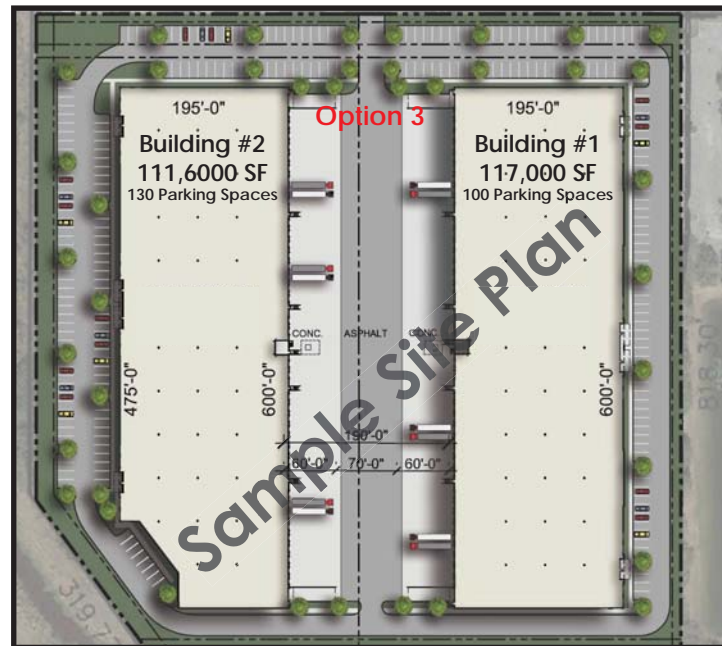


Center of Commerce - Build-to-Suite Site

Shader Road

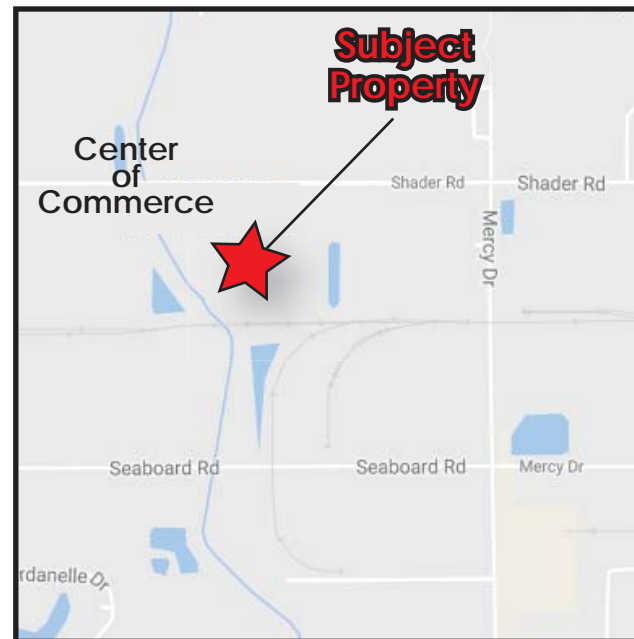
Orlando, FL 32808

LAND



Features:

- ◆ 13.30 Acres available for Build-To-Suit or Sale
- ◆ Site can accommodate up to 252,000 SF
- ◆ Site can be developed as:
 - Option 1: 232,000 SF cross dock with 50 overflow trailer drops and 210 parking spaces
 - Option 2: 252, 000 SF cross dock with 205 parking spaces
 - Option 3: 2 rear load buildings, 228,600 SF with 230 parking spaces
 - Option 4: 2 rear load buildings, 216,600 SF with 290 parking spaces
- ◆ Located within the Center of Commerce, a Class A Institutional Quality Industrial Park within the Silver Star Submarket. This is a high quality, mature industrial park with over 2 million SF of buildings already in place.
- ◆ The Park is institutionally owned and maintained, and the site is fully entitled.
- ◆ Off-site water retention
- ◆ All utilities stubbed to the site(s)
- ◆ Zoned I-P (Industrial Park, City of Orlando)
- ◆ Buildings can be designed in any configuration. Site plans attached show rear load and cross dock configurations.



Financial Information:

- ◆ Asking Price: \$225,000 per acre



4700 Millenia Blvd
Suite 200
Orlando, FL 32839
321.281.8500 phone
321.281.8519 fax
www.lee-associates.com

Tom McFadden, SIOR

321.281.8501

tmcfadden@lee-associates.com

William "Bo" Bradford, CCIM, SIOR

321.281.8502

bbradford@lee-associates.com

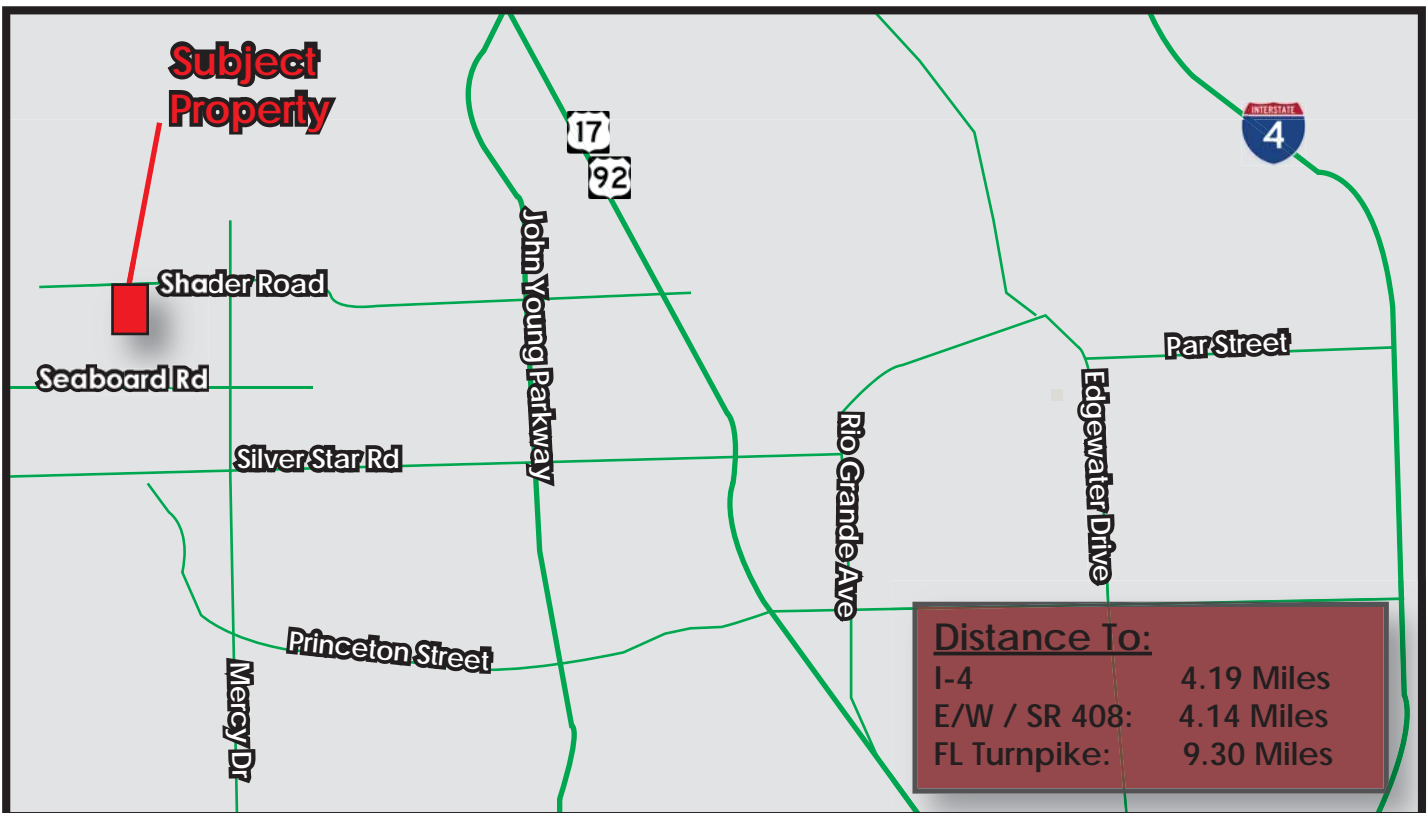
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