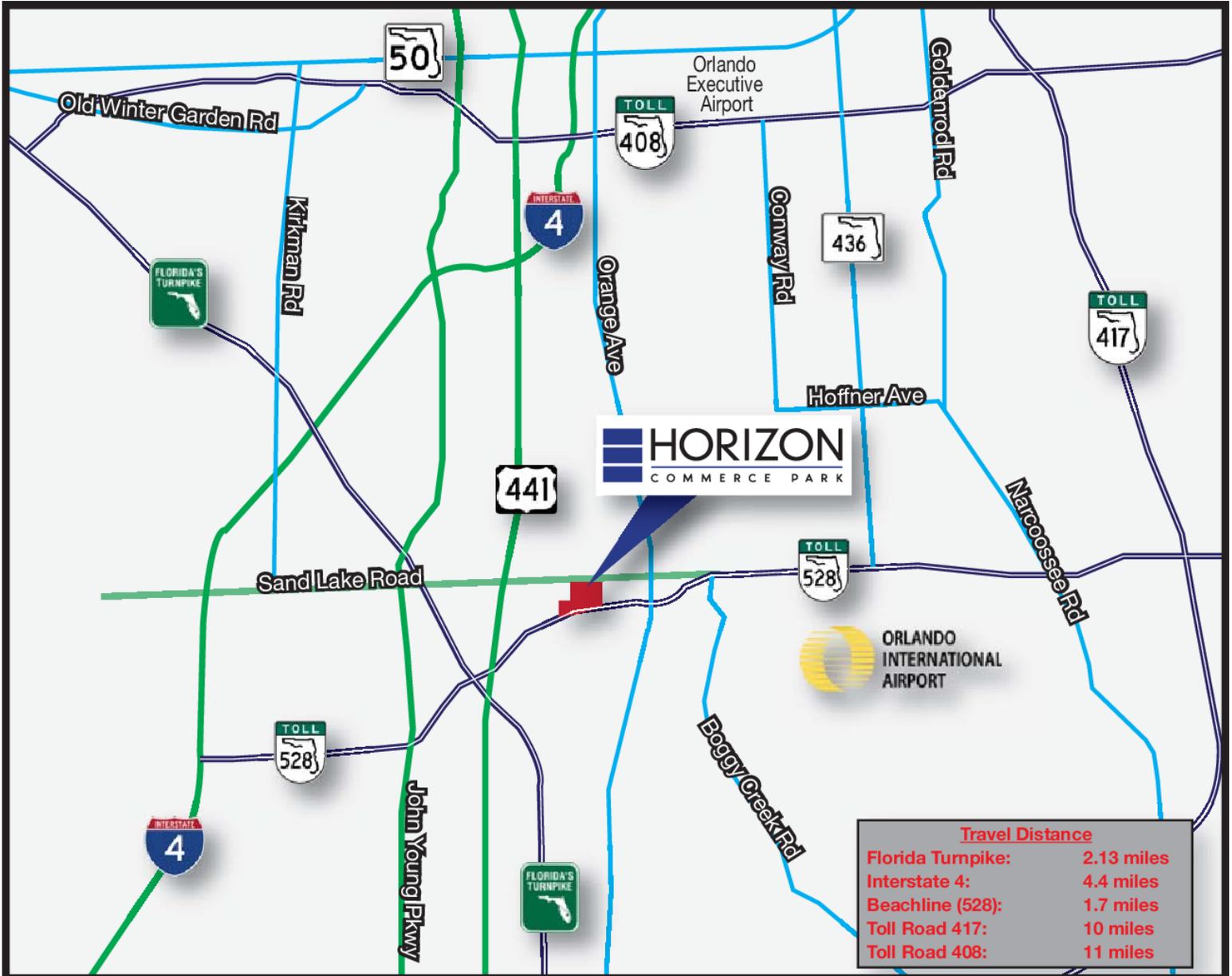
P: 321.281.8500

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 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



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.

## HORIZON COMMERCE CENTER

### Building XII

### Building Fact Sheet

<b>Address:</b>	<b>200 W Sand Lake Road, Orlando, FL 32809</b>
<b>Access:</b>	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.
<b>Building Type:</b>	Rear Load
<b>Building Size:</b>	139,089
<b>Ceiling Height:</b>	30' minimum
<b>Column Spacing:</b>	47'-6" x 41'-8"
<b>Building Depth:</b>	185'
<b>Construction:</b>	Tilt-wall construction
<b>Building Entrances:</b>	Glass front
<b>Parking:</b>	1.5/1,000 SF
<b>Truck Court:</b>	120'
<b>Doors:</b>	Thirty-eight (38) dock high doors
<b>Roof:</b>	45 mil TPO roof with R-10 insulation
<b>Fire Protection:</b>	Early Suppression Fast Response (ESFR)
<b>HVAC:</b>	Roof mounted package units
<b>Electrical Service:</b>	3 Phase 480 volts
<b>Year Built:</b>	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.

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

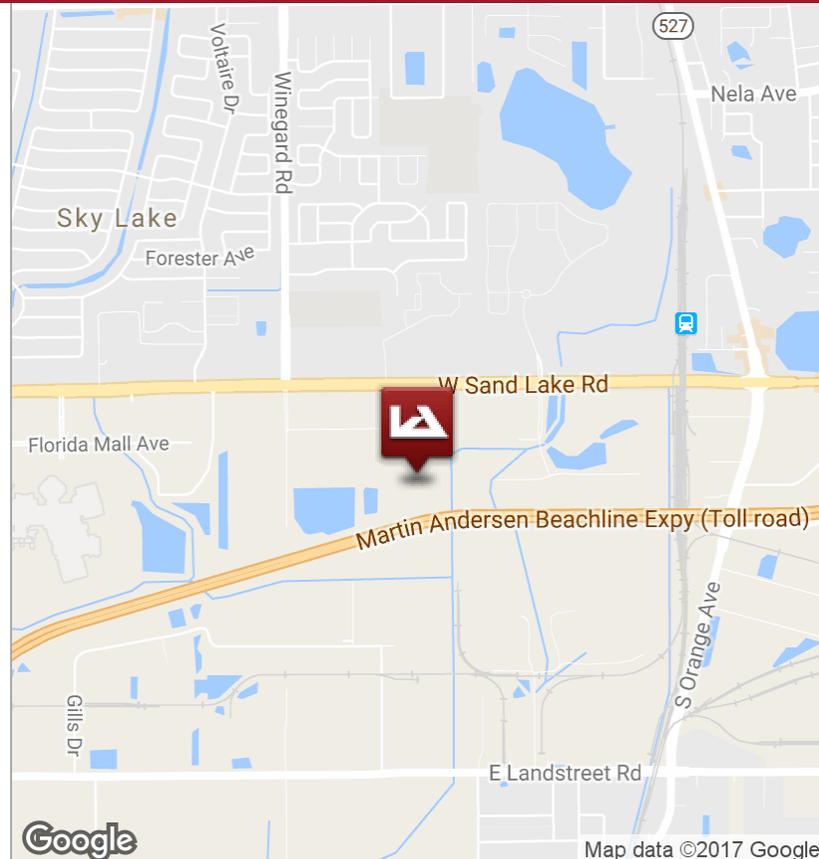
## LISTING DATA

**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



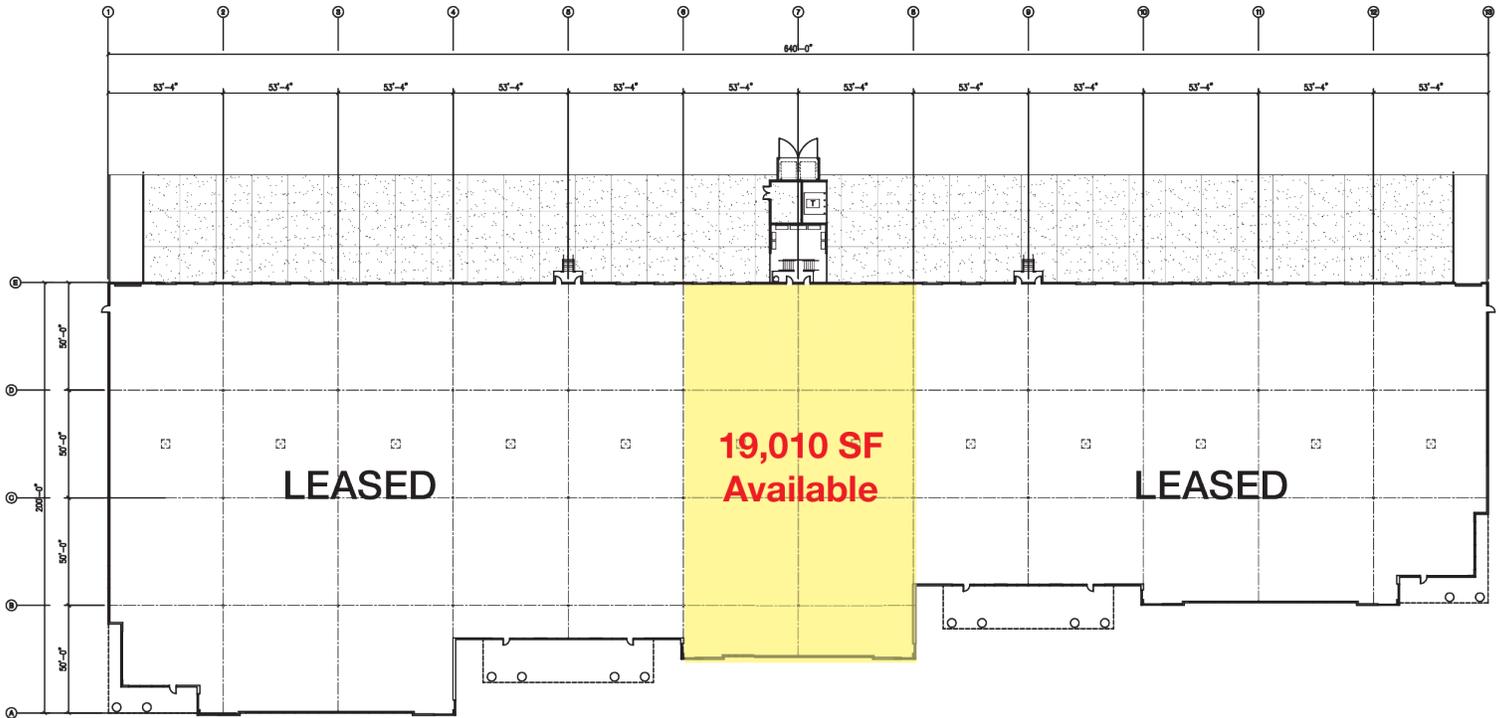
P: 321.281.8500

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 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

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

1017 E. SOUTH STREET  
ORLANDO, FL 32801

**EASTGROUP**  
PROPERTIES

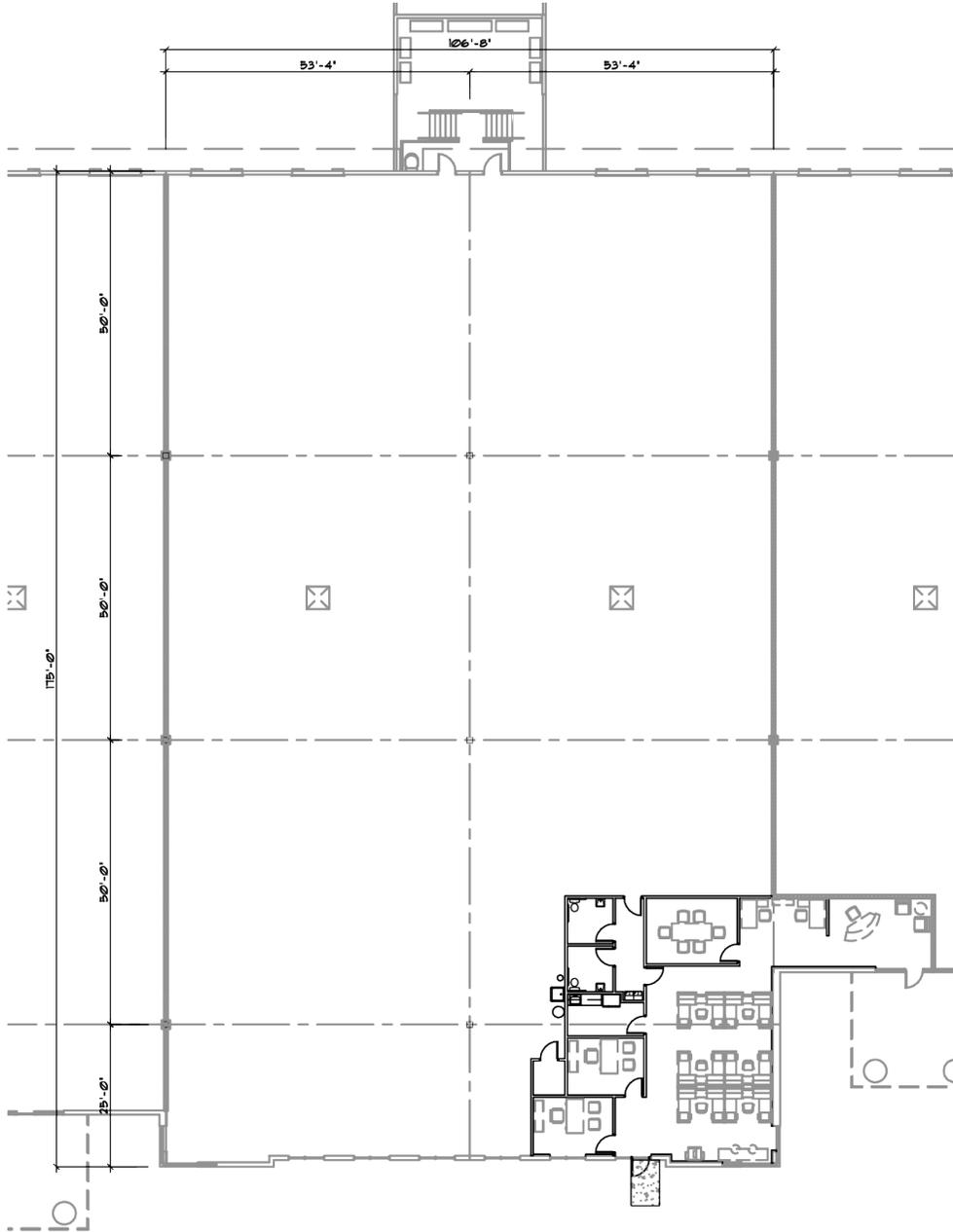
P: 321.281.8500

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, 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



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:	NIS	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

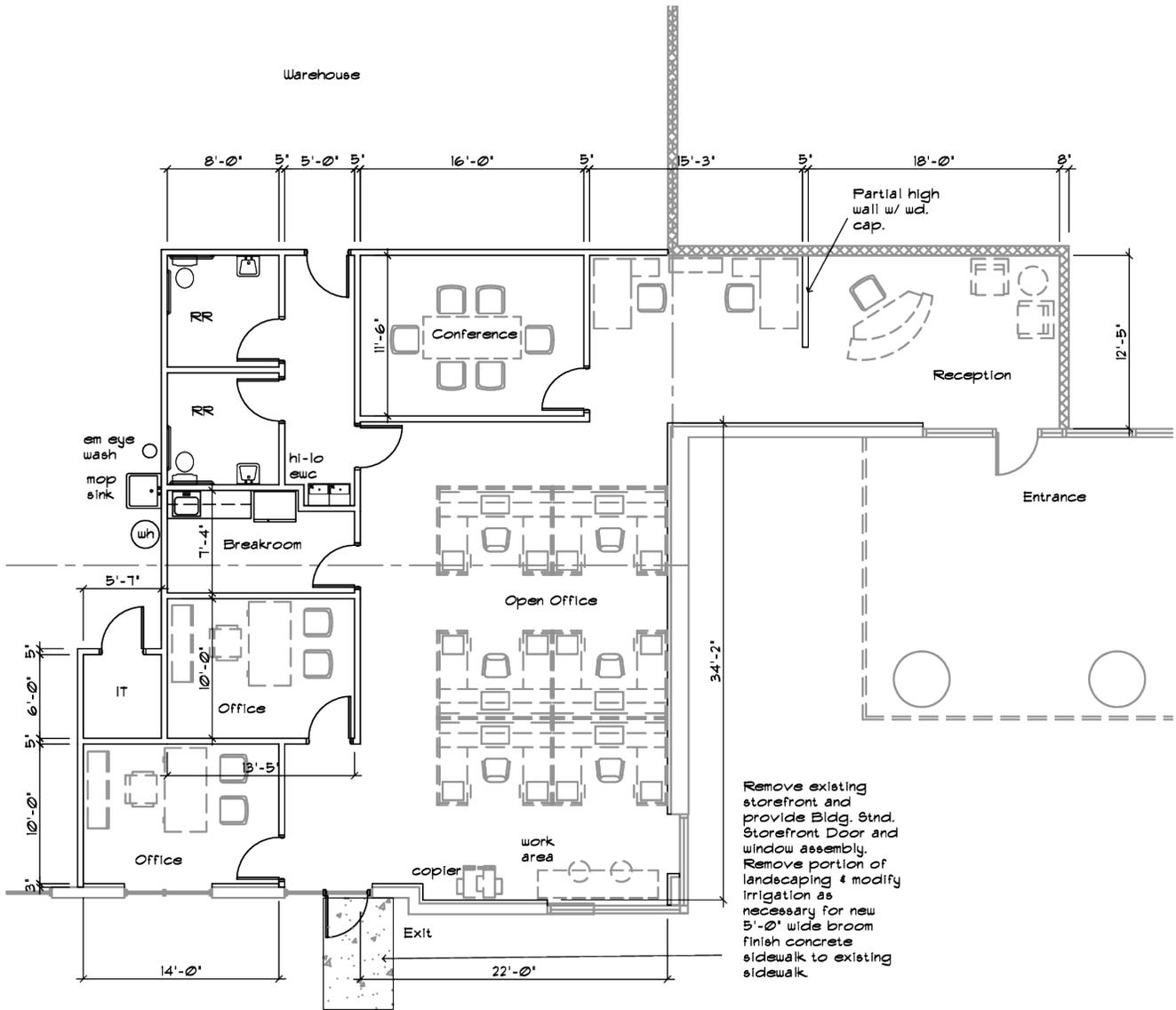
**EAST GROUP**  
PROPERTIES

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**  
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



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



1017 E. SOUTH STREET  
ORLANDO, FL 32801



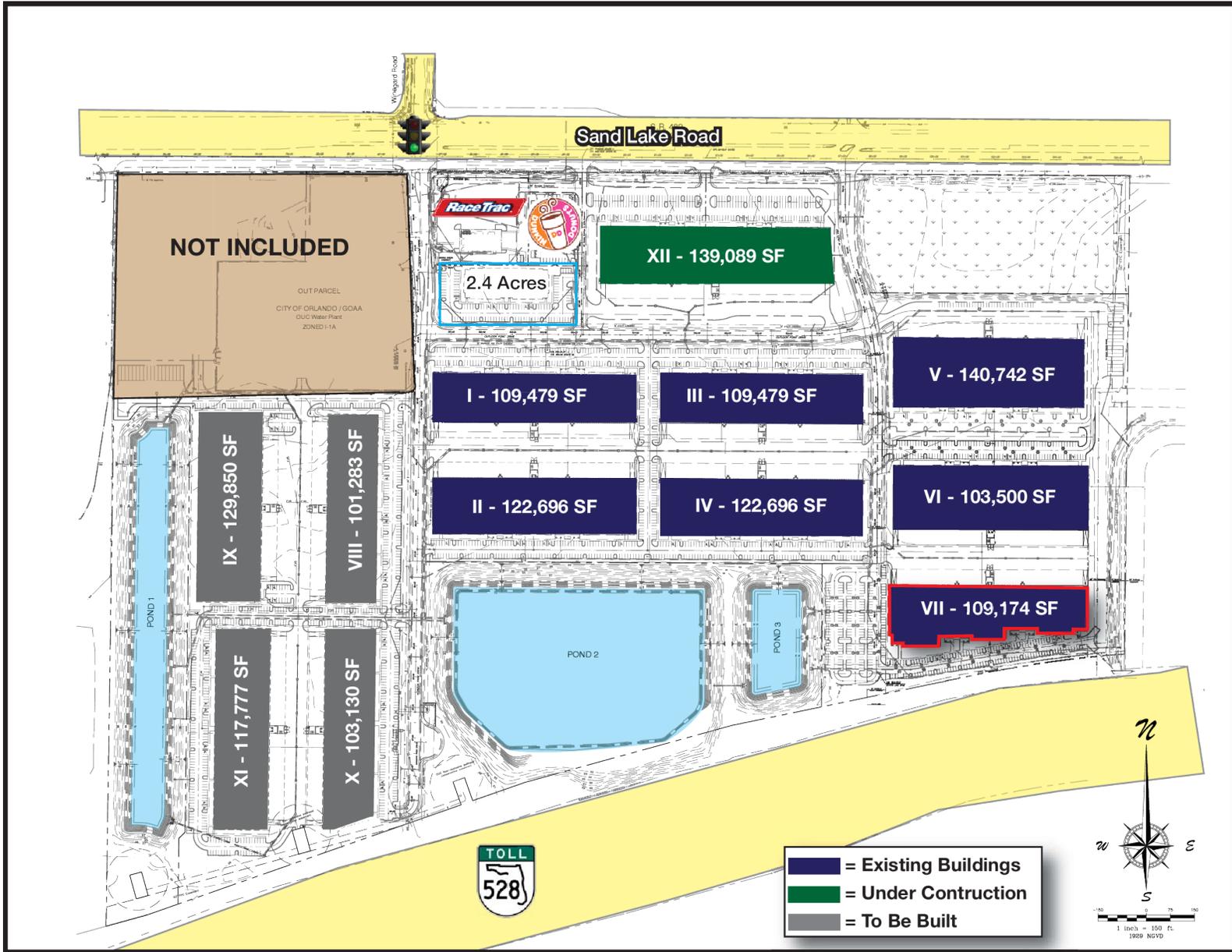
P: 321.281.8500

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 sales, 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 more information contact:

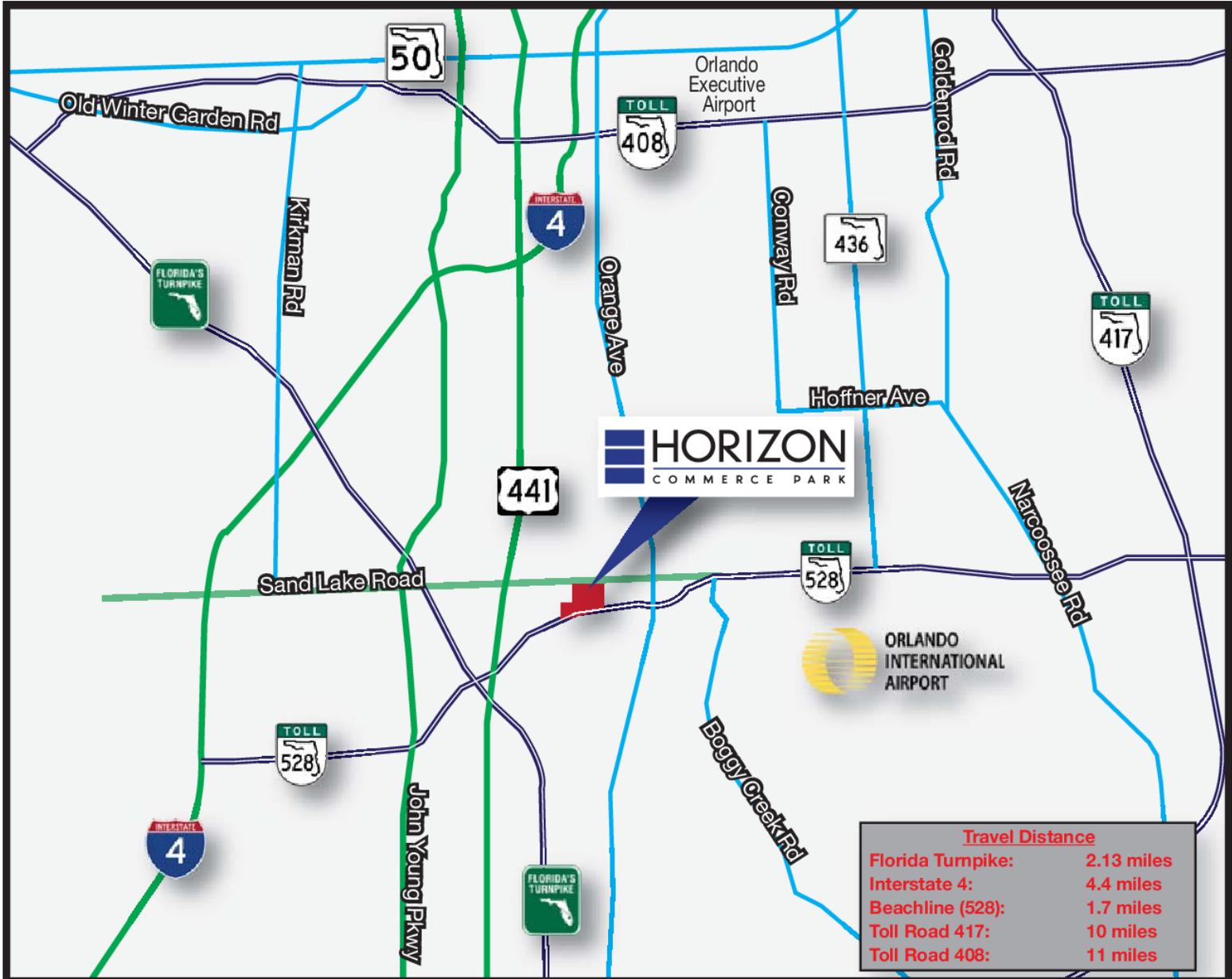
William "Bo" Bradford, CCIM, SIOR  
bbradford@lee-associates.com  
D: 321.281.8502

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

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



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.

## HORIZON COMMERCE CENTER

### Building VII

### Building Fact Sheet

<b>Address:</b>	<b>8075 Beacon Lake Drive, Orlando, FL 32809</b>
<b>Access:</b>	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.
<b>Building Type:</b>	Rear load
<b>Building Size:</b>	109,174 SF
<b>Ceiling Height:</b>	30' minimum
<b>Column Spacing:</b>	50' x 53'-4"
<b>Building Depth:</b>	150' – 200'
<b>Construction:</b>	Tilt-wall construction
<b>Building Entrances:</b>	Glass fronts
<b>Parking:</b>	Up to 2.68 per 1,000 SF
<b>Truck Court:</b>	180' shared
<b>Doors:</b>	Twenty-nine (29) dock high doors and Two (2) doors ramped to grade level
<b>Roof:</b>	45 mil TPO roof with R-10 insulation
<b>Fire Protection:</b>	Early Suppression Fast Response (ESFR)
<b>HVAC:</b>	Roof mounted package units
<b>Electrical Service:</b>	3 Phase 480 volts
<b>Year Built:</b>	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.