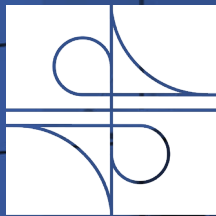


680' Frontage on SR 429

FOR
LEASE



THE PARK
@ 429

THE PARK @ 429

857 EAST CROWN POINT ROAD | OCOEE, FL | 65,012 SF



CITE PARTNERS

DEVELOPMENT OVERVIEW

The Park @ 429 is a Class A industrial and office park located in the city of Ocoee with immediate access to the Western Beltway (Toll Road 429), Florida's Turnpike, and East-West Expressway (Toll Road 408). It offers Class A industrial buildings in a park-like setting. Ocoee has a number of amenities surrounding The Park @ 429 and is adjacent to executive housing and an excellent workforce.

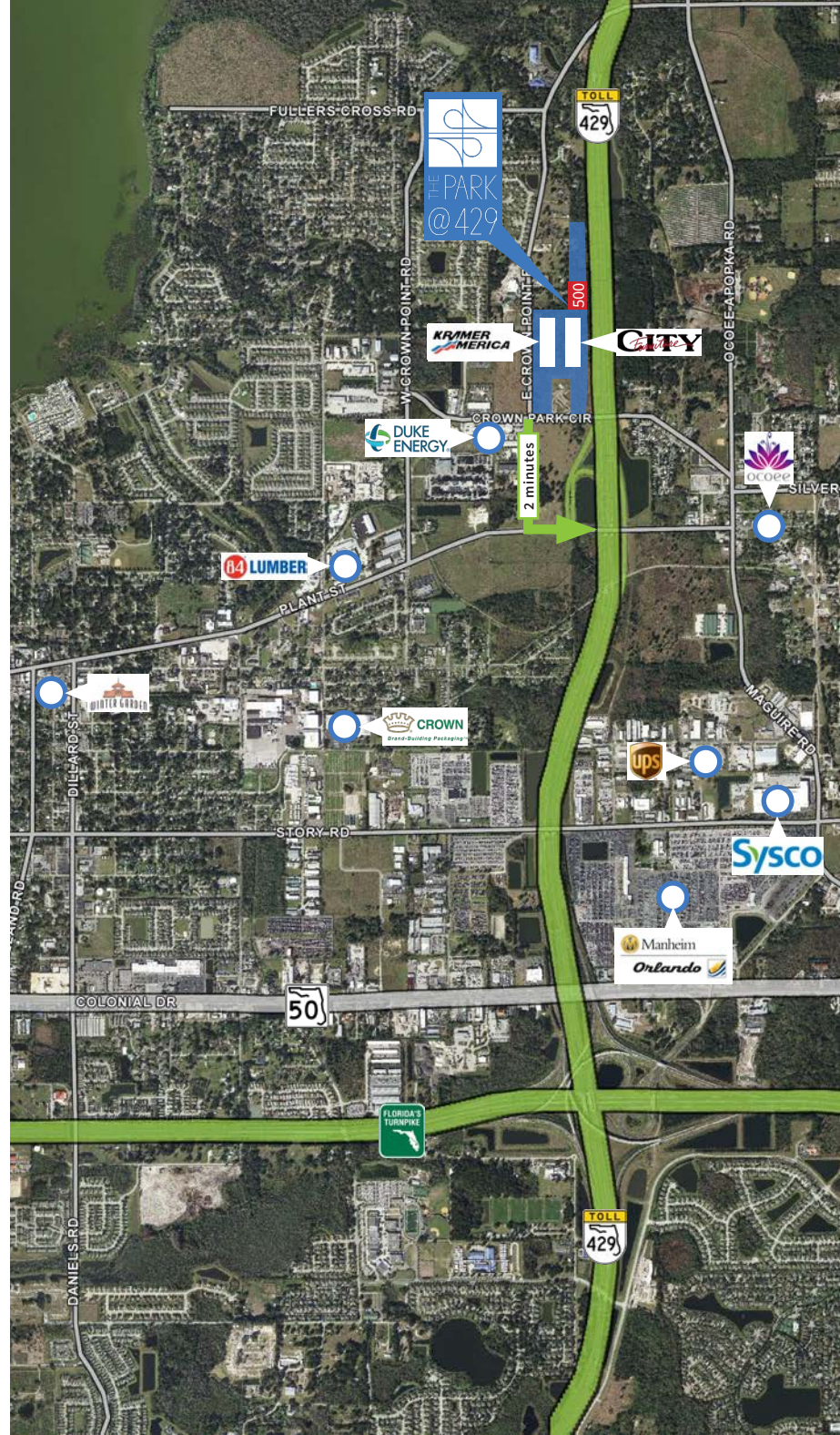
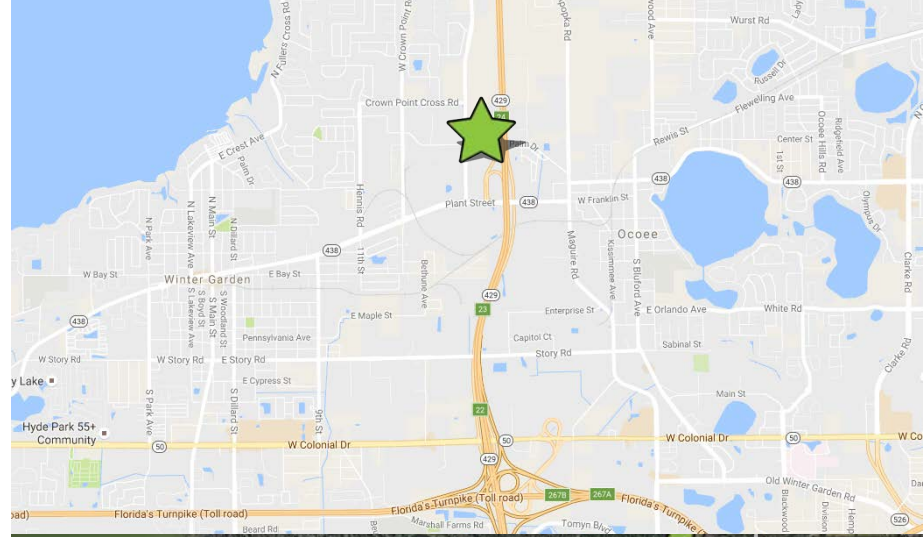
PROPERTY SPECIFICATIONS

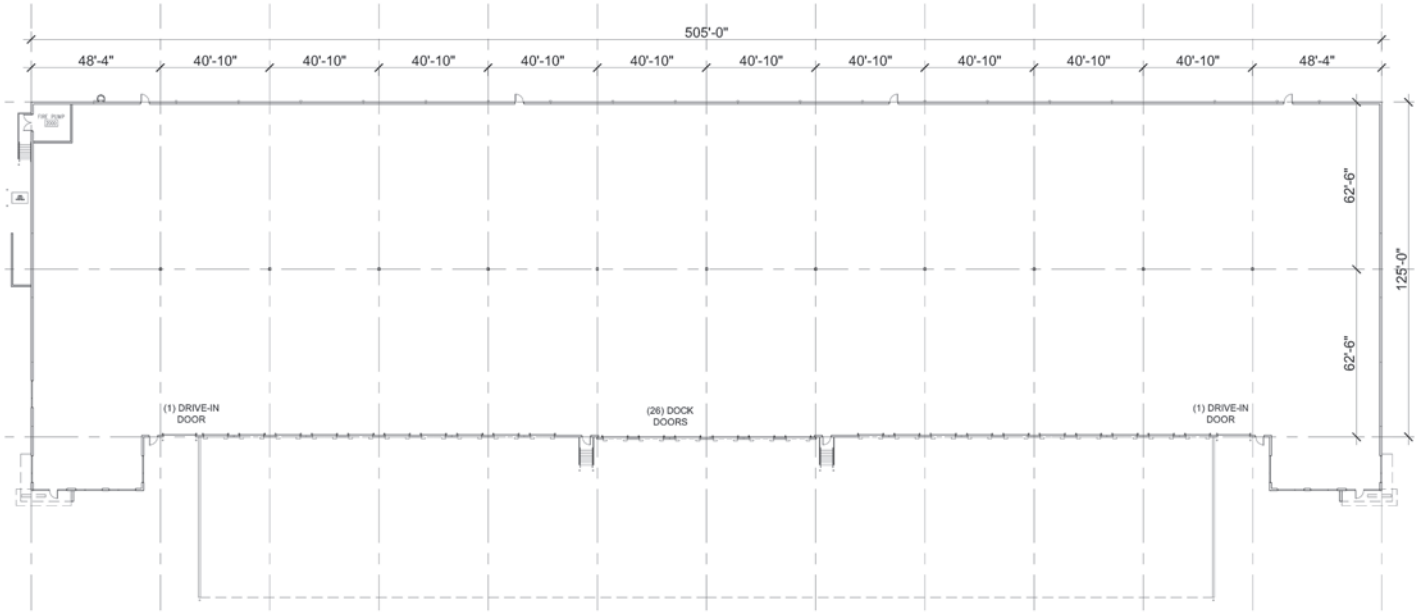
- 65,012 SF free-standing building
- Divisible to 32,506 SF
- 32' clear height
- 125' building depth
- Front load
- 20 - 9' x 10' dock doors
- 2 - 12' x 14' grade doors
- Tilt wall construction
- 115 - 123' truck court
- 1.32/1,000 SF parking ratio
- 5.30 acres
- 680' frontage on the Western Beltway
- Q2 2019 delivery
- Zoned PID, City of Ocoee
- Lease Rate: \$7.50/SF NNN

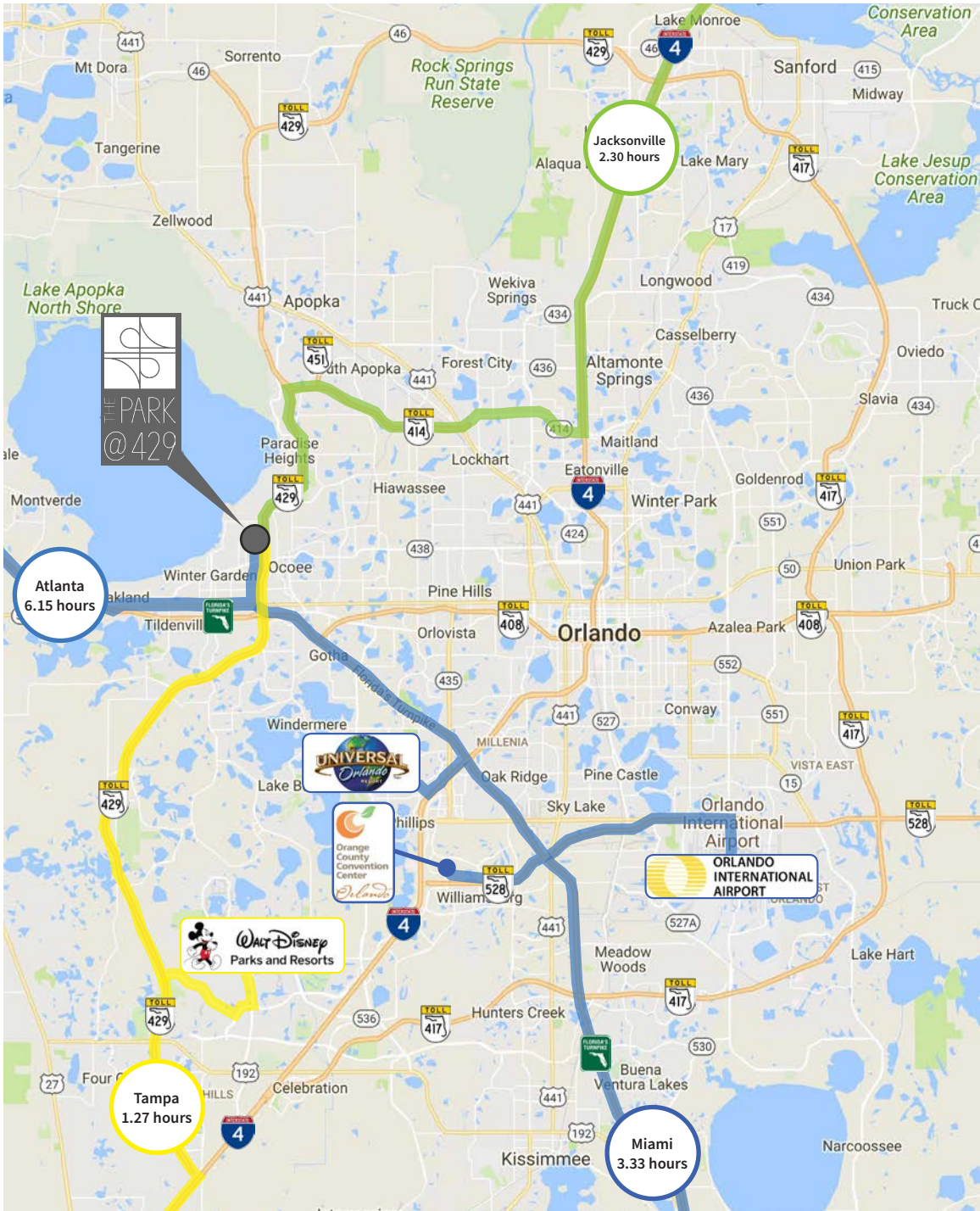
WHY THE PARK @ 429?

The Park @ 429 offers users immediate access to highways, an abundant amount of amenities, an excellent labor force, and a higher quality of life for employees. Located in the fastest growing submarket of Orlando, West Orange county, The Park @ 429 offers users many amenities that other sites do not offer. Other benefits include:

- ▶ Access to Highways
- ▶ Proximity to the Tourist District
- ▶ Proximity to Labor
- ▶ Proximity to Customers
- ▶ Proximity to Executive Housing
- ▶ Visibility
- ▶ Incentives
- ▶ Local Amenities







Drive Times to				2017 Demos	1 Mile	3 Miles	5 Miles
Tampa	1.27 hours	Universal Studios	19 min.	Population	5,449	50,499	132,314
Jacksonville	2.30 hours	Walt Disney World Resort	18 min.	Households	1,672	16,647	44,478
Miami	3.33 hours	Orange County Convention Center	25 min.	Med HH Income	\$55,393	\$54,258	\$57,009
Atlanta, GA	6.15 hours	Orlando International Airport	25 min.	Businesses	178	1,828	3,134

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