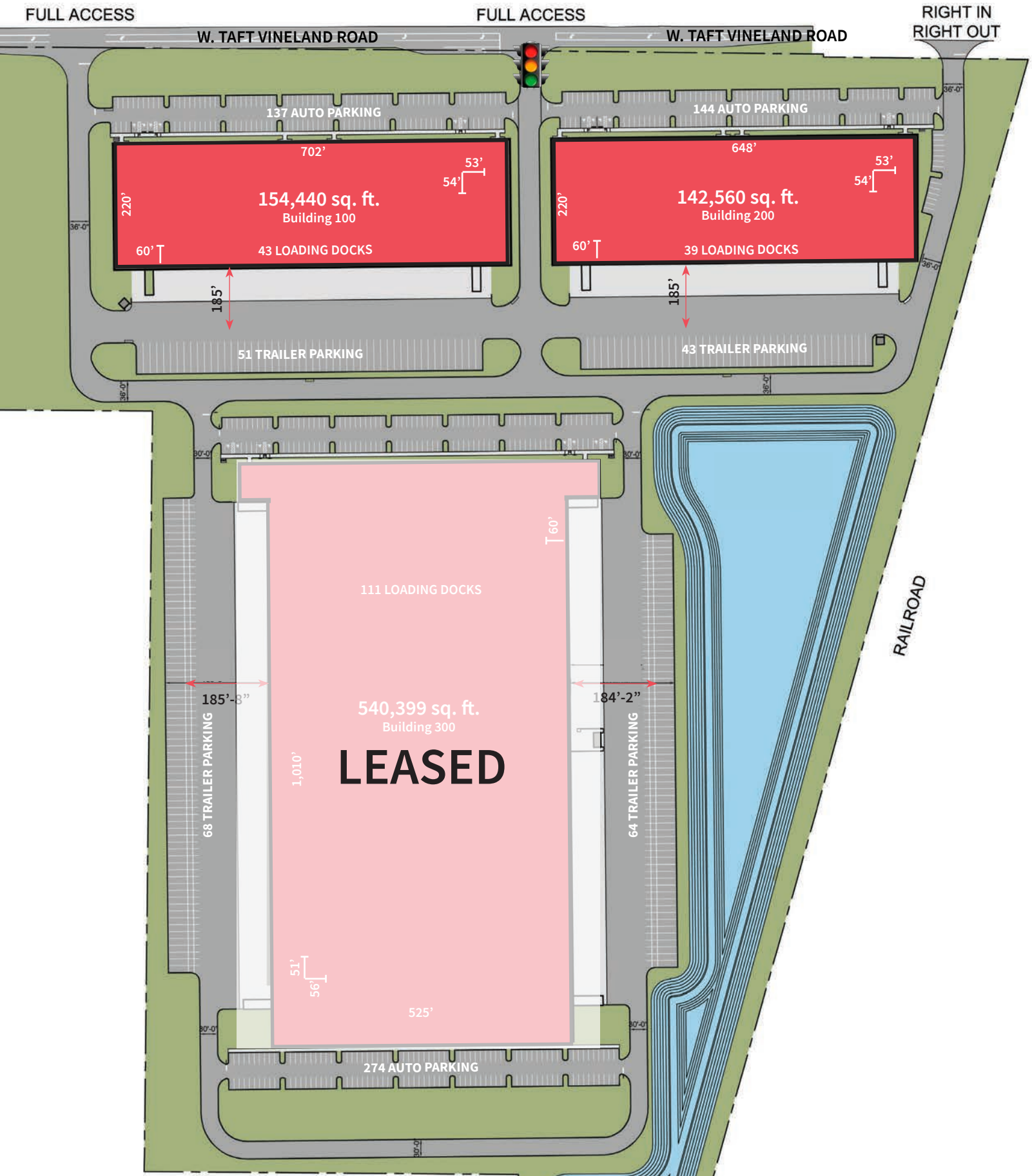




837,399 sq. ft.
Class A Industrial Development
Delivering Fall 2022



88 W. Taft Vineland Road, Orlando, FL 32824





Specifications

	BUILDING 100	BUILDING 200	BUILDING 300
BUILDING SIZE	154,440 SF	142,560 SF	540,399 SF
BUILDING DIMENSIONS	702' X 220'	648' X 220'	1,010' X 525'
DESIGN	Rear load	Rear load	Cross Dock
OFFICE AREA	2,847 SF	2,847 SF	B-T-S
CONSTRUCTION	Tilt-wall	Tilt-wall	Tilt-wall
SLAB	6" Reinforced 4,000 PSI	6" Reinforced 4,000 PSI	7" Reinforced 4,000 PSI
CLEAR HEIGHT	32'	32'	36'
DOCK DOORS	43 (9' x 10')	39 (9' x 10')	111 (9' x 10')
DRIVE INS	2 (12' x 14')	2 (12' x 14')	4 (12' x 14')
COLUMN SPACING	54' x 53'-4"	54' x 53'-4"	56' X 51'-3"
SPEED BAY DEPTH	60'	60'	60'
SPRINKLERS	ESFR	ESFR	ESFR
POWER	1,200 Amps 277 / 480V	1,200 Amps 277 / 480V	3,200 Amps
TRUCK COURT DEPTH	185'	185'	185'
EMPLOYEE PARKING SPACES	137	144	274
TRAILER PARKING SPACES	51	43	132
WAREHOUSE LIGHTING	LED	LED	LED
ROOF	60 MIL TPO, R-10	60 MIL TPO, R-10	60 MIL TPO, R-10
CLERESTORY WINDOWS	Yes	Yes	Yes
UTILITIES	Duke Energy	Duke Energy	Duke Energy
CABLE	Spectrum	Spectrum	Spectrum

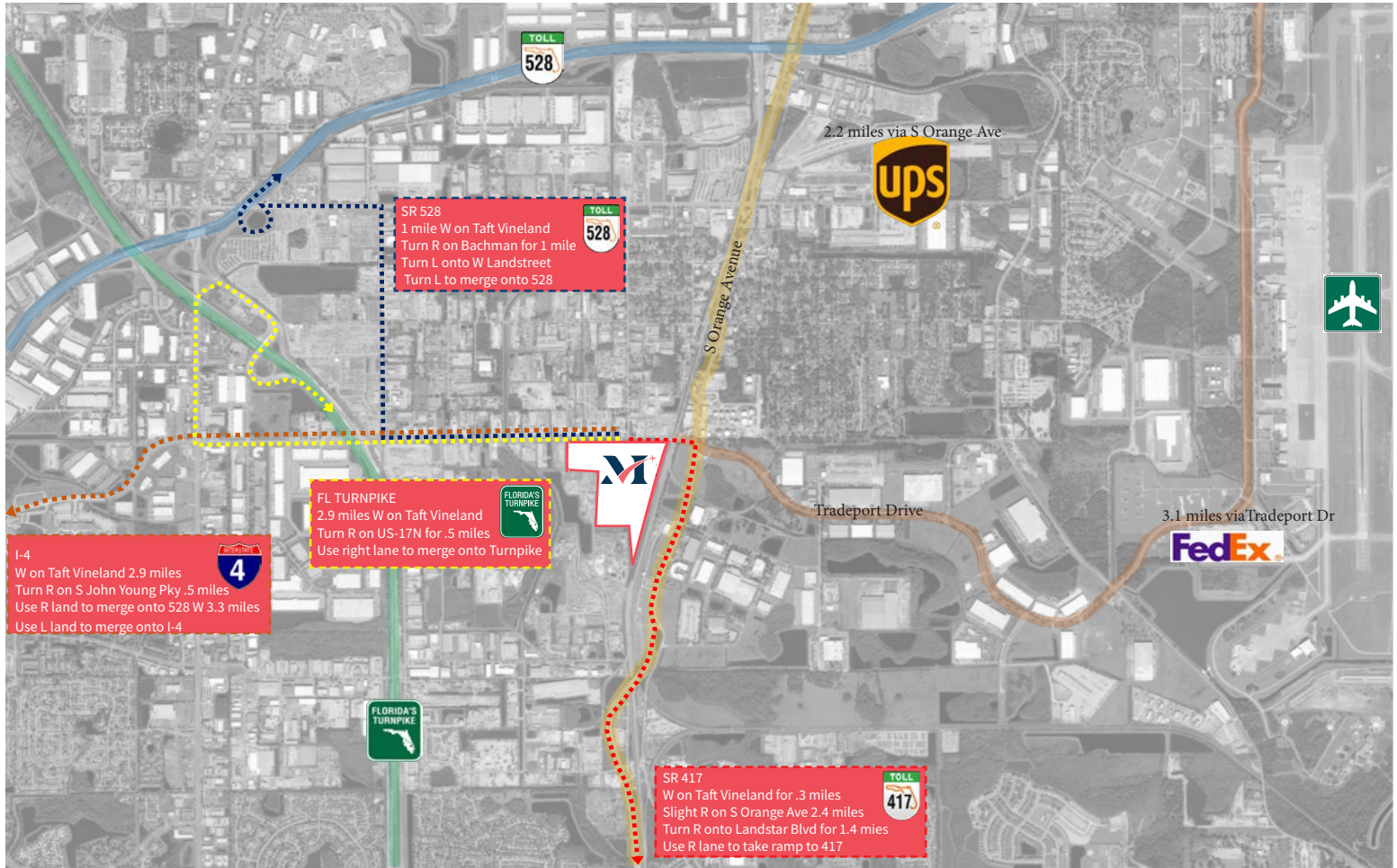


Images





Key Distances



Key drive times to...

Major Cities

82 miles / 1.5 hours to Tampa

162 miles / 2.25 hours to Jacksonville

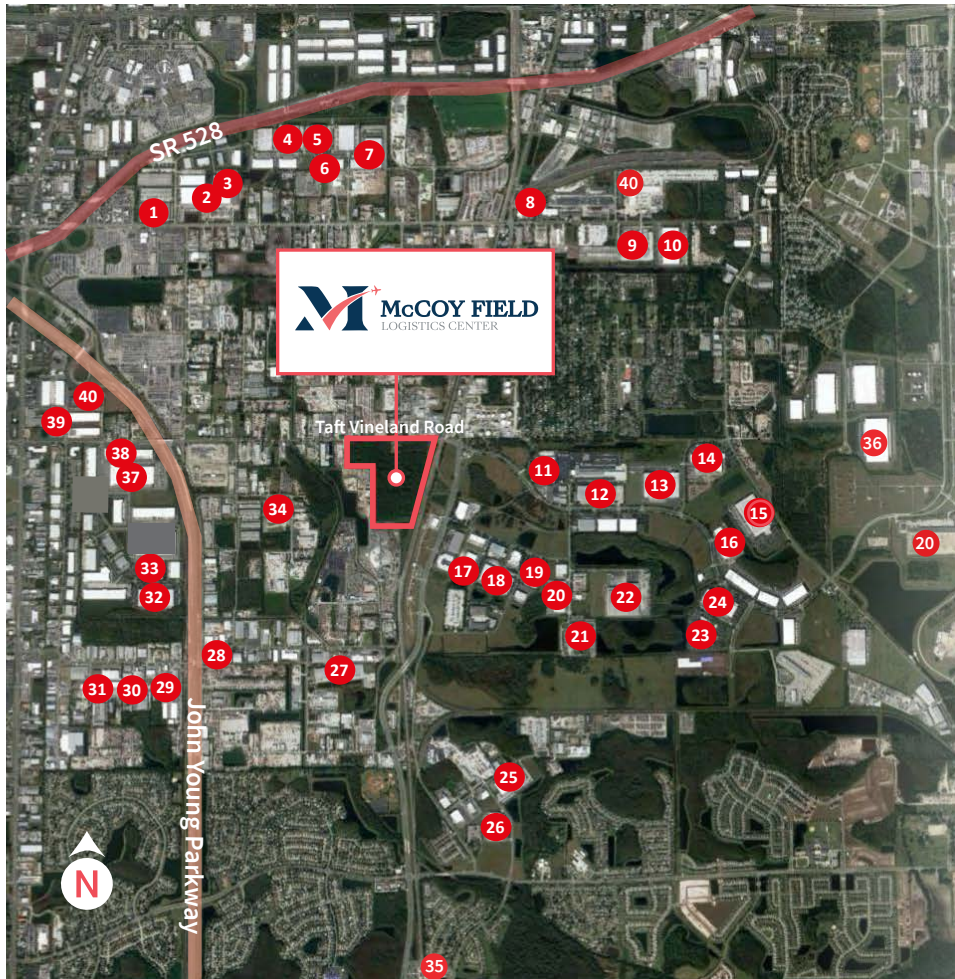
156 miles / 3 hours to Ft. Myers

227 miles / 3.25 hours to Miami

301 miles / 4.25 hours to Savannah, GA

442 miles / 6.25 hours to Atlanta, GA





Corporate Neighbors

1	Office Depot	21	Burris Logistics
2	NFI Transportation	22	Staples
3	American Tire Distributors	23	Humana, LGSTX Services
4	McKesson	24	McLane Foodservice
5	Nissan	25	Sealy Mattress
6	Victory Packaging, Inc	26	AA Metals
7	United Facilities	27	United Facilities
8	ABC Fine Wne & Sprits	28	Home Elegance S&A
9	1850 E Landstreet Rd	29	L&S Logistics Services
10	United Postal Service	30	Future Foam, Inc
11	Tire Kingdom	31	Cellofoam North America
12	Geodis Logistics	32	American Hotel Register
13	Amcor Rigid Plastics	33	OfficeMax
14	Ring Power Corporation	34	Publix
15	FCA Parts Distribution	35	Amazon
16	Lennox	36	Amazon
17	Fresenius Medical Care	37	Freeman
18	UFI	38	J&K Cabinetry
19	Mondelez International	39	Goodwill
20	FedEx	40	UPS

Demographics

	2020 Total Population	2020 Industry: Transportation/Warehousing	2020 Civilian Population Age 16+ in Labor Force	2020 Median Household Income
(10 miles)	780,881	28,311	428,564	\$52,574
(20 miles)	2,030,479	57,947	1,093,012	\$58,460
(30 miles)	2,552,783	70,025	1,347,443	\$59,796

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