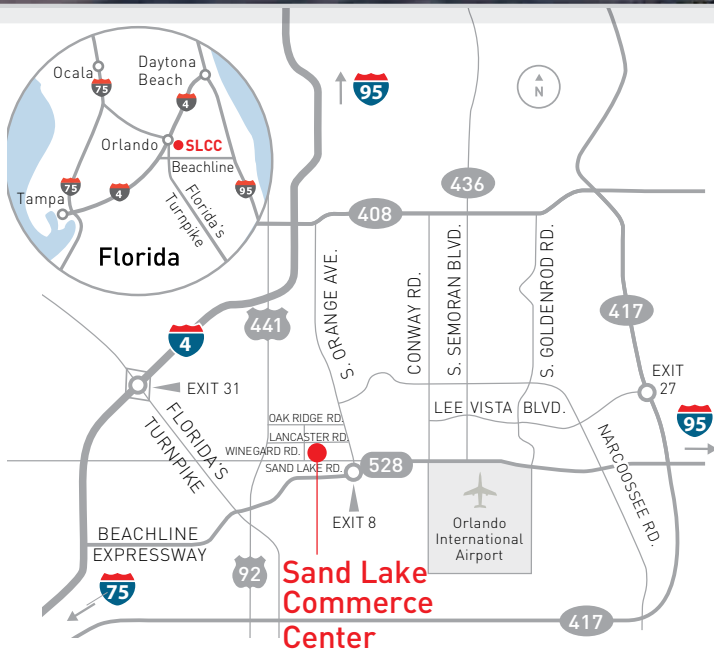


Sand Lake Commerce Center

Building One - 32,625 SF Available

7725 Winegard Road
Orlando, FL 32809



NOW LEASING

Rear-Load Distribution Facility

Convenient access to I-4, Florida's Turnpike, and the Beachline Expressway leading to all parts of Florida and the Southeast

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. The site lays out in an efficient manner, with multiple access points into the park from Sand Lake Road and Winegard Road. Building One is 79,204 square feet with frontage on Sand Lake Road. Office and warehouse finish can be tailored to meet a tenant's specific needs.

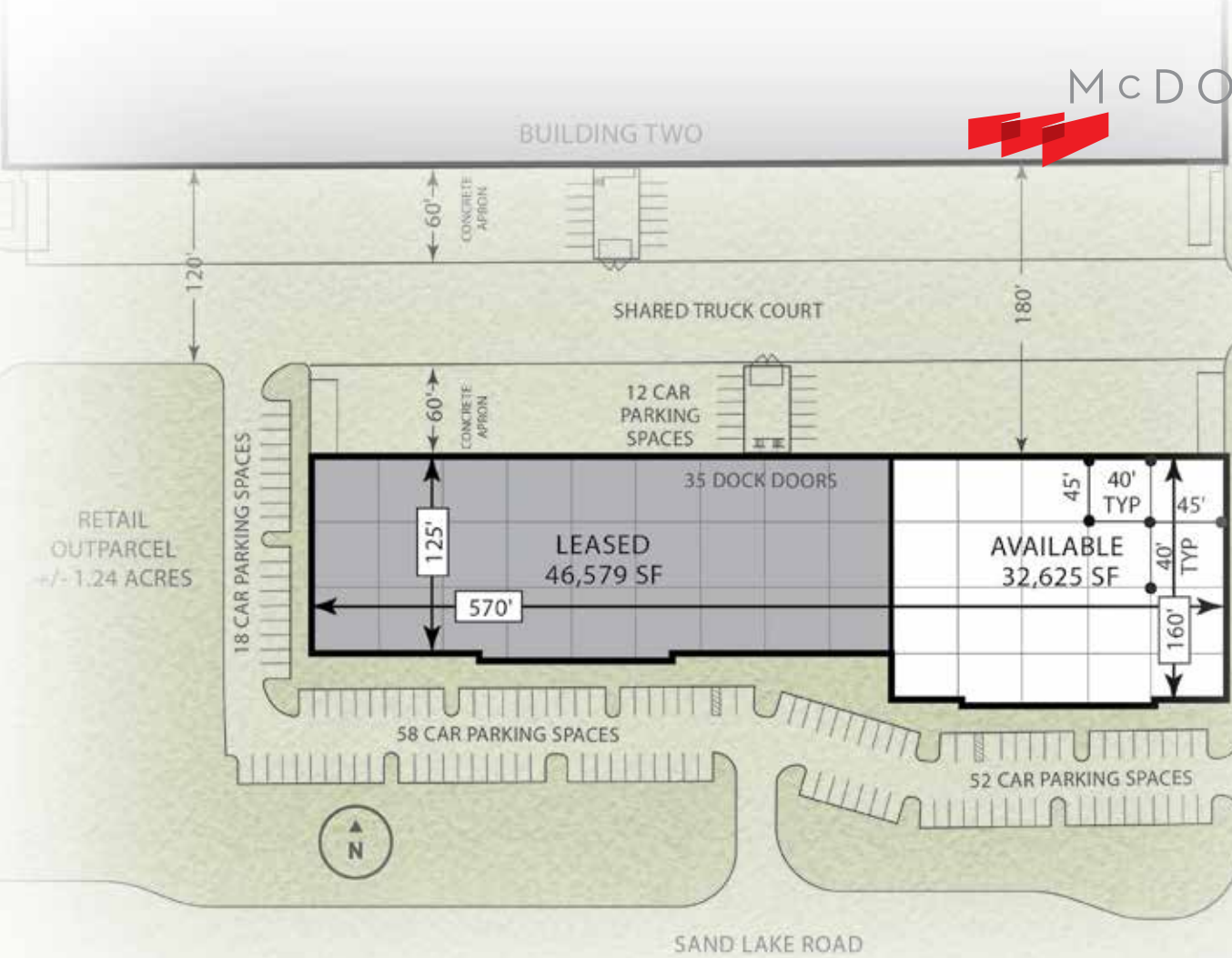
For leasing information contact:

Lee & Associates Central Florida
1017 E. South Street
Orlando, FL 32801
321.281.8500

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

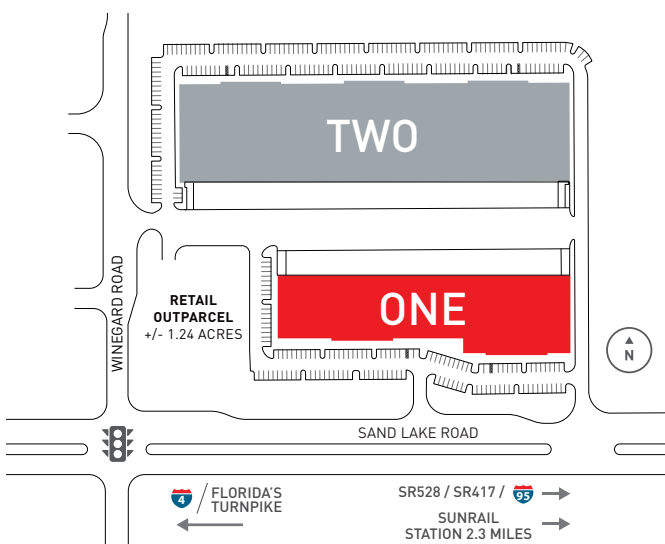
Bo Bradford, CCIM, SIOR
bbradford@lee-associates.com
321.281.8502





Sand Lake Commerce Center

Building One



Building Type:	Rear-Load
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 Highs
Drive-In Doors:	1 (12'x16') Ramped Drive-In
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
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:	140 Spaces
Truck Court:	180' Deep, Shared with Building Two; 60' Concrete Aprons