



PRINCETON OAKS

MID-TOWN ORLANDO'S
NEWEST INDUSTRIAL PARK

15,502 - 97,904 SF AVAILABLE

AVAILABLE FOR LEASE

MID-TOWN ORLANDO

ABOUT THE PARK

PHASE 1A: 100% LEASED!
 PHASE 1B: Leasing Now
 AVAILABILITY: 15,502 - 97,904 SF

- ✓ **INTERMEDIARY RAMPS**
- ✓ **SPEC OFFICES WITH SHELL**
- ✓ **TENANT-READY TODAY**

BUILDING SPECIFICATIONS

	BLDG 3437 (300) - 97,904 SF
TOTAL SQUARE FEET	BLDG 3455 (400) - 87,104 SF BLDG 3467 (500) - 97,904 SF
CLEAR HEIGHT	24' - 30' 6"
BUILDING TYPE	Rear loading, dock-high doors
COLUMN SPACING	50'x50' or 50' x 40'; 60' speed bay
LIGHTING	Interior, Exterior LED
SPRINKLER	ESFR Fire Protection



PATH OF PROGRESS

\$5.5 billion of new development in West Downtown by 2020



PROPERTY FUNDAMENTALS

First new industrial development in the Northwest Sub-market in the last 20 years



ALTERNATE ROAD ACCESS

Benefits from I-4 project congestion with JYP frontage and one mile from 408



INFILL LOCATION

Last mile delivery provides convenient population access and in established business region



TRANSACTION ACTIVITY

There are 46,000 businesses located within 10 miles of Princeton Oaks



STREAMLINED SERVICES

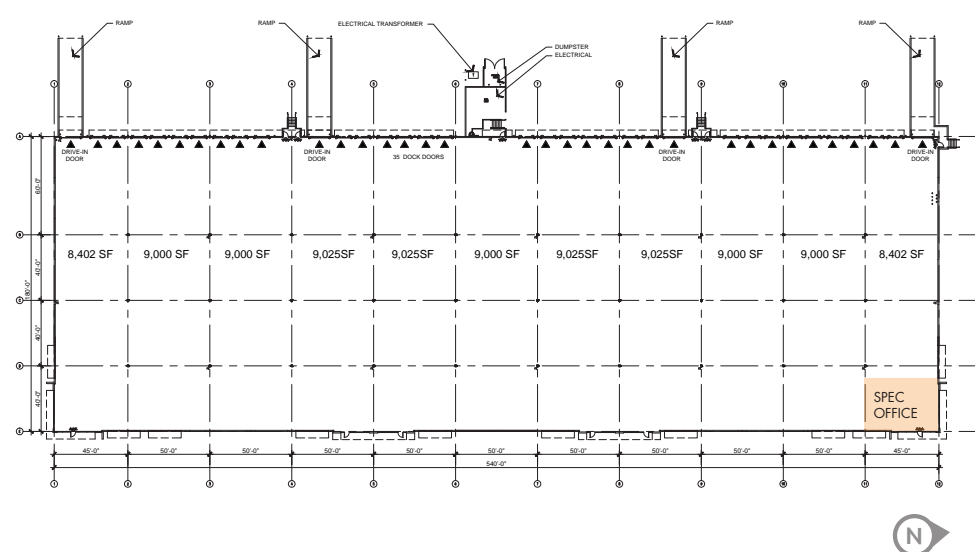
One Team: Leasing / Development / Management / Project Management

AVAILABILITY

PHASE 1B

BUILDING 3437 (300)

TOTAL SF: 97,904 SF
 CONCRETE SLAB: 6" Slab (4,000 PSI)
 OVERHEAD DOORS: 30 Rear-loading Dock high (9'x10')
 CLEAR HEIGHT: 30'6"
 COLUMN SPACING: 50 x 40' 60' speed bay
 DIMENSIONS: 180' x 540'
 PARKING RATIO: 1.3 / 1,000
 FIRE: ESFR
 LIGHTING: LED
 OTHER: Four 12' x 16' ramps

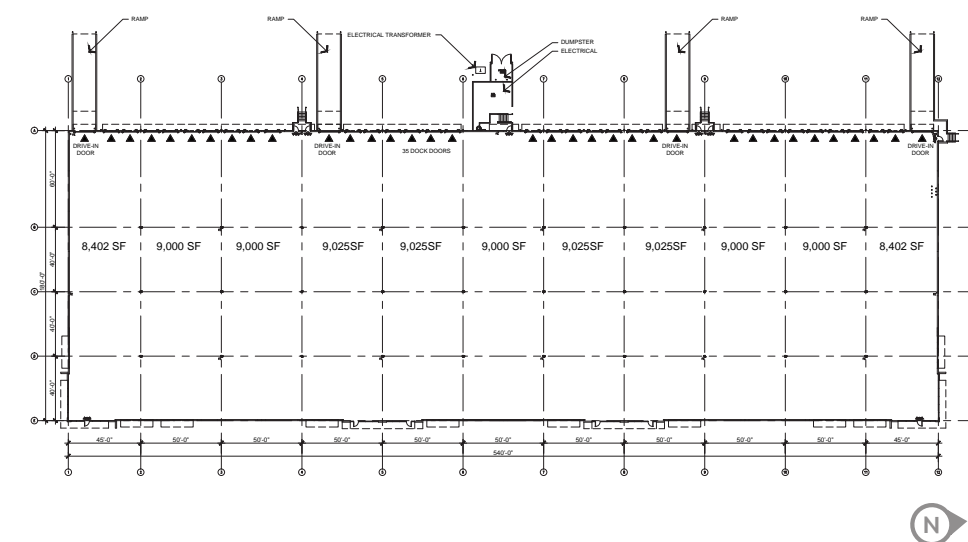


AVAILABILITY

AVAILABLE: **97,904 SF**
 OFFICE SF: B-TS
 TRUCK COURT DEPTH: 180' Shared
 OVERHEAD DOORS: 24 Rear-loading Dock high (9' x 10')

BUILDING 3467 (500)

TOTAL SF: 97,904 SF
 CONCRETE SLAB: 6" Slab (4,000 PSI)
 OVERHEAD DOORS: 30 Rear-loading Dock high (9'x10')
 CLEAR HEIGHT: 30'6"
 COLUMN SPACING: 50 x 40' 60' speed bay
 DIMENSIONS: 180' x 540'
 PARKING RATIO: 1.3 / 1,000
 FIRE: ESFR
 LIGHTING: LED
 OTHER: Four 12' x 16' ramps

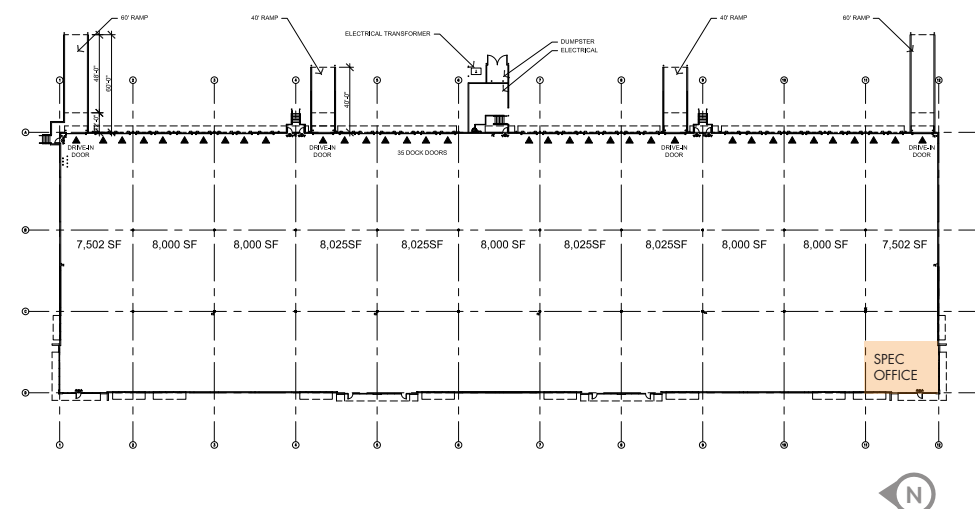


AVAILABILITY

AVAILABLE: **97,904 SF**
 OFFICE SF: B-TS
 TRUCK COURT DEPTH: 180' Shared
 OVERHEAD DOORS: 35 Rear-loading Dock high (9' x 10')

BUILDING 3455 (400)

TOTAL SF: 87,104 SF
 CONCRETE SLAB: 6" Slab (4,000 PSI)
 OVERHEAD DOORS: 30 Rear-loading Dock high (9'x10')
 CLEAR HEIGHT: 24'
 COLUMN SPACING: 50 x 50' 60' speed bay
 DIMENSIONS: 160' x 540'
 PARKING RATIO: 1.3 / 1,000
 FIRE: ESFR
 LIGHTING: LED
 OTHER: Four 12' x 16' ramps



AVAILABILITY

AVAILABLE: **87,104 SF**
 OFFICE SF: B-TS
 TRUCK COURT DEPTH: 180' Shared
 OVERHEAD DOORS: 35 Rear-loading Dock high (9' x 10')



ACCESS & SITE PLAN

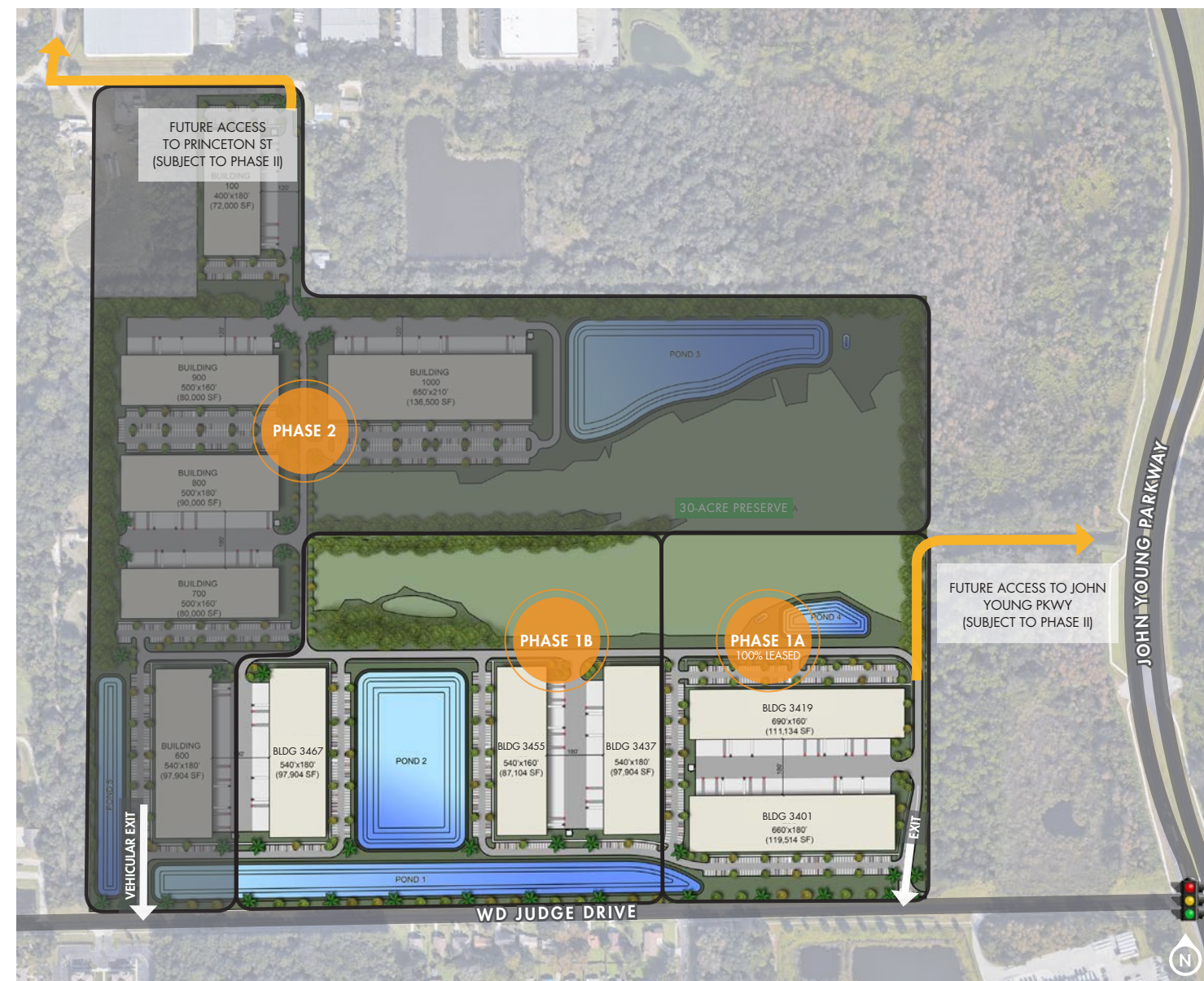
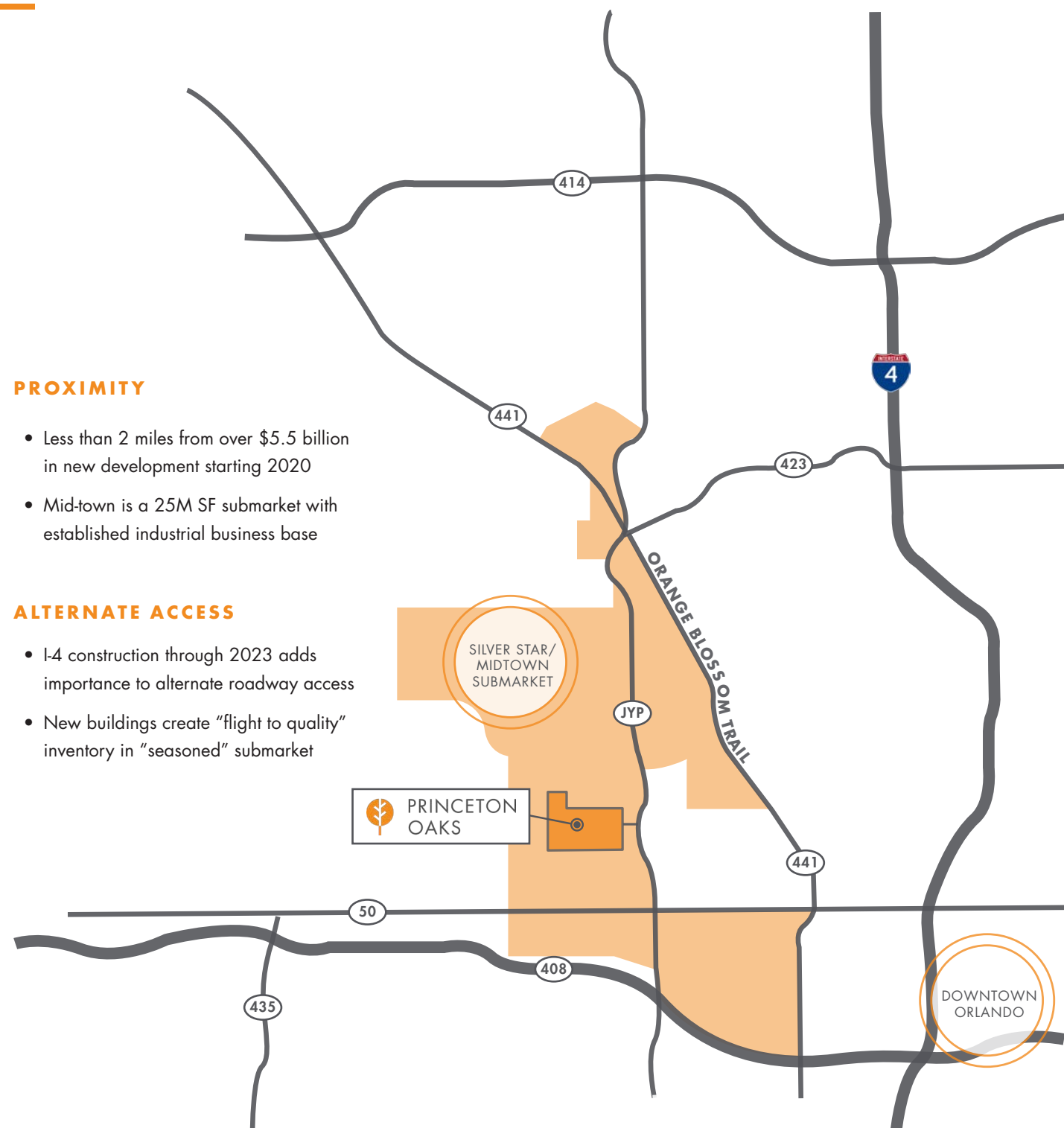
PHASE I: 513,560 SF

PROXIMITY

- Less than 2 miles from over \$5.5 billion in new development starting 2020
- Mid-town is a 25M SF submarket with established industrial business base

ALTERNATE ACCESS

- I-4 construction through 2023 adds importance to alternate roadway access
- New buildings create "flight to quality" inventory in "seasoned" submarket



POWER / WATER



CONNECTIVITY



SEWER



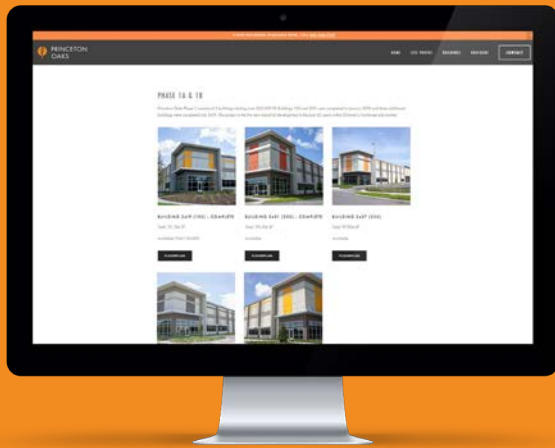
MUNICIPALITY





PRINCETON
OAKS

LEASING NOW



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