HORIZONWESTCFL.COM

N OLD LAKE WILSON RD | ORLANDO MSA

HORIZON WEST

LOGISTICS PARK

PREMIER 1.5 MSF

LOGISTICS PARK

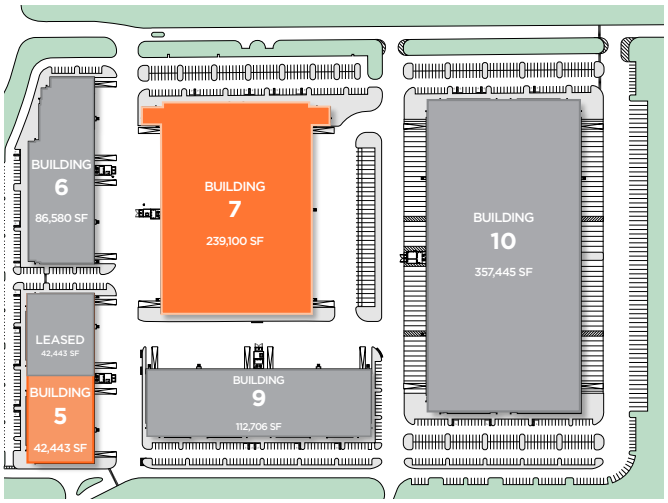
CUSHMAN & WAKEFIELD | EASTGROUP PROPERTIES

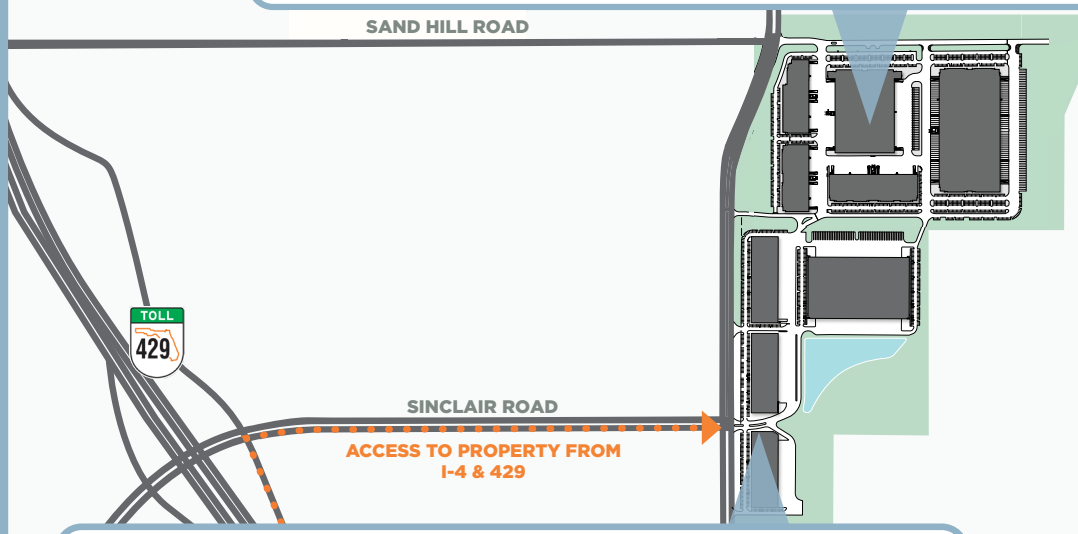
CLASS A LOGISTICS PARK

Horizon West is a premier state-of-the-art Class A logistics park located at the convergence 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 ten single story light-industrial facilities, which can be constructed to suit the needs of a diverse customer base of primarily rear-load and cross-dock facilities.

PHASE 2
BUILDINGS 5-10

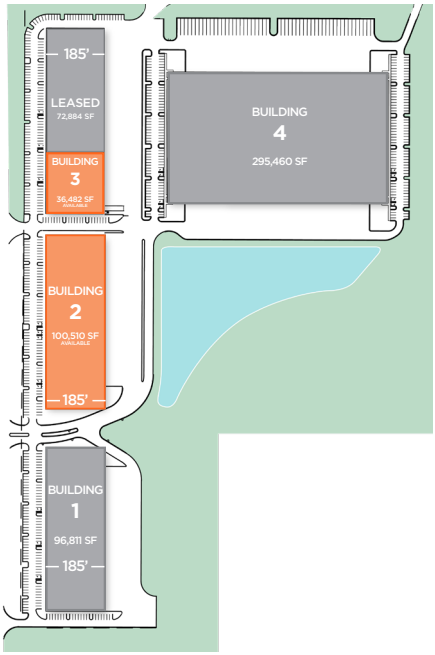
- AVAILABLE
- UNDER CONSTRUCTION
- FUTURE DEVELOPMENT
- LEASED





PHASE 1
BUILDINGS 1-4

- AVAILABLE
- UNDER CONSTRUCTION
- FUTURE DEVELOPMENT
- LEASED



KEY DISTANCES

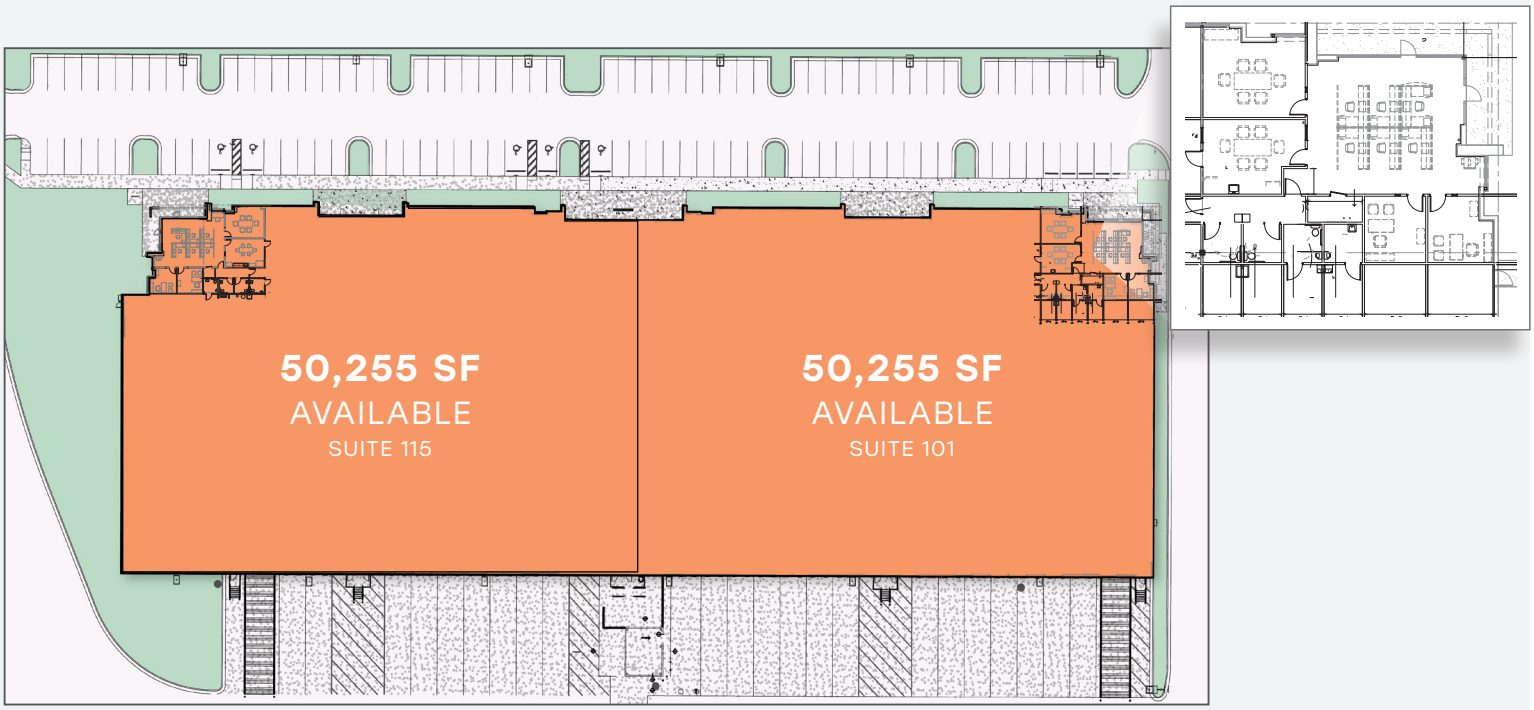
TOLL 429 — ACCESS **1.0 Mile**

INTERSTATE 4 — ACCESS **3.5 Miles**

The Walt Disney Company — ACCESS **3.6 Miles**

BUILDING 2 HIGHLIGHTS

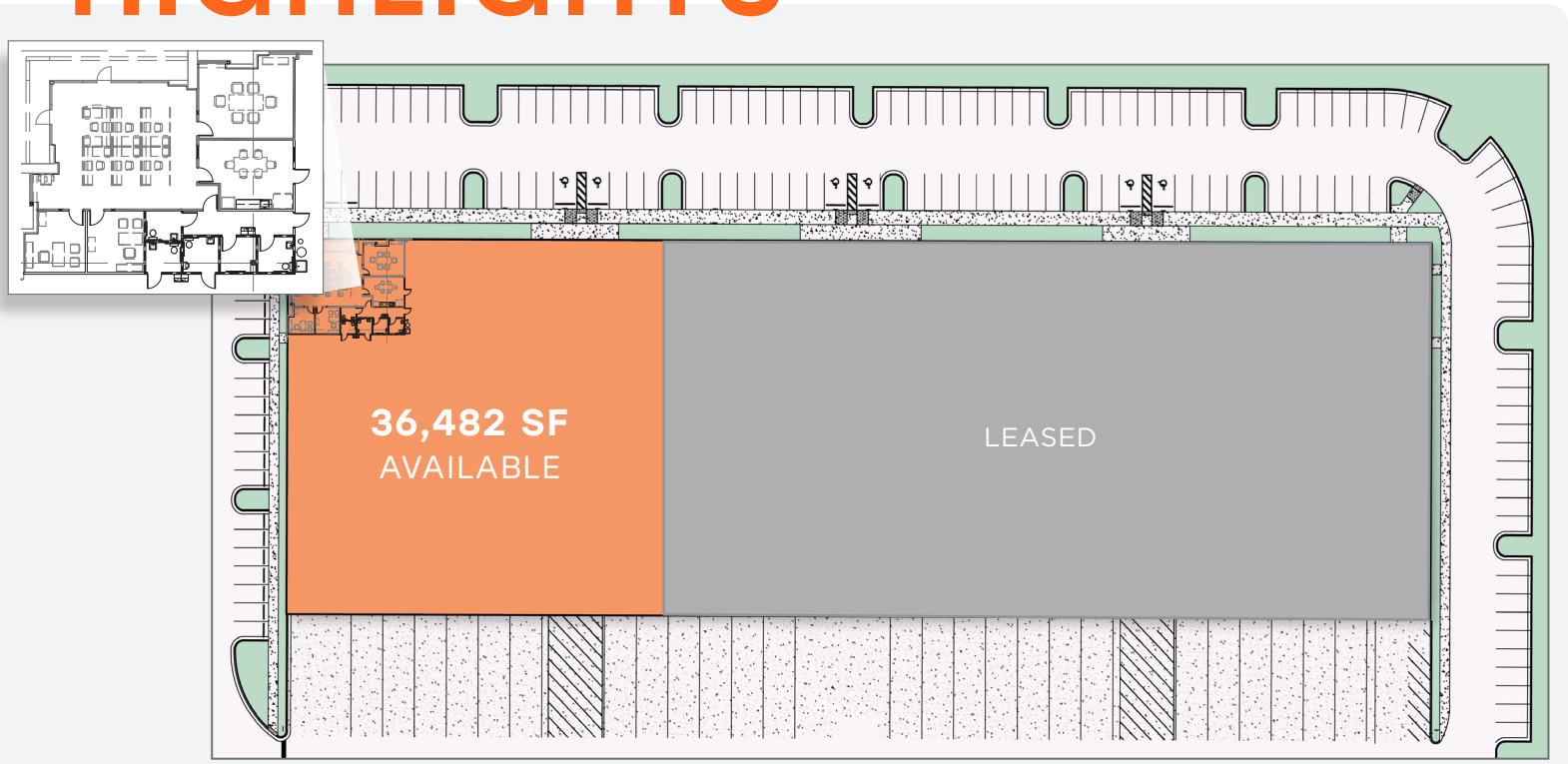
801 N OLD LAKE WILSON RD



	SUITE 115	SUITE 101	TOTAL BUILDING
RENTAL RENT	$10.95/SF NNN	$10.95/SF NNN	$10.95/SF NNN
OPEX	$3.55/SF	$3.55/SF	$3.55/SF
AVAILABLE SF	50,255 SF	50,255 SF	100,510 SF
OFFICE BUILD-OUT	2,235 SF	2,235 SF	4,470 SF
BUILDING CONFIGURATION	Rear	Rear	Rear
CLEAR HEIGHT	32'	32'	32'
COLUMN SPACING	56'w x 45'd 56' staging	56'w x 45'd 56' staging	56'w x 45'd 56' staging
AVAILABILITY	30 days	March 1, 2027	
PARKING	63	63	126
ELECTRICAL	400	400	*1,600 (available to building not each space)
ROOF	45 mil TPO	45 mil TPO	45 mil TPO
FIRE PROTECTION	ESFR	ESFR	ESFR
DOCK DOORS	14 (9' x 10')	14 (9' x 10')	28 (9' x 10')
DRIVE-IN DOORS	1 (12' x 14')	1 (12' x 14')	2 (12' x 14')
CONCRETE TRUCK APRON	60'	60'	60'
BUILDING DIMENSIONS	185' wide x 564' long	185' wide x 564' long	185' wide x 564' long

BUILDING 3 HIGHLIGHTS

821 N OLD LAKE WILSON RD



RENTAL RATE
$11.45/SF NNN

OPEX
$3.41/SF

TOTAL BUILDING SF
109,366 SF

AVAILABLE SF
36,482 SF

BUILDING CONFIGURATION
Rear Load

CLEAR HEIGHT
32'

COLUMN SPACING
50'w x 45'd
56' staging

AVAILABILITY
November 2026

OFFICE BUILD-OUT
2,235 SF

PARKING
1.50/1,000

ELECTRICAL
1600 Amps/480v - 3-phase

ROOF
45 mil TPO

FIRE PROTECTION
ESFR

DOCK DOORS
8 (9' x 10')

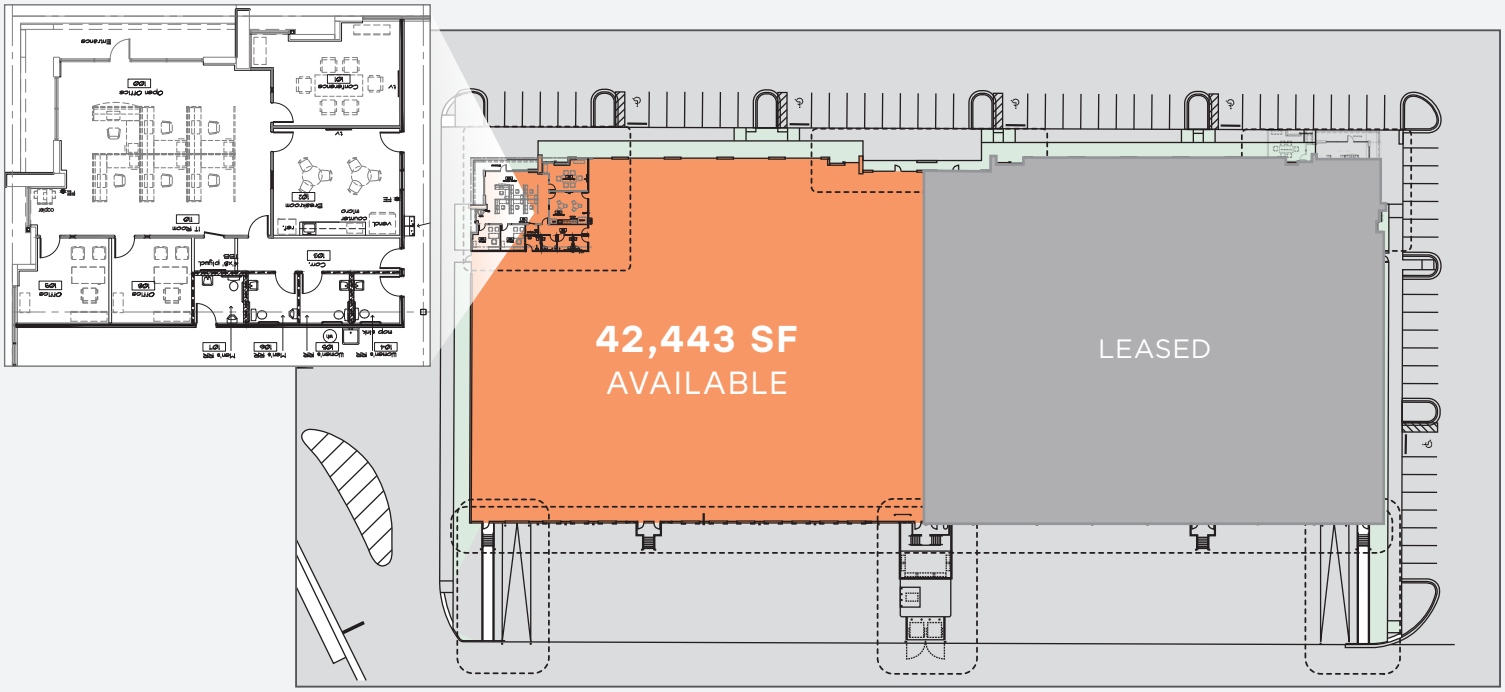
DRIVE - IN DOORS
1 concrete ramp (12' X 14')

CONCRETE TRUCK APRON
50'

BUILDING DIMENSIONS
185' wide x 593' long

BUILDING 5 HIGHLIGHTS

951 N OLD LAKE WILSON RD



RENTAL RATE
$11.45/SF NNN

OPEX
$3.15/SF

TOTAL BUILDING SF
84,886 SF

AVAILABLE SF
42,443 SF

BUILDING CONFIGURATION
Rear Load

CLEAR HEIGHT
32'

COLUMN SPACING
45'w x 56'd
50'w x 62'6"d staging

AVAILABILITY
Immediately

OFFICE BUILD-OUT
2,250 SF

PARKING
1.30/1,000

ELECTRICAL
1600 Amps/480v - 3-phase

ROOF
60 mil TPO - R-19 Insulation

FIRE PROTECTION
ESFR

DOCK DOORS
10 (9' x 10')

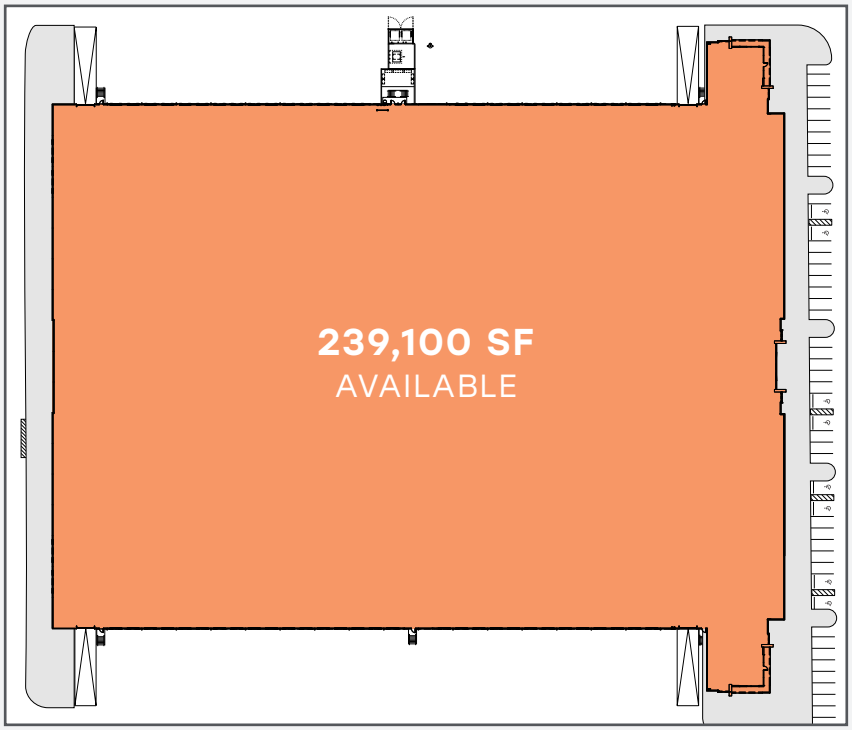
DRIVE - IN DOORS
1 (12' X 14')

CONCRETE TRUCK APRON
60'

BUILDING DIMENSIONS
185' wide x 461' long

BUILDING 7 HIGHLIGHTS

N OLD LAKE WILSON RD



RENTAL RATE
$9.95/SF NNN

OPEX
TBD

TOTAL BUILDING SF
239,100 SF

AVAILABLE SF
239,100 SF

BUILDING CONFIGURATION
Cross Dock

CLEAR HEIGHT
36'

COLUMN SPACING
54'w x 48'4"d
58'w x 60'd staging

AVAILABILITY
Q3 2027

OFFICE BUILD-OUT
Office Spec

PARKING
0.69/1,000 SF

ELECTRICAL
1600 Amps/480v - 3-phase

ROOF
60 mil TPO - R-19 Insulation

FIRE PROTECTION
ESFR

DOCK DOORS
51 (9' x 10')

DRIVE - IN DOORS
4 (12' X 14')

CONCRETE TRUCK APRON
60'

BUILDING DIMENSIONS
555' wide x 410' long

TRAILER PARKING
36 Stalls

Horizon West is well-positioned among major residential areas with easy access to educational centers and job creators within Central Florida

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

EASTGROUP **PROPERTIES**

National Developer with an Established Florida Portfolio

EastGroup Properties, Inc. (NYSE: EGP), a member of the S&P Mid-Cap 400 and Russell 2000 Indexes, 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 20,000 to 100,000 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 63.1 million square feet.

EASTGROUP PROPERTIES

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HORIZON WEST

LOGISTICS PARK

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EastGroup Properties

Cushman & Wakefield

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