

# FOR LEASE 150,913 RSF

## Sand Lake Commerce Center Two

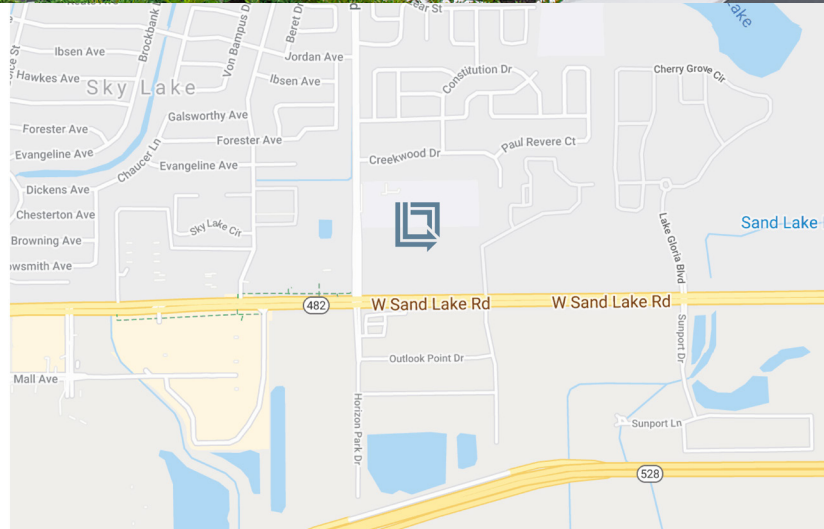
7705 Winegard Road  
Orlando, FL 32809

**MOVE IN READY!**



### Rear-Load Distribution Facility

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. 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:



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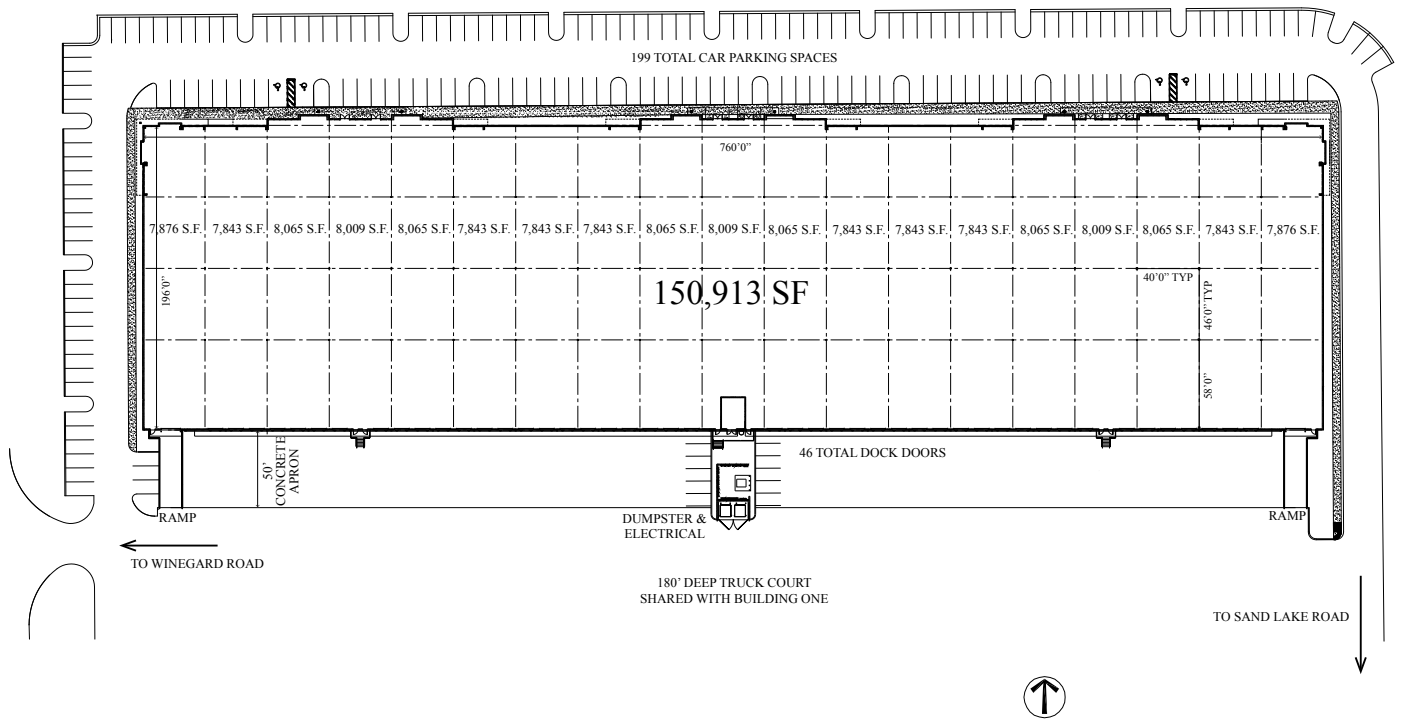
2,353 SF OFFICE





# Sand Lake Commerce Center Two

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## PROPERTY SUMMARY

<b>Building Size:</b>	150,913 Square Feet
<b>Building Dimensions:</b>	760' W x 196'D
<b>Dock Doors:</b>	46 9' x 10' Dock Doors
<b>Ceiling Height:</b>	30' Minimum to Bar Joist
<b>Column Spacing:</b>	40'W x 46' D (Typical) 58'D Loading Bays
<b>Electrical:</b>	(5) 400 Amp Services, 277/480 Volts, 3-Phase (subject to verification)
<b>Floor Slab:</b>	6" Thick, 4,000 PSI Concrete
<b>Sprinkler:</b>	ESFR System with Pump
<b>Construction:</b>	Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts
<b>Car Parking:</b>	199 Spaces
<b>Truck Court:</b>	180'Deep, Shared with Building Two; 60' Concrete Aprons

