

ZONING ALLOWS OUTSIDE STORAGE!

FOR
BTS/
LEASE



3401 MERCY STAR COURT

ORLANDO, FL | 9,755 to 39,020 SF AVAILABLE



CITE PARTNERS

DEVELOPMENT OVERVIEW

Mercy Star Ct is located in the heart of the NW Orange industrial submarket with excellent access to State Road 408, Interest 4, John Young Parkway and Orange Blossom Trail. This site offers users a central location to Orlando with immediate access across the city. The site is zoned to allow for outside storage, and many other industrial uses. The site offers existing and build to suit opportunities for industrial users.

PROPERTY DETAILS

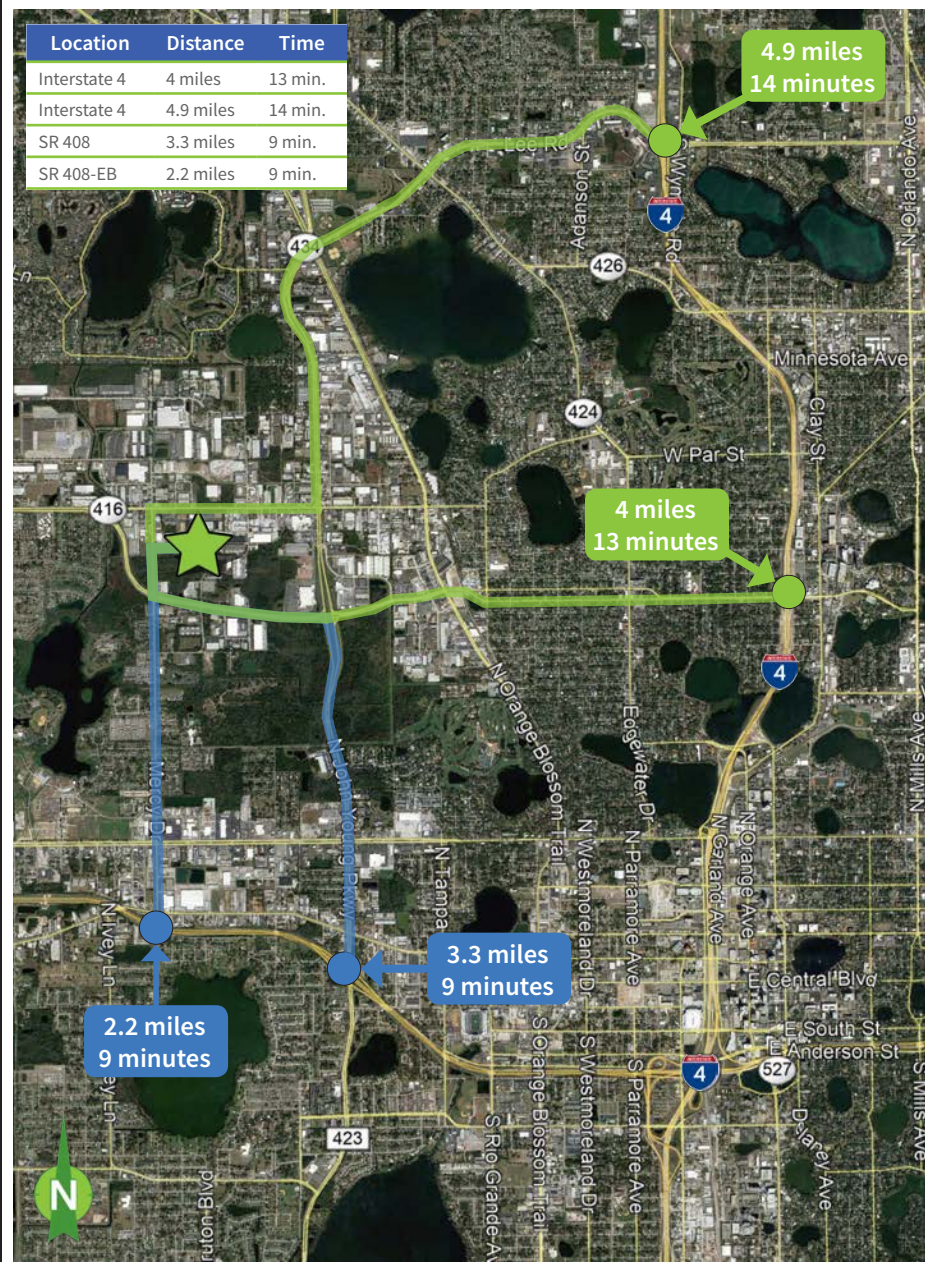
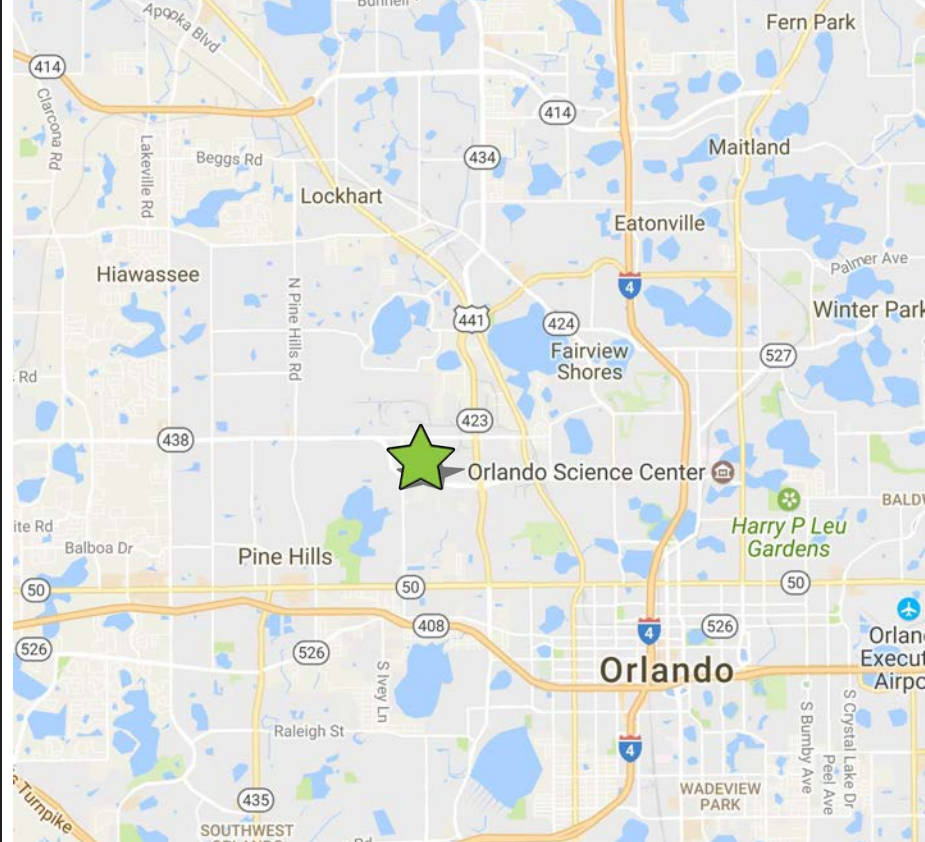
- 8.46 acres total
- Zoned I-G/W, City of Orlando
- Allowable uses include communication towers, light manufacturing/processing, medical/dental labs, pain management, indoor shooting range, automotive, warehouse/showroom, and wholesale/warehouse, among others.
- **Zoning allows outside storage**

LOCATION

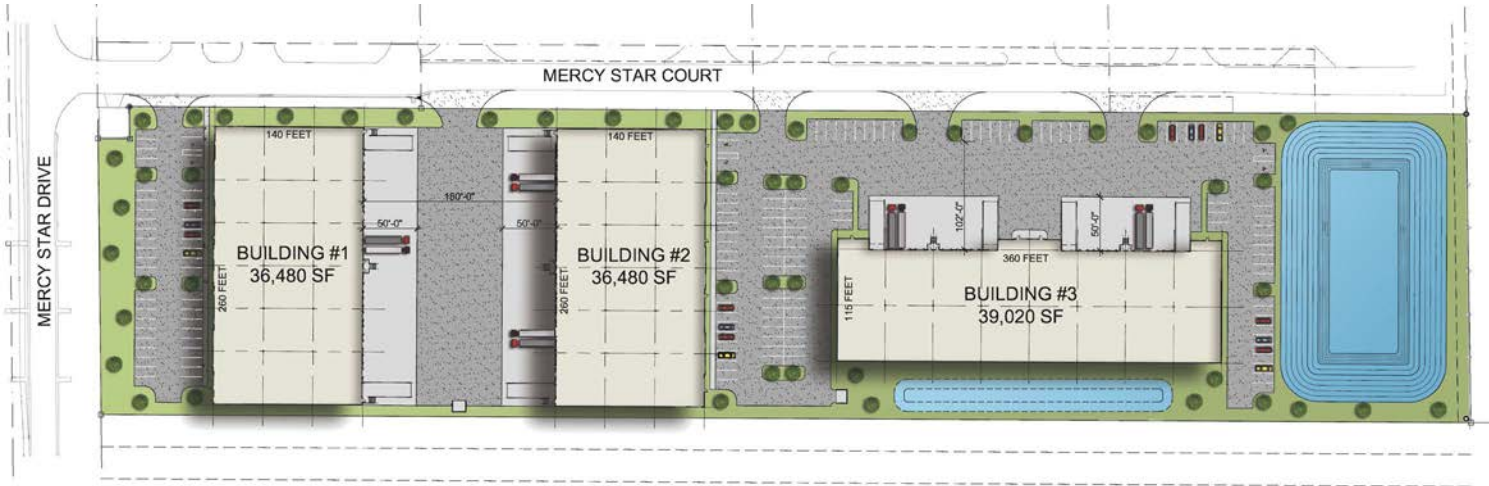
- Excellent location just north of Princeton Street
- Minutes from John Young Parkway, US Highway 441, Colonial Drive, Silver Star Road, State Road 408 (East-West Expwy), and Interstate 4
- Tenants in the area include Barr Display, Orlando Coca Cola Bottling, Amazon Rubber and Hose, Tech Packaging, and many others

PROPOSED BUILDING SPECS

- Three buildings ranging in size from 36,840 to 39,020 SF
- 9,755 SF minimum available
- 32' clear height
- Dock high and ramp doors
- Front and rear loading
- ESFR sprinklers
- Tilt wall construction
- Phase I Delivery - Q2 2019
- Lease rate from \$7.50/SF NNN

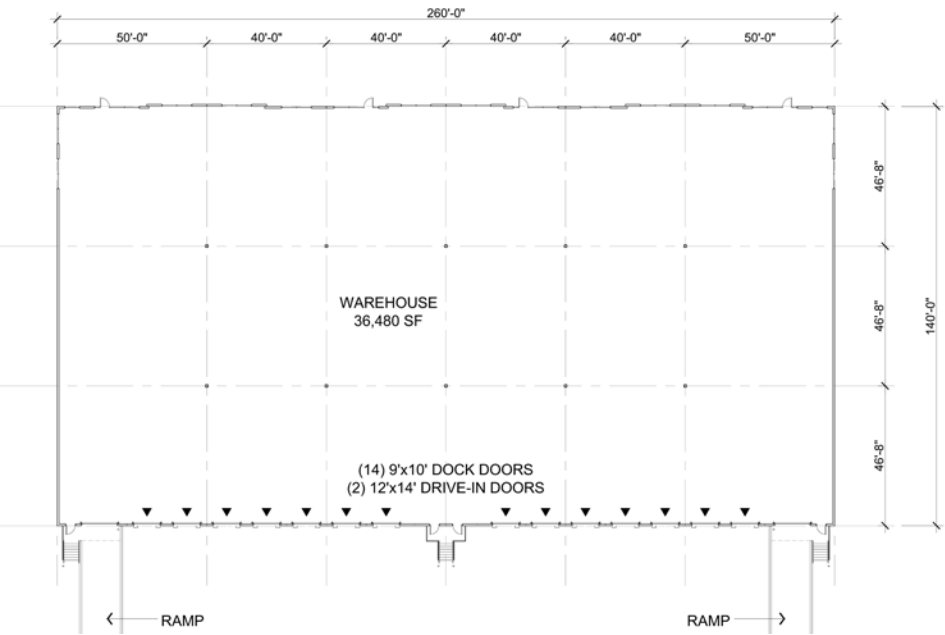


Proposed Development Plan



Proposed Building Plans

Building 1 and 2



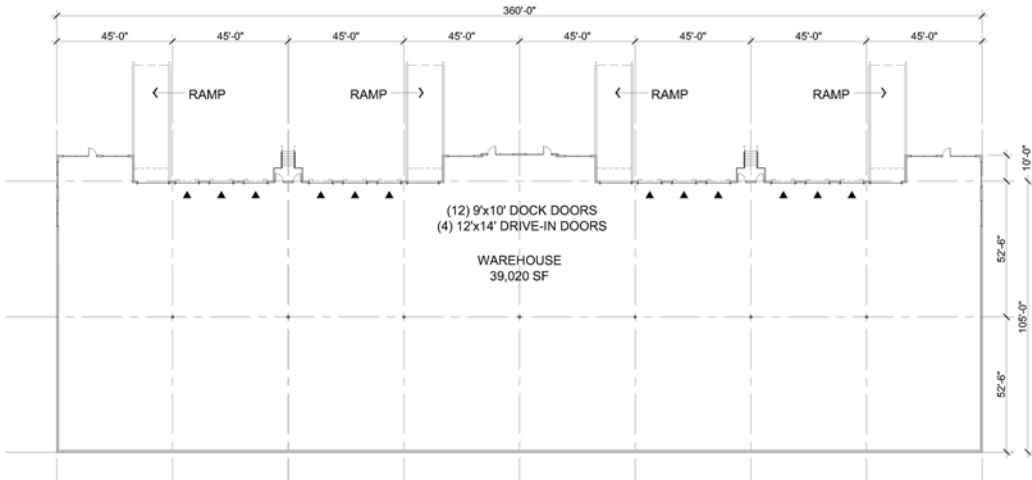
Building 1

- 36,480 SF
- Divisible to 12,160 SF
- BTS office
- 140' building depth
- 14 - 9' x 10' dock doors
- 2 - 12' x 14' ramp doors
- 40' x 46'8" column spacing, typical
- Rear load
- 180' shared truck court

Building 2

- 36,480 SF
- Divisible to 12,160 SF
- BTS office
- 140' building depth
- 14 - 9' x 10' dock doors
- 2 - 12' x 14' ramp doors
- 40' x 46'8" column spacing, typical
- Rear load
- 180' shared truck court

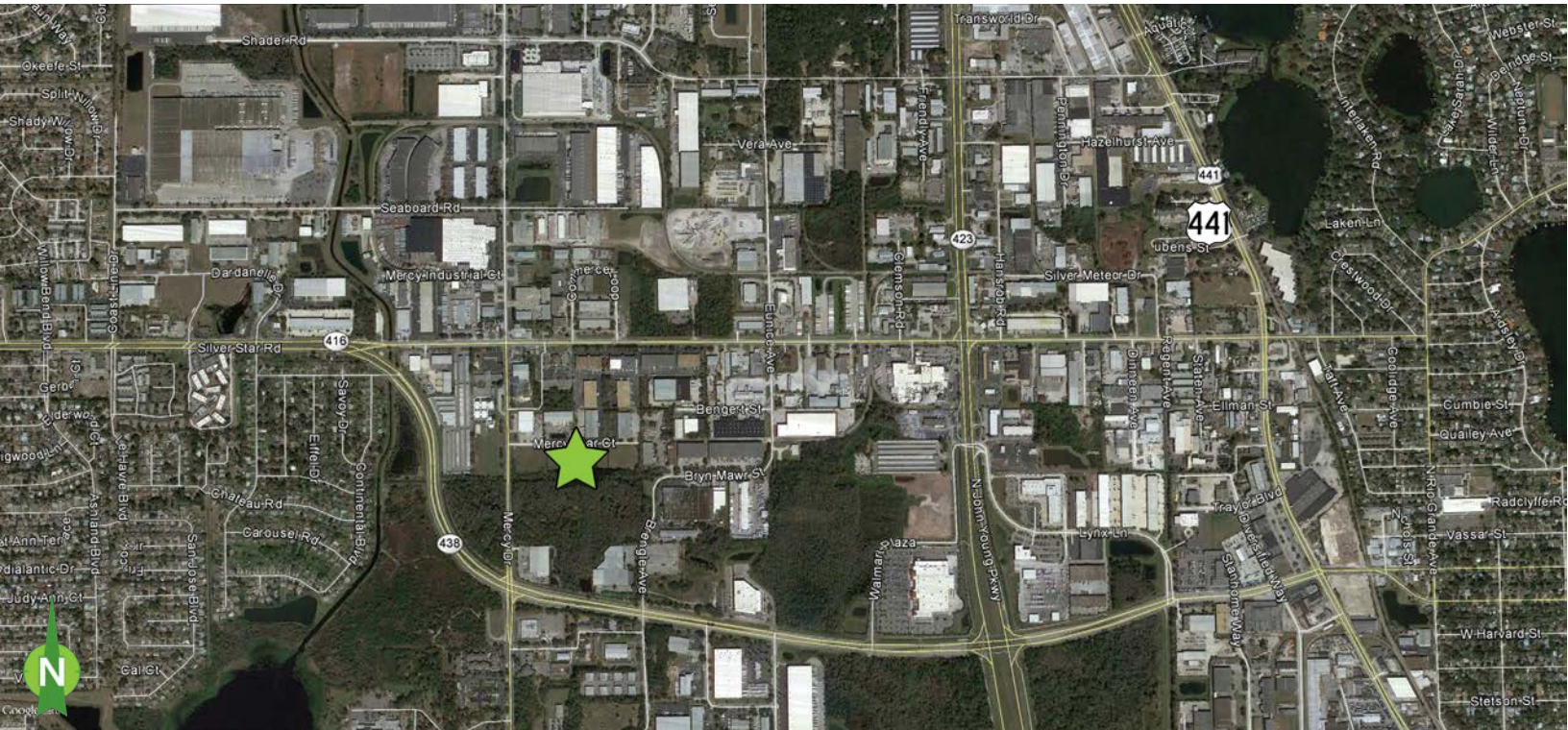
Building 3



Building 3

- 39,020 SF
- Divisible to 9,755 SF
- BTS office
- 115' building depth
- 12 - 9' x 10' dock doors
- 4 - 12' x 14' ramp doors
- 45' x 52'6" column spacing
- Front load
- 122' truck court
- From \$8.25/SF NNN

3401 Mercy Star Court



MATT SULLIVAN, SIOR, CCIM
Managing Director, Principal
matt.sullivan@citepartners.com
407.930.1802

WILSON MCDOWELL, SIOR, CCIM
Managing Director, Principal
wilson.mcdowell@citepartners.com
407.930.1801

BOBBY ISOLA, SIOR, CCIM
Director, Principal
bobby.isola@citepartners.com
407.930.1804

CITE PARTNERS
100 East Pine St., Suite 200
Orlando, FL 32801
www.citepartners.com

Disclaimer:
This document has been prepared by Cite Partners for advertising and general information only. Cite Partners makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Cite Partners excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Cite Partners and/or its licensor(s). All rights reserved.