

SR 408

SR 417

LEE VISTA BLVD

SR 528

  
ORLANDO  
INTERNATIONAL  
AIRPORT

LAKE  
NONA



# BELTWAY ONE

CLASS-A INDUSTRIAL IN ORLANDO, FL  
±108,200 SF AVAILABLE Q3 2020



# BELTWAY ONE

TENANT-READY SPACES DELIVER Q3 2020

## ABOUT THE DEVELOPMENT

The newest Class A Industrial building in Beltway Commerce Center. Wheelock Street Capital headquartered in Greenwich, CT and Boston, MA is a private real estate firm with investments that exceed over \$5 billion.

## WHY THIS SITE

Beltway Commerce Center is very well located with convenient access to the primary roadways to serve all Orlando from SR 417 to 528 (Beachline and the Turnpike). In addition there alternative access roads such as Young Pine Tree for local delivery and service providers.



## CLASS-A DEVELOPMENT

MODERN INDUSTRIAL PARK WITH FUNCTIONALITY

## ACCESSIBILITY FOCUSED

SR 417 CONNECTS TO ALL PATHWAYS TO THE CITY

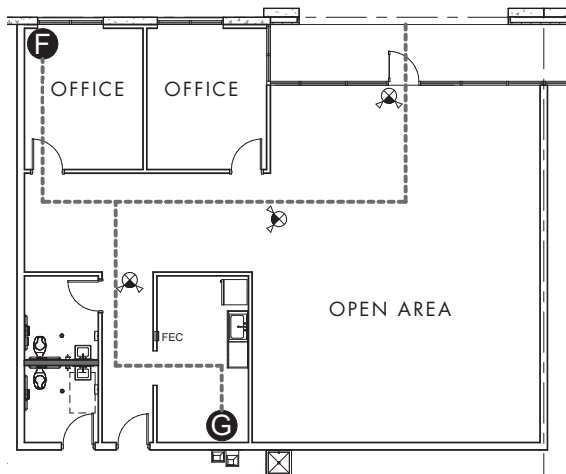
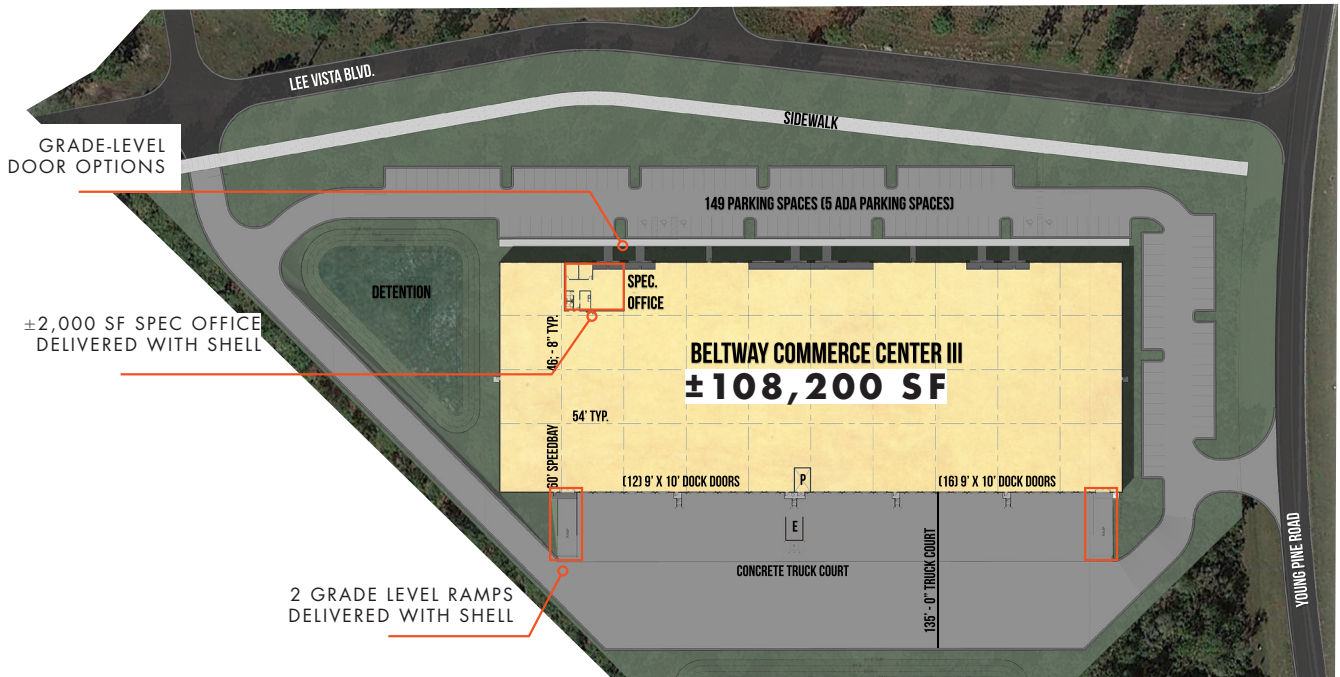
## PATH OF PROGRESS

LAKE NONA & OSCEOLA COUNTY ARE THE FASTEST GROWTH AREAS FOR CENTRAL FLORIDA AND THE SOUTHEAST

## BUILDING SPECIFICATIONS

LEASE RATE: \$6.50 - \$6.95  
 TOTAL SF: ±108,200 SF  
 SUITE SIZE: ±20,800 - 108,200 SF  
 BUILDING TYPE: Rear load  
 DIMENSIONS: 200' x 540'  
 CLEAR: 30'  
 COLUMN DIMENSIONS: 54' x 200'

GRADE LEVEL RAMP: 2 (12' x 14')  
 DOCK DOORS: 29 (9' x 10')  
 COURT DEPTH: 135'  
 STAGING/YARD: Optional 4AC  
 PARKING: 1.34/1000  
 POWER: 3 Phase 480/277  
 1200 amps  
 ZONING: PD; Employment Center Area, warehousing is a permitted use.



## TENANT-READY (SERIOUSLY)

Beltway Commerce Center will be prepared to welcome a tenant upon completion of the building. A +2,000 SF spec office will be complete and ready for occupancy.

CALL FOR MORE INFO: 407.540.7727



**BELTWAY  
ONE**

### ALL ABOUT ACCESS

Beltway Commerce Center is very well located with convenient access to the primary roadways to serve all Orlando from SR 417 to 528 (Beachline and the Turnpike). In addition, the property has direct access to roads such as Young Pine Tree for local delivery and service providers.

For more information, please contact:

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