



HORIZON WEST

LOGISTICS PARK

PREMIER 1.5 MSF DEVELOPMENT OPPORTUNITY

N OLD LAKE WILSON RD., ORLANDO MSA | HORIZONWESTCFL.COM

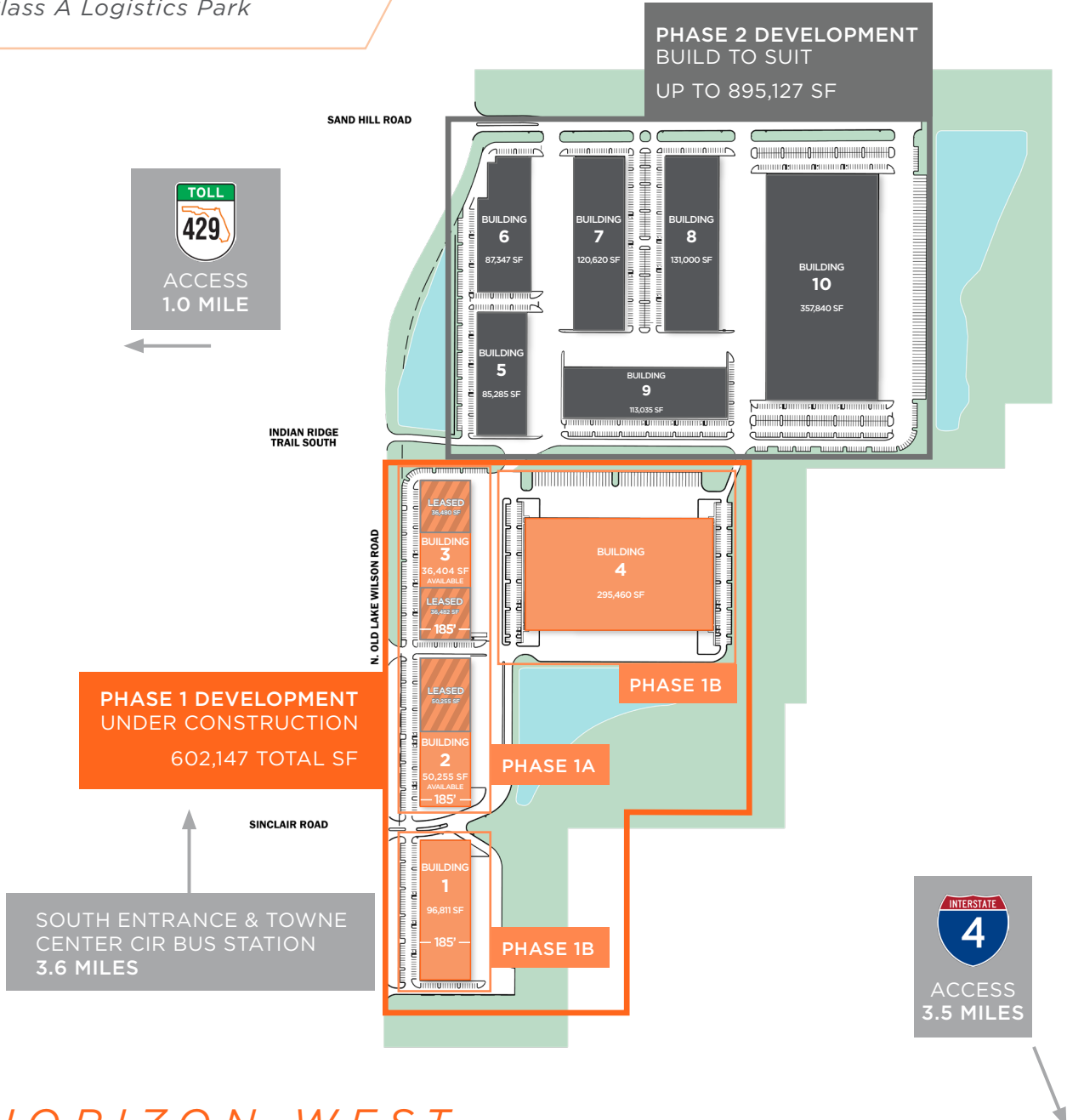


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EXCITING NEW
Class A Logistics Park



HORIZON WEST Property Overview

Horizon West is a premier state-of-the-art Class A logistics park located at the confluence of SR-429, I-4, and SR-417. The park has the potential to suit a wide variety of users in a professional setting, and is the only development of its kind within Osceola County. This 1.5 MSF project consists of nine single story light-industrial facilities, which can be catered to suit the needs of a diverse customer base consisting of primarily rear-load and cross dock facilities. Delivery will be within a three-phase development with anticipated completion by Q3 2022.

PHASE ONE

801 N Old Lake Wilson Rd

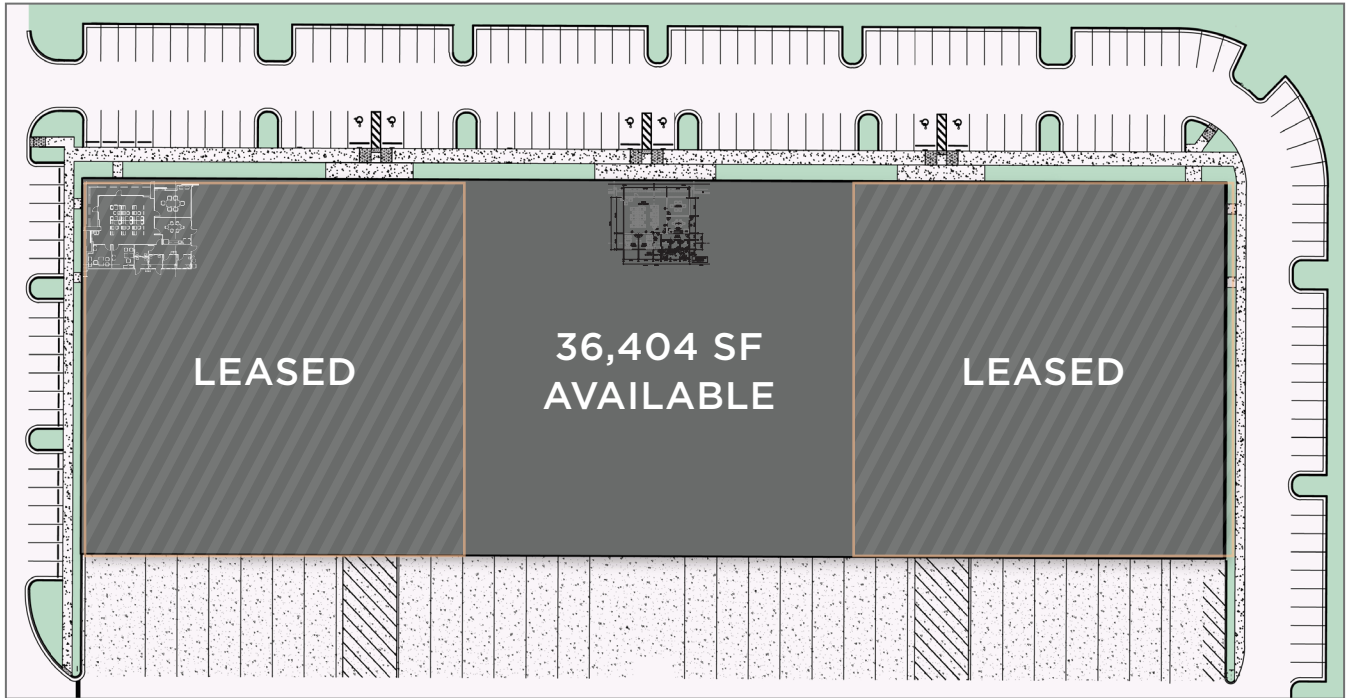


BUILDING 2 HIGHLIGHTS:

Rental Rate	\$8.50/SF NNN	Office Build-Out	2,235 SF
OPEX	\$2.10/SF	Parking	1.27/1,000
Total Building SF	100,510 SF	Electrical	1600 Amps/480v - 3-phase
Available SF	50,255 SF	Roof	45 mil TPO
Building Configuration	Rear load	Fire Protection	ESFR
Clear Height	32'	Dock Doors	10 (9' x 10')
Column Spacing	56' loading bay 56'w x 45'd	Drive - In Doors	1 (12' x 14')
Status	Completed	Concrete Truck Apron	50'
Availability	August 1, 2022	Building Dimensions	185' wide x 564' long

PHASE ONE

821 N Old Lake Wilson Rd

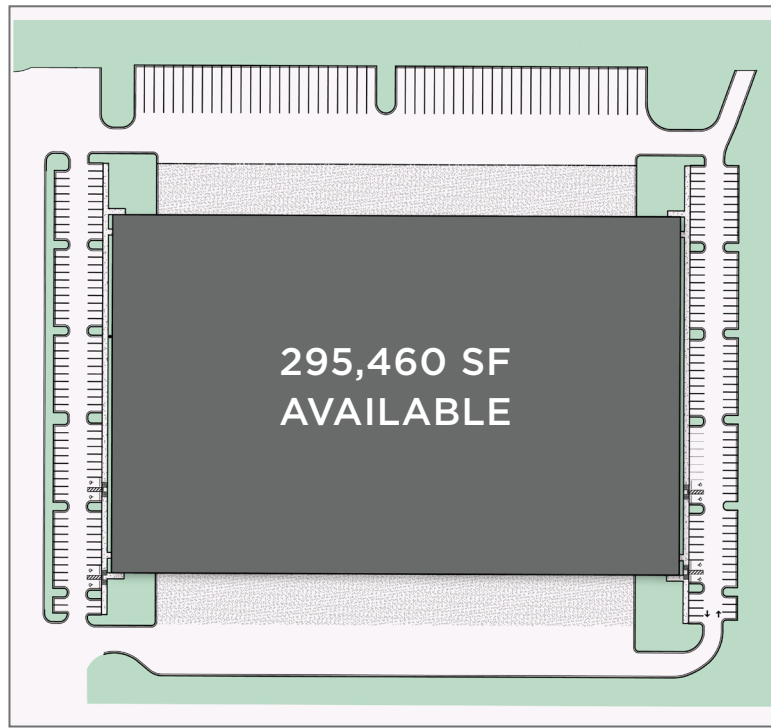


BUILDING 3 HIGHLIGHTS:

Rental Rate	\$9.50/SF NNN	Office Build-Out	2,235 SF
OPEX	\$2.10/SF	Parking	1.5/1,000
Total Building SF	109,366 SF	Electrical	1600 Amps/480v - 3-phase
Available SF	36,404 SF	Roof	45 mil TPO
Building Configuration	Rear load	Fire Protection	ESFR
Clear Height	32'	Dock Doors	10(9' x 10')
Column Spacing	56' loading bay 50'w x 45'd	Concrete Truck Apron	50'
Status	Completed	Building Dimensions	185' wide x 593' long
Availability	Immediately		

PHASE ONE

831 N Old Lake Wilson Rd



BUILDING 4 HIGHLIGHTS:

Rental Rate	\$7.95/SF NNN	Parking	0.7/1,000
OPEX	\$2.10/SF	Trailer Parking	51
Total Building SF	295,460 SF	Electrical	1600 Amps/480v - 3-phase
Available SF	295,460 SF	Roof	60 mil TPO
Building Configuration	Cross dock	Fire Protection	ESFR
Clear Height	36'	Dock Doors	75 (9' x 10')
Column Spacing	54' x 50 with two 60' speed bays	Drive - In Doors	4 (12' x 14')
Status	Under Construction	Concrete Truck Apron	60'
Anticipated Delivery	September 1, 2022	Building Dimensions	420' wide x 705' long
Office Build-Out	To suit		

PHASE ONE

791 N Old Lake Wilson Rd



BUILDING 1 HIGHLIGHTS:

Rental Rate	\$9.50/SF NNN	Office Build-Out	To suit
OPEX	\$2.10/SF	Parking	1.26/1,000
Total Building SF	96,811 SF	Electrical	1600 Amps/480v - 3-phase
Available SF	96,811 SF	Roof	60 mil TPO
Building Configuration	Rear load	Fire Protection	ESFR
Clear Height	32'	Dock Doors	24 (9' x 10')
Column Spacing	50' staging bay 54'w x 45'd	Drive - In Doors	2 (12' x 14')
Status	Under Construction	Concrete Truck Apron	50'
Anticipated Delivery	August 1, 2022	Building Dimensions	185' wide x 527' long



1 WALT DISNEY WORLD PROPERTIES

- Walt Disney World Theme Parks, Resorts, and retail destinations
- Numerous entertainment and retail amenities

2 OSCEOLA COUNTY

- Excellent access to labor with growing population centers
- Extensive executive housing options
- Unique ability to service the broader Central Florida market while preserving ability to bypass in-fill Orlando congestion

3 DAVENPORT FULFILLMENT HUB

- Amazon.com
- Walmart.com
- FedEx Ground
- Ford
- Kuehne + Nagel
- CVS Health

4 INTERNATIONAL DRIVE

- Universal Studios Theme Parks, and Resorts
- Orange County Convention Center
- Tourism Corridor

KEY THOROUGHFARES

- Immediate access to SR-429, I-4, SR-417
- Access to 192 while avoiding toll roads
- Unique access to Orange, Osceola, and Polk Counties
- Access to I-4 west of I-4 ultimate expansion

Horizon West is located directly in the middle of major residential, educational and job creators within Central Florida.

EastGroup Properties



NATIONAL DEVELOPER WITH AN ESTABLISHED FLORIDA PORTFOLIO

EastGroup Properties, Inc. (NYSE: EGP), an S&P MidCap 400 company, is a self-administered equity real estate investment trust focused on the development, acquisition and operation of industrial properties in major Sunbelt markets throughout the United States with an emphasis in the states of Florida, Texas, Arizona, California and North Carolina. The Company's goal is to maximize shareholder value by being a leading provider in its markets of functional, flexible and quality business distribution space for location sensitive customers (primarily in the 15,000 to 70,000 square foot range). The Company's strategy for growth is based on ownership of premier distribution facilities generally clustered near major transportation features in supply-constrained submarkets.



EastGroup's portfolio, including development projects and value-add acquisitions in lease-up and under construction, currently includes approximately 45 million square feet.



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EASTGROUP
PROPERTIES

CUSHMAN & WAKEFIELD

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