

BUILD-TO-SUITS FOR SALE/LEASE

8621 Transport Drive (up to 92,616 SF, current permitted plans for 50,336 SF)

8643 Transport Drive (up to 141,660 SF)

International Corporate Park (ICP)

Orlando, FL 32832



Now Pre-leasing Phase II

- Estimated completion date six months after lease execution
- Front office - rear load
- Concrete tilt-wall construction
- Build-to-suit office
- Clear heights designed at 24' and 28' but can be modified
- ESFR
- LED lights
- Possible exterior lay down areas
- Easy access to SR 528 (Beachline Expressway), I-95, SR 427 (Eastern Beltway), Florida Turnpike, Orlando International Airport, and Port Canaveral

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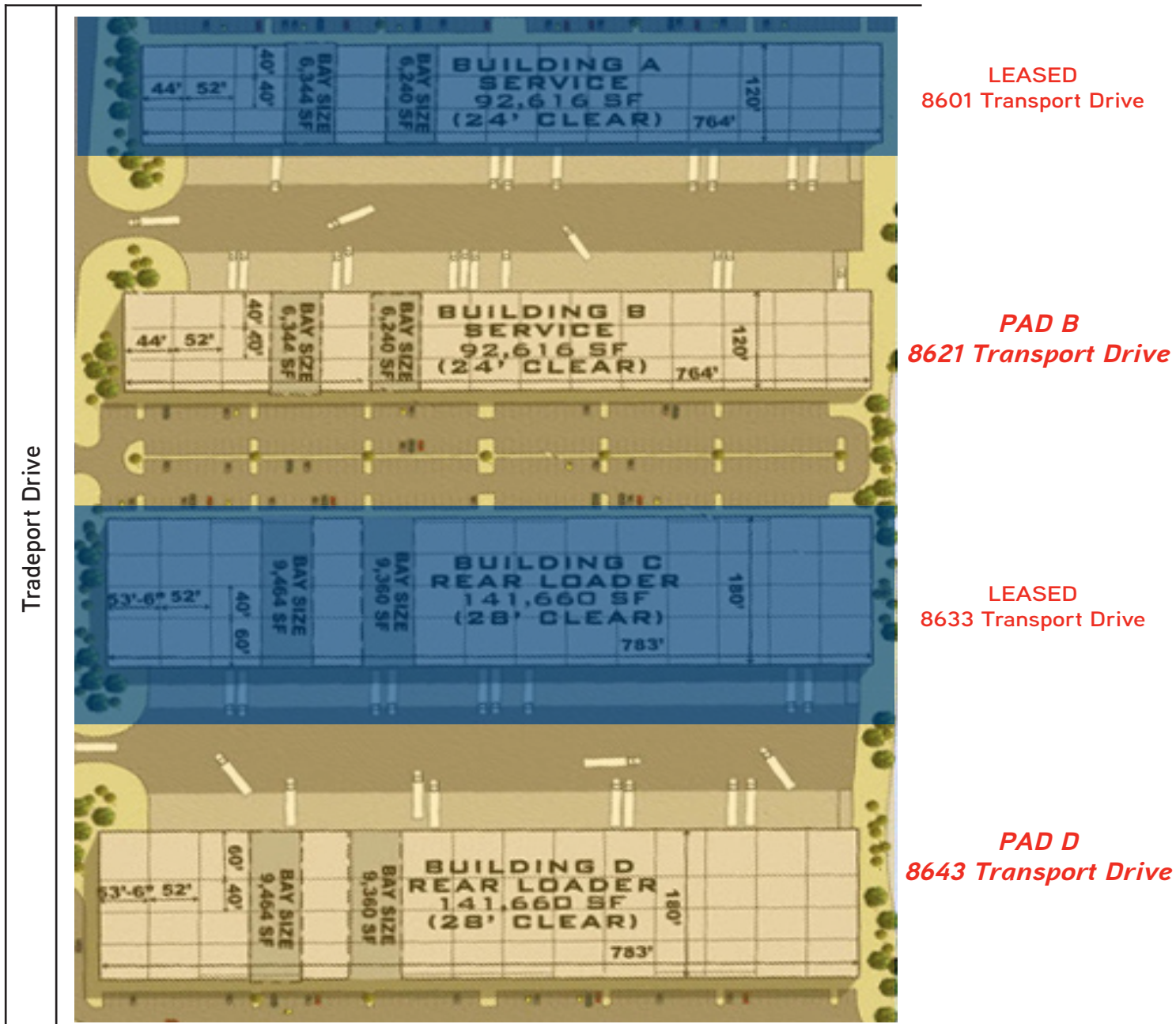
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Property Highlights

- Immediate access to the Beachline Expressway (SR 528) corridor, Florida Turnpike, and Interstate 4
- Only 12 minutes to Florida Turnpike via expressways (no stop lights or stop signs)
- Two buildings available:
 - Up to 92,616 SF rear load facility
 - Up to 141,660 SF rear load distribution center
- Free Trade Zone designation possible
- Water/Sewer: Orange County
- Electricity: OUC and Progress Energy
- Telephone: Bell South and AT&T
- Gas: TECO Peoples Gas
- Fire Protection: Orange County

Aerospace Parkway



Property Overview

BUILDING B

Building Size	Up to 92,616 SF (currently permitted plans for 50,336 SF)
Office	BTS
Fire Sprinkler	ESFR
Bay Sizes	42' x 52' typical 60' x 52' dock area
Loading	Rear
Dock Doors	46
Grade Doors	2
Clear Height	24' minimum (can be increased)
Building Depth	120'
Truck Court	180' shared concrete
Truck Apron	180' shared concrete
Trailer Stalls	TBD (trailer yard can be added in lieu of building size)
Construction	Tilt-wall
Roof	Single ply 1.5' deck - 22 gauge
Lighting	T-5 or LED
Floor	Concrete
Dock Equipment	Build-to-suit
Sewer	6" sanitary
Water	2" domestic line
Electric	480/277v 800 amp



BUILDING D

Building Size	Up to 141,660 SF
Office	BTS
Fire Sprinkler	ESFR
Bay Sizes	42' x 52' typical 60' x 52' dock area
Loading	Rear
Dock Doors	48
Grade Doors	2
Clear Height	28' minimum (can be increased)
Building Depth	180'
Truck Court	180' shared concrete
Truck Apron	180' shared concrete
Trailer Stalls	TBD (trailer yard can be added in lieu of building size)
Construction	Tilt-wall
Roof	Single ply 1.5' deck - 22 gauge
Lighting	T-5 or LED
Floor	Concrete
Dock Equipment	Build-to-suit
Sewer	6" sanitary
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