

For Lease

Southgate West
3093 CARUSO COURT, ORLANDO, FL 32806



LISTING DATA

Total Building: 57,528 SF
Available SF 17,578 SF
Office SF: 2,259 SF
Loading: Front loading, end cap
Truck Court: 160'
Clear Height: 22' - 24'
Column Spacing: 40' x 40'
Building Depth: 160'
Doors: Three (3) 9' x 10' Dock High Doors with ability to add a 4th. All dock doors with edge of docks
Fire Sprinkler: ESFR
Comments: This front load designed warehouse is located just minutes from downtown Orlando in Southgate West, just South of SODO district. This property is constructed of tilt wall concrete and professionally managed by Pineloch Management Corp.

ECONOMIC DATA

Lease Rate: \$7.00/SF NNN
Op Ex: \$2.04/SF



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

Ryan Griffith
rgriffith@lee-associates.com
D: 321.281.8512

LeeCFL.com



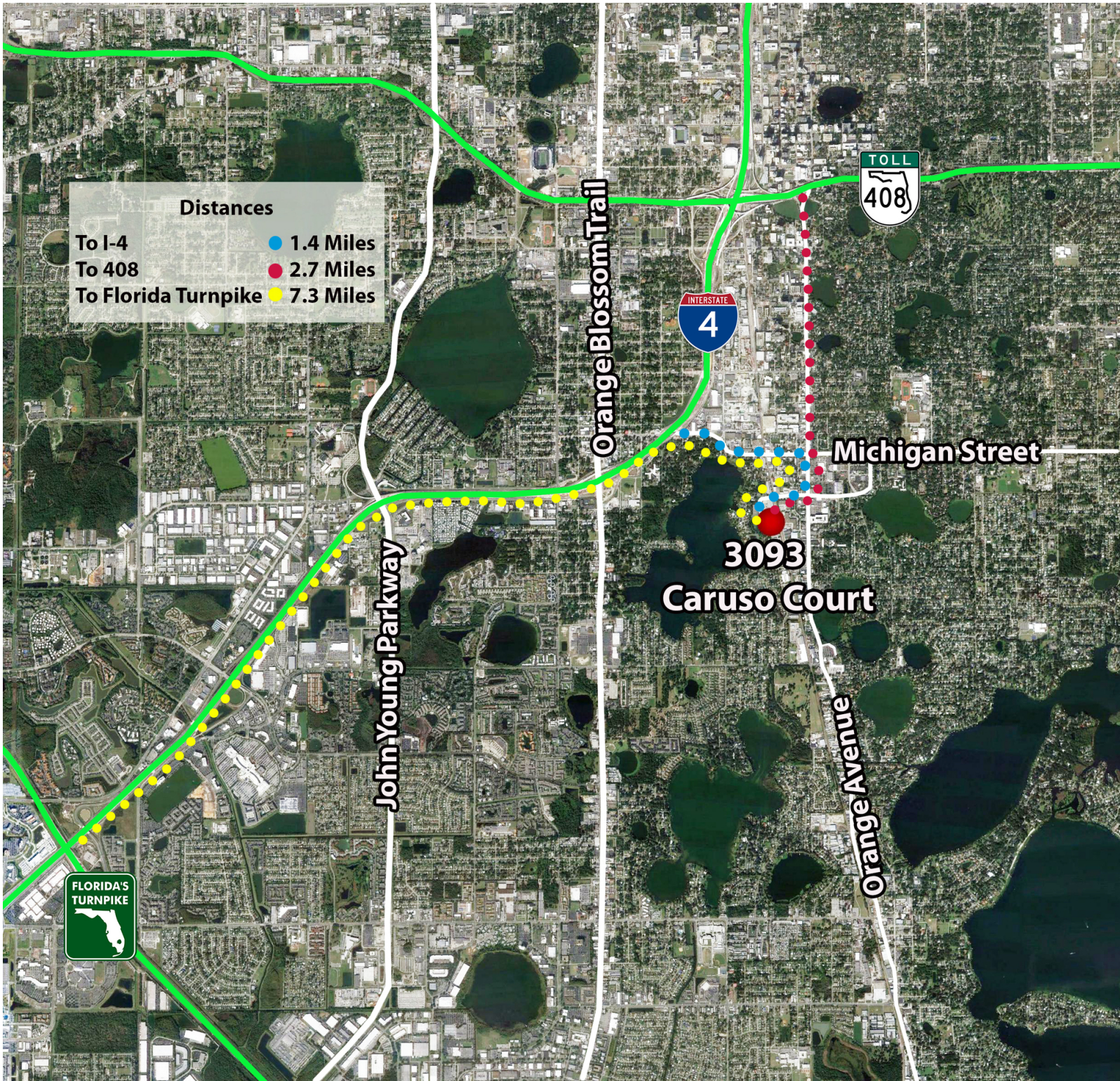
P: 321.281.8500

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

Southgate West

3093 CARUSO COURT, ORLANDO, FL 32806



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

Ryan Griffith
rgriffith@lee-associates.com
D: 321.281.8512

LeeCFL.com



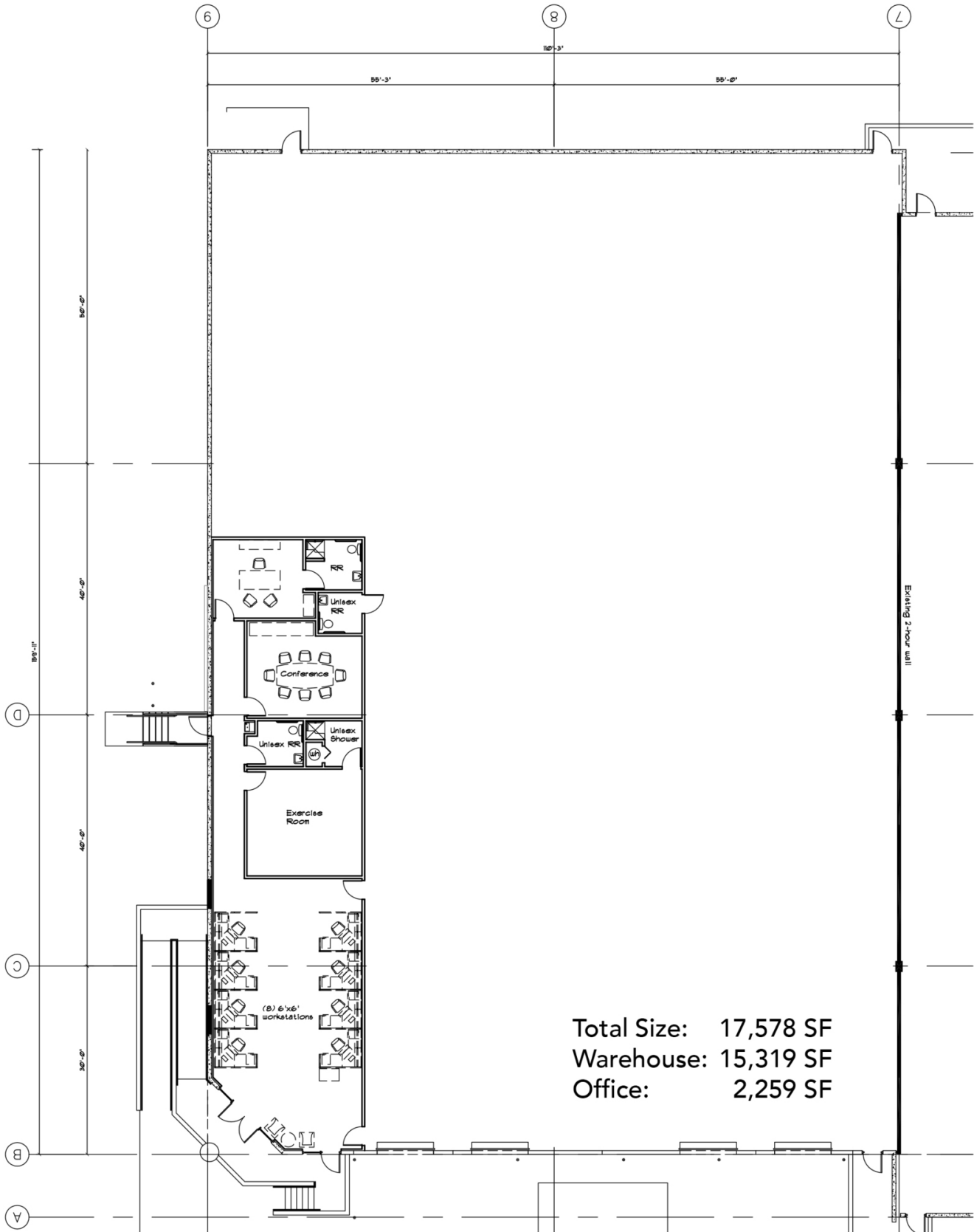
P: 321.281.8500

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

Southgate West

3093 CARUSO COURT, ORLANDO, FL 32806



Total Size: 17,578 SF
Warehouse: 15,319 SF
Office: 2,259 SF

For more information contact:

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

Ryan Griffith
rgriffith@lee-associates.com
D: 321.281.8512

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1017 E. SOUTH STREET
ORLANDO, FL 32801

LeeCFL.com



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.