

SOUTH ORANGE LOGISTICS CENTER

TOWN CENTER BLVD. ORLANDO, FL

TOTAL SQUARE FEET - 281,160 SF

RENTAL RATE - \$6.75-6.95/NNN

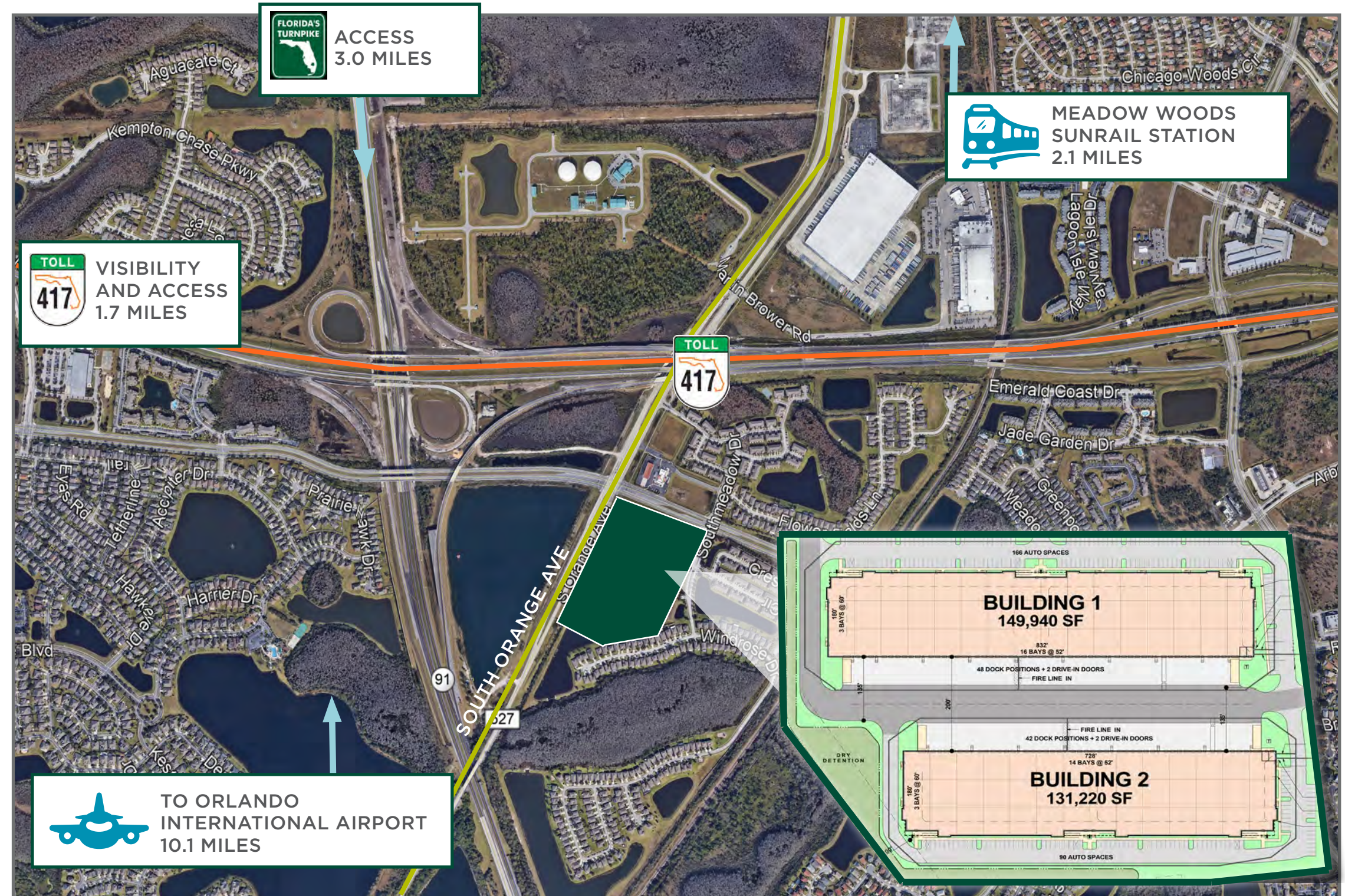


 **JOHNSON
DEVELOPMENT
ASSOCIATES, INC.**
Part of TheJohnsonGroup

 **CUSHMAN &
WAKEFIELD**

EXCITING NEW CLASS-A INDUSTRIAL BUILDINGS WITH IN-FILL LOCATION

South Orange Logistics Center is a new light-industrial development located within Southeast Orange County, and provides significant advantages for users seeking to service the Central Florida market. The site possesses an excellent location with immediate access to arterial highways including SR-417, and the Florida Turnpike, and is uniquely suited for users that are seeking proximity to the Orlando, as well as Osceola County submarkets. Both buildings possess all necessary elements for first-generation Class-A business park inclusive of 32' interior clear-height, ESFR fire-suppression, clerestory windows, abundant parking, and redundant vehicular access.



TOWN CENTER BLVD. ORLANDO, FL

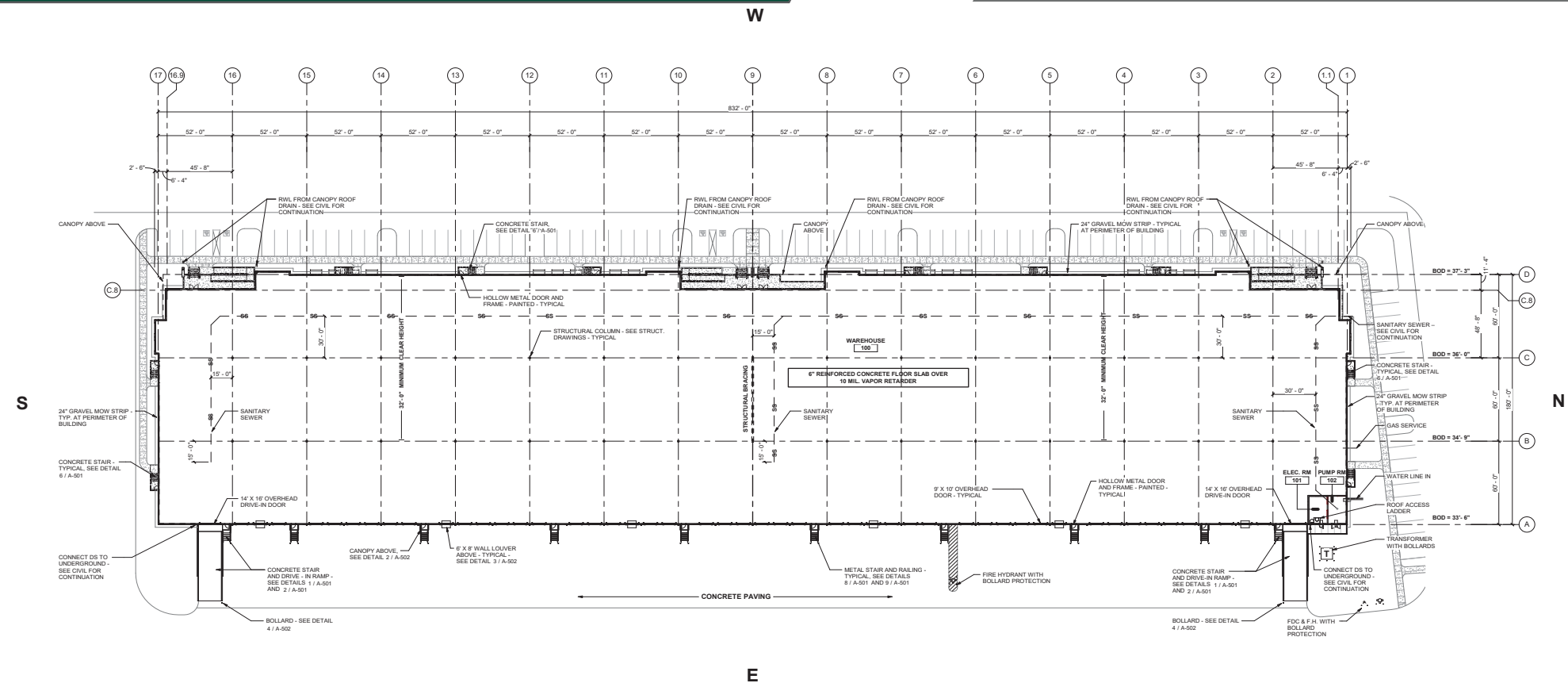
TOTAL SQUARE FEET - 149,940 SF

RENTAL RATE - \$6.95/NNN

FLOOR PLAN

BUILDING 1 HIGHLIGHTS

Rental Rate	\$6.95/NNN
OPEX	\$2.40/PSF
Tenant Improvements	\$8.00/SF
Total Building SF	149,940 SF
Clear Height	32'
Column Spacing	52' x 60'
Status	Under construction
Office Build-Out	Build-to-Suit
Parking	174 car parking spaces (1.17 per 1000)
Electrical	TBD
Roof	White TPO roof (thickness TBD)
Fire Protection	ESFR
Loading	Rear load with 60' concrete apron
Dock Doors	48 dock positions (9' x 10')
Drive - In Doors	Two (2) drive-in ramps (14' x 16'), with two (2) future knock outs (14' x 16')
Truck Court Depth	200' shared truck court
Availability	Q4 2020



TOWN CENTER BLVD. ORLANDO, FL

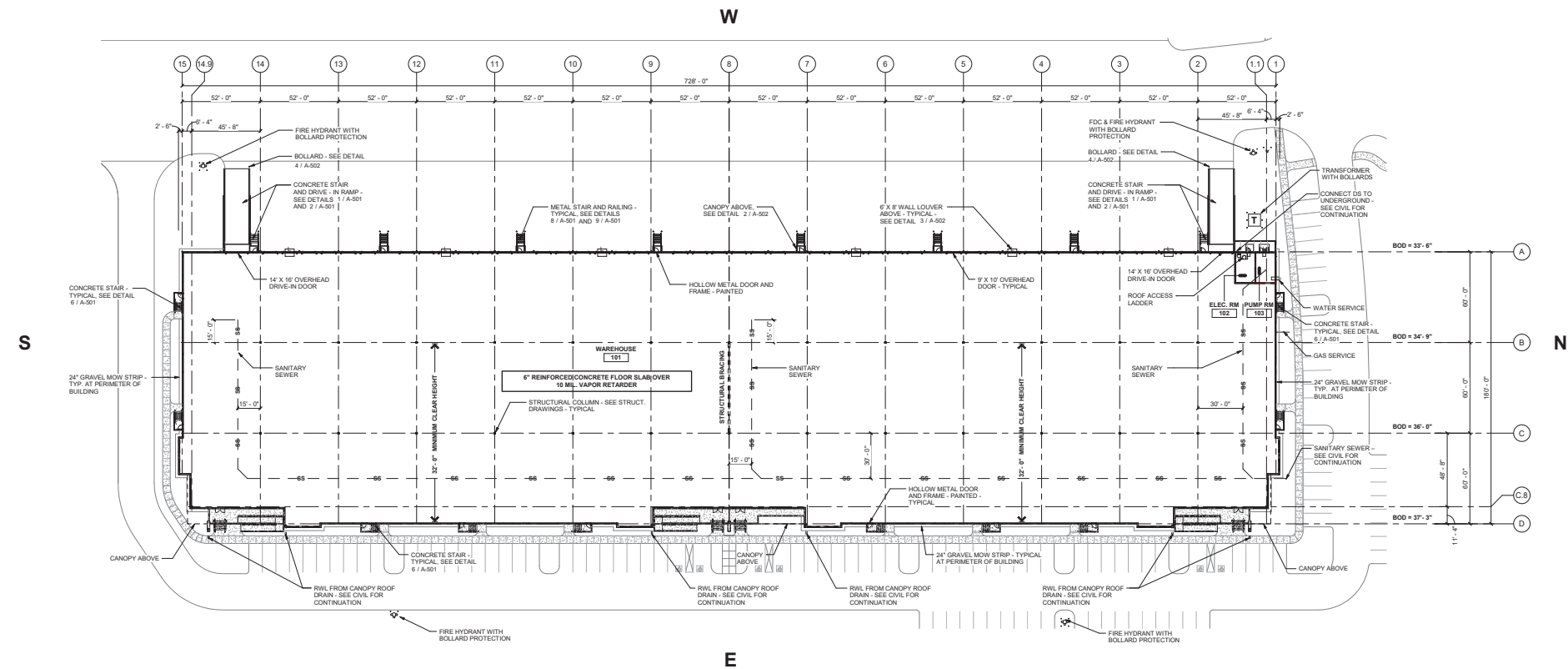
TOTAL SQUARE FEET - 131,220 SF

RENTAL RATE - \$6.75/NNN

FLOOR PLAN

BUILDING 2 HIGHLIGHTS

Rental Rate	\$6.75/NNN
OPEX	\$2.40/PSF
Tenant Improvements	\$8.00/SF
Total Building SF	131,220 SF
Clear Height	32'
Column Spacing	52' x 60'
Status	Under construction
Office Build-Out	Build-to-Suit
Parking	122 car parking spaces (0.93 per 1000)
Electrical	TBD
Roof	White TPO roof (thickness TBD)
Fire Protection	ESFR
Loading	Rear load with 60' concrete apron
Dock Doors	42 dock positions (9' x 10')
Drive - In Doors	Two (2) drive-in ramps (14' x 16'), with two (2) future knock outs (14' x 16')
Truck Court Depth	200' shared truck court
Availability	Q4 2020



South Orange Logistics Center is located directly in the middle of major residential, educational, and job creators within Central Florida. With ease of access to SR 417, the Florida Turnpike, the Orlando Airport, Interstate-4, Sunrail, there are few areas with more labor capacity for any prospective user in market.

GET TO KNOW THE AREA

1 TRANSPORTATION

- SR 417 - 1.5 miles
- SR 528 - 7.2 miles
- Florida Turnpike - 3.0 miles
- I-4 - 9.3 miles
- Sunrail Station (Meadow Woods) - 2.1 miles
- Public Transit (Lynx & Greyhound) - 2.4 miles

2 INTERNATIONAL DRIVE

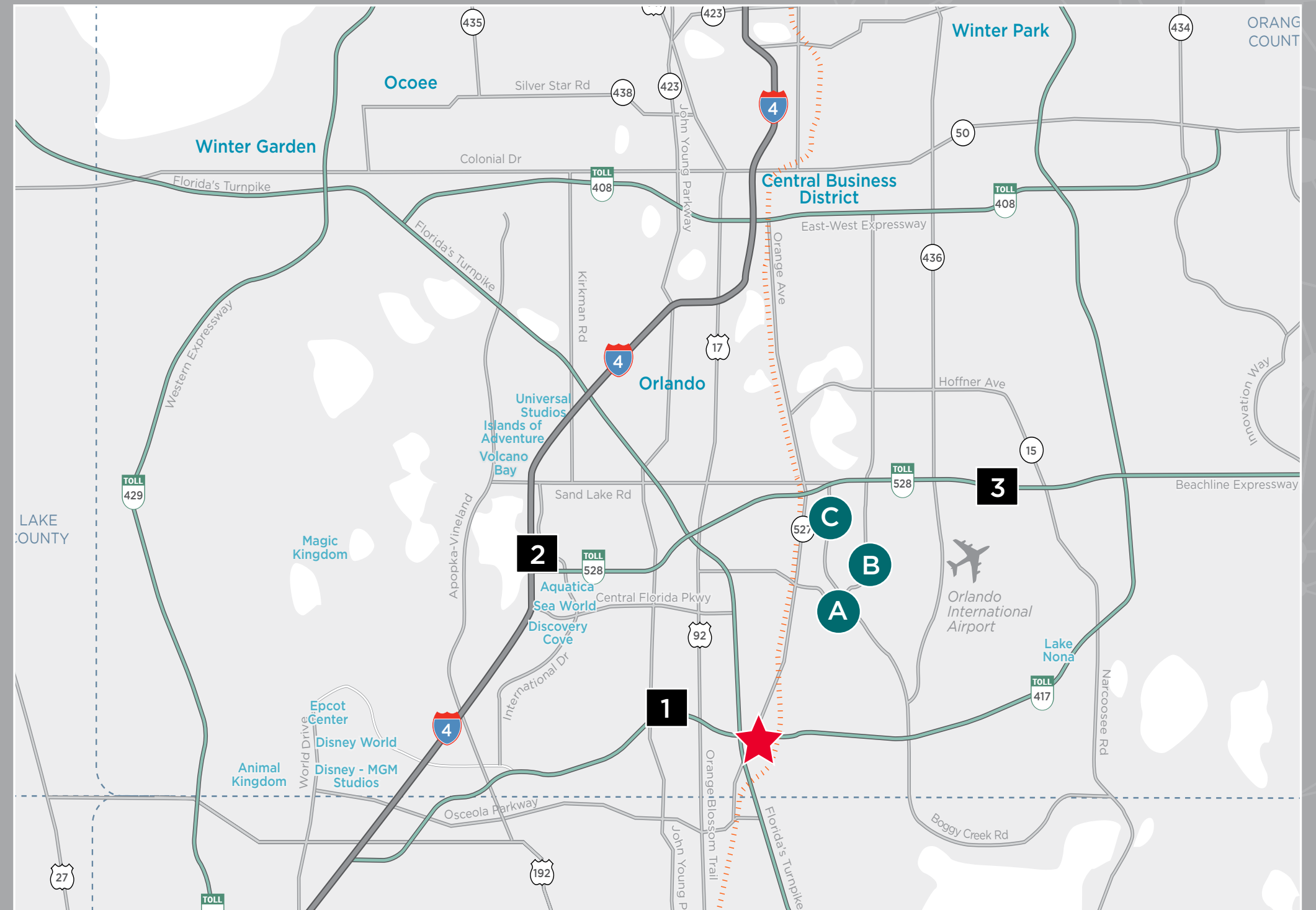
- Tourism Corridor
- Orange County Convention Center
- Universal Orlando
- Universal Orlando Expansion (520 Acres)

3 ORLANDO INTERNATIONAL AIRPORT

- Terminal C expansion
- Future Intermodal

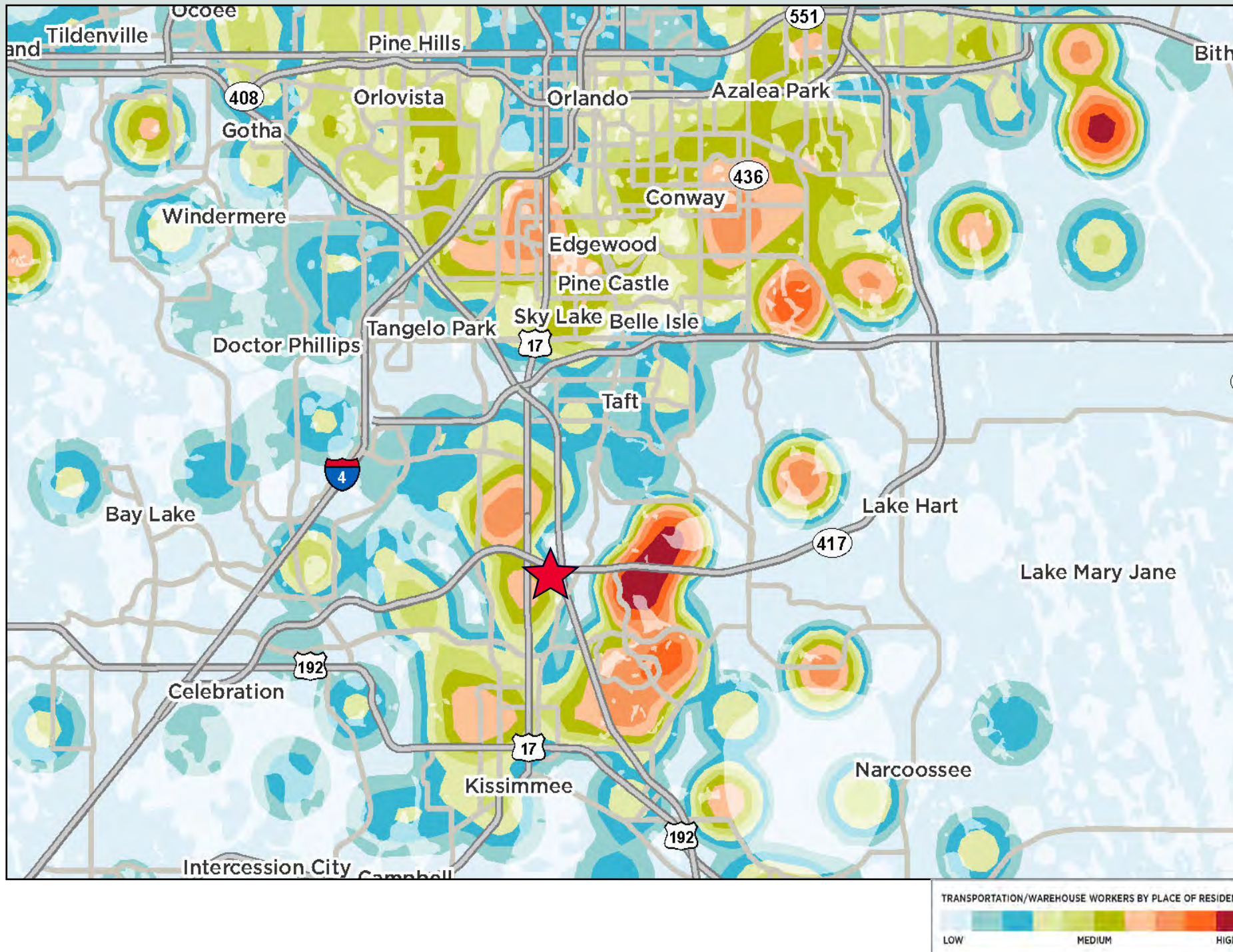
LOCAL SHIPPING PROVIDERS

- A. USPS
- B. FedEx
- C. UPS

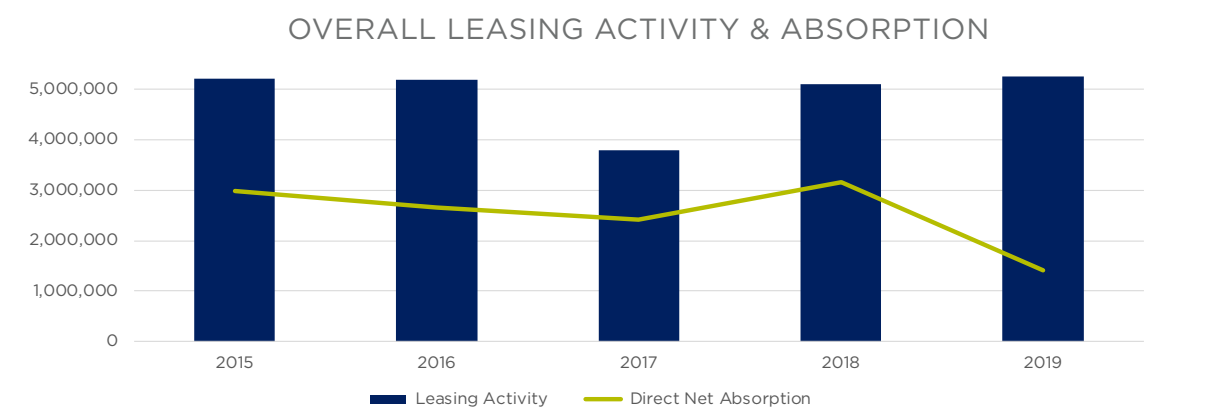
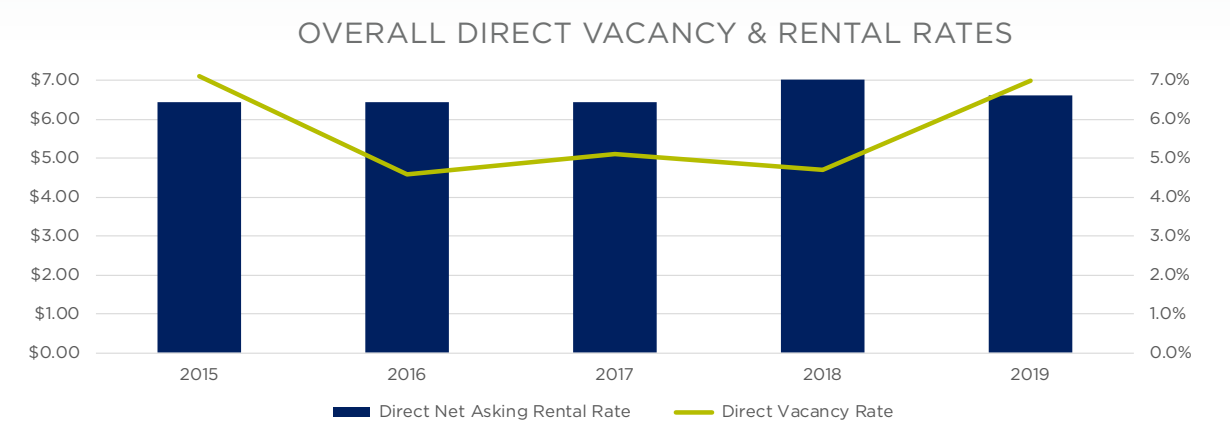


ORLANDO MSA INDUSTRIAL SNAPSHOT | Q4 2019

LABOR FORCE HEAT MAP
TRANSPORTATION/WAREHOUSING INDUSTRY
ORLANDO AREA



- AVERAGE INCOME**
\$74,800
- POPULATION GROWTH**
10%
5-YEAR 2018-23
- RENTER OCCUPIED HOUSING**
39.1%
- LABOR FORCE**
1.03 MILLION
- BACHELOR OR HIGHER**
29.4%
- POPULATION AGE 20-34**
22.3%



For more information, contact:

Jared Bonshire

Senior Director

+1 407 541 4414

jared.bonshire@cushwake.com

David Perez

Senior Director

+1 407 541 4435

david.perez@cushwake.com

Taylor Zambito

Senior Brokerage Coordinator

+1 407 541 4409

taylor.zambito@cushwake.com



20 N Orange Avenue, Suite 300

Orlando, FL 32801

+1 407 841 8000

cushmanwakefield.com

 [cushwakeorlando](https://twitter.com/cushwakeorlando)