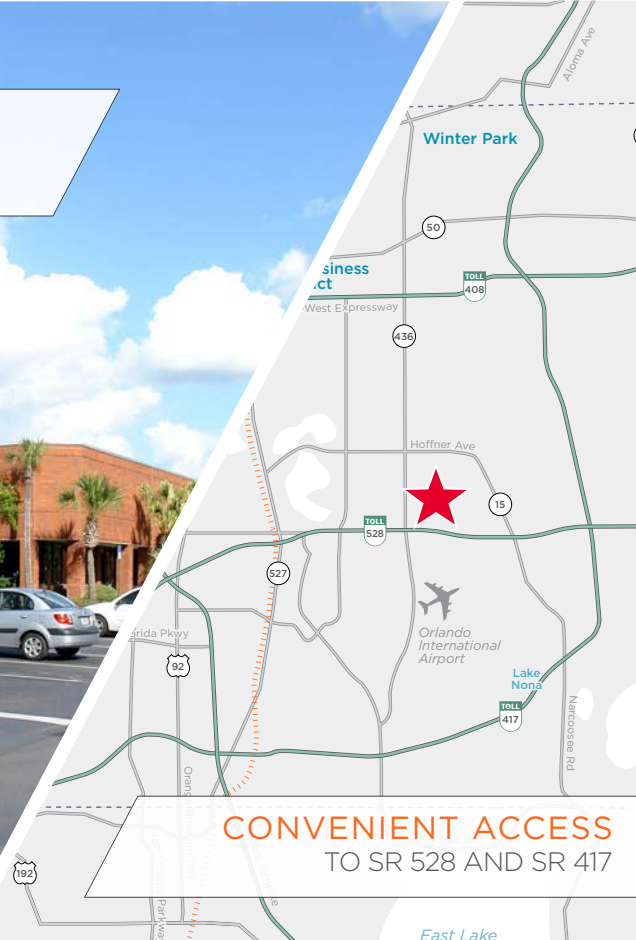


LAKEPOINT IV

6301 HAZELTINE NATIONAL DR, ORLANDO, FLORIDA 32824



CONVENIENT ACCESS
TO SR 528 AND SR 417

17,793 SF AVAILABLE
FOR LEASE

SPACE HIGHLIGHTS

ASKING RATE
\$13.25/SF NNN

WAREHOUSE SIZE
±14,293 SF

LOADING DOORS
(1) DOCK DOOR
(1) DRIVE-IN W RAMP

FIRE SUPPRESSION
WET

OPEX*
\$4.13 PSF

EXISTING OFFICE
±3,500 SF

PARKING RATIO
1.40/1,000

YEAR BUILT
1987

MONTHLY RATE*
\$26,414.44

CLEAR HEIGHT
24'

ZONING
AC-3

AVAILABILITY
IMMEDIATELY

**Sales Tax Included*
***Denotes Estimated Operating Expenses for 2024*

CONTACT INFORMATION



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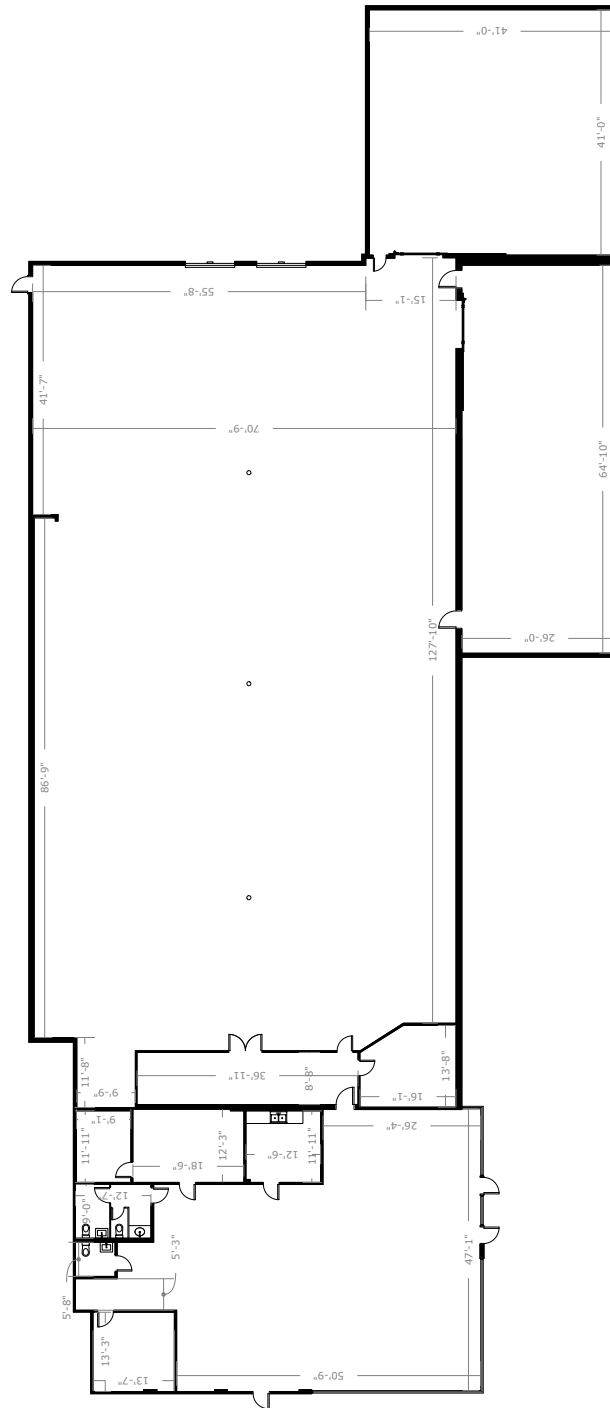
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FLOOR PLAN

17,793 SF



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