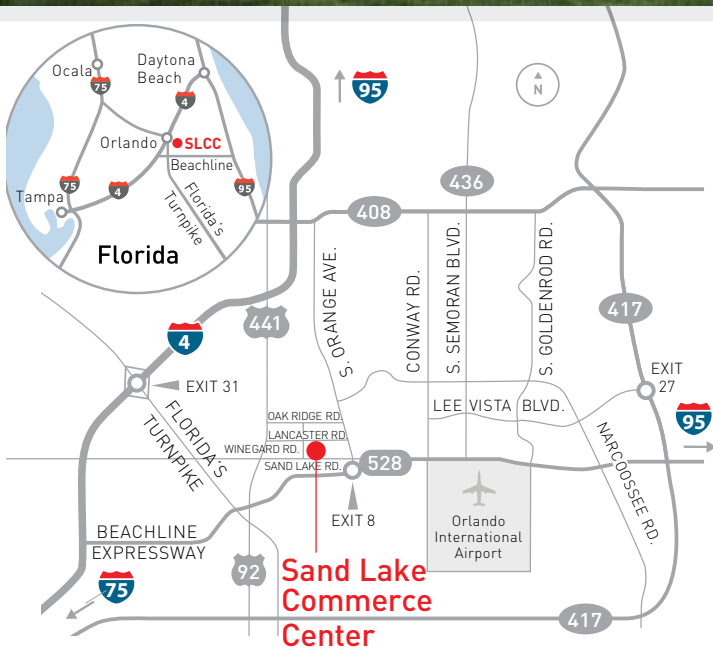


Sand Lake Commerce Center

Building Two - 150,913 SF Available

7705 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 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 Two is 150,913 square feet. Office and warehouse finish can be tailored to meet a tenant's specific needs.

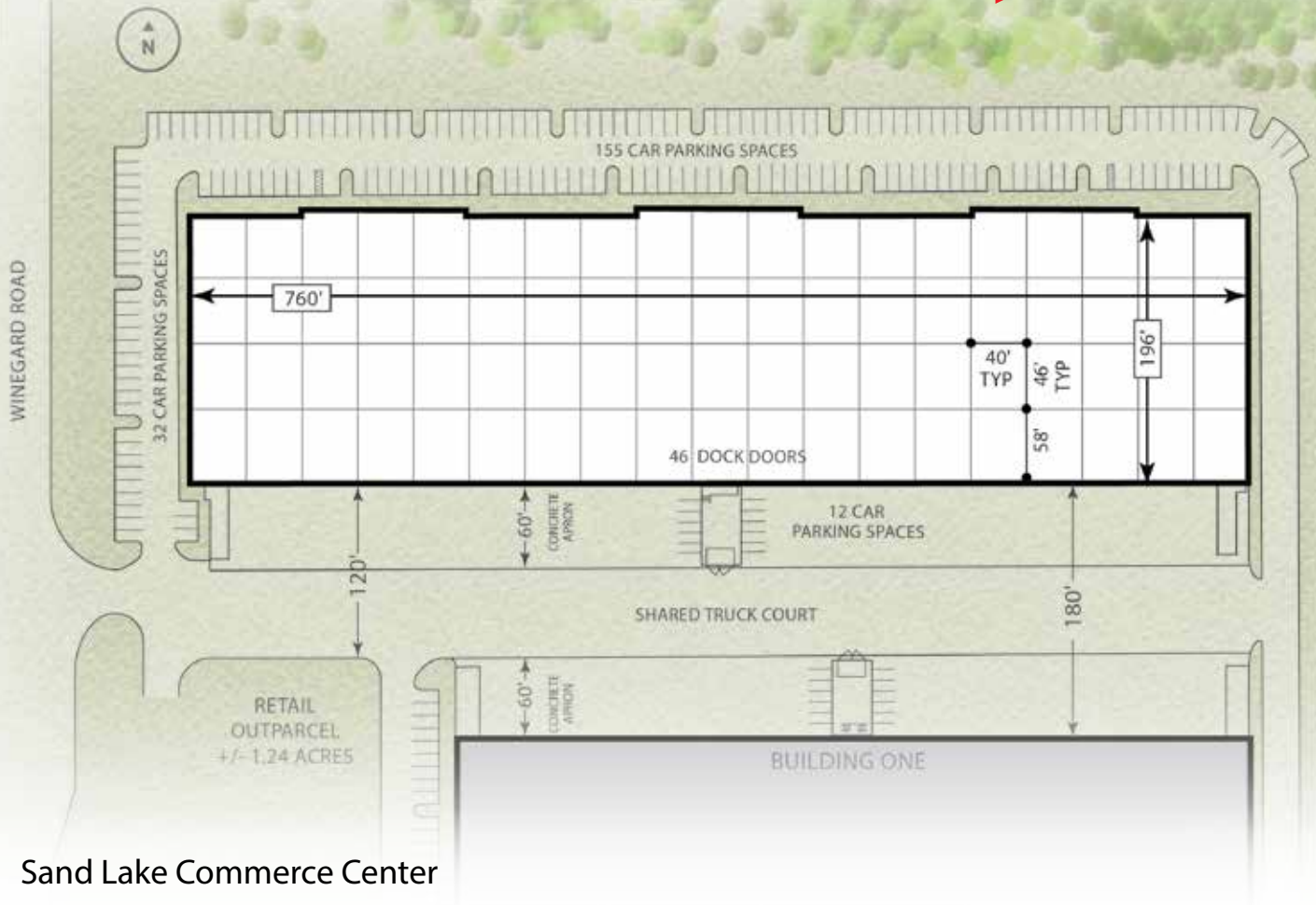


For leasing information contact:

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

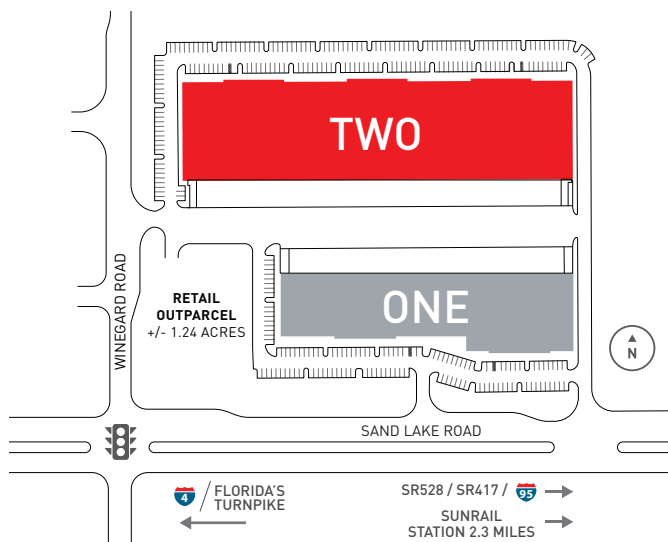
Tom McFadden, SIOR
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Bo Bradford, CCIM, SIOR
bbradford@lee-associates.com
321.281.8502



Sand Lake Commerce Center

Building Two



Building Type:	Rear-Load
Building Size:	150,913 Square Feet
Building Dimensions:	760' W x 196' D
Construction:	Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts
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
Floor Slab:	6" Thick, 4,000 PSI Concrete
Dock Doors:	46 (9' x 10') Dock Highs
Drive In Doors:	2 (12' x 16') Ramped Drive-Ins
Car Parking:	199 Spaces
Truck Court:	180' Deep, Shared with Building One; 60' Concrete Aprons
Sprinkler:	ESFR System with Pump