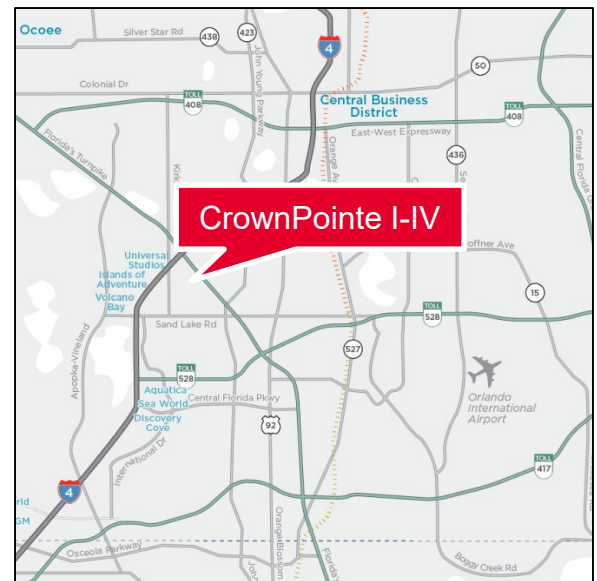


14,400 Square Feet of Industrial Space



PROPERTY HIGHLIGHTS:

- \$7.45/sf NNN base rental rate
- \$2.09/sf operating expenses
- 11,211± sf warehouse space
- 3,189± sf office space
- 4 dock-high doors
1 grade level door
- Rear-load configuration
- 180' building depth
- Available September 1, 2019
- 40' x 45' column spacing
- 115' truck court depth
- 179,200 sf total building size
- Built in 2000
- Set on 10.75 acres
- ESFR fire sprinklers
- 1.77 parking ratio
- Excellent connectivity to major highways including I-4, SR 528, and the Florida Turnpike



Cushman & Wakefield of Florida, LLC

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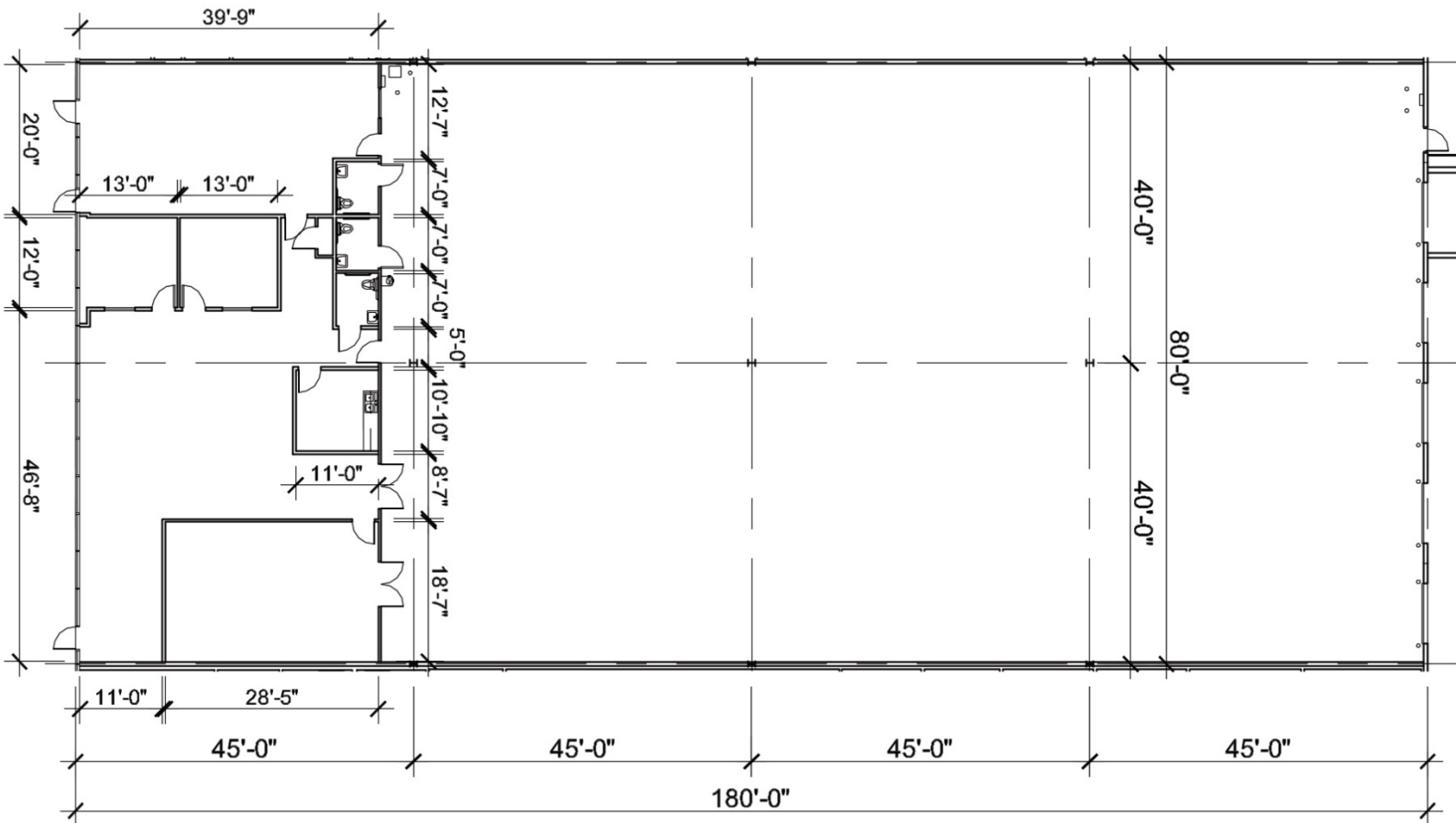
Colony Industrial

Blair Green
bgreen@clny.com

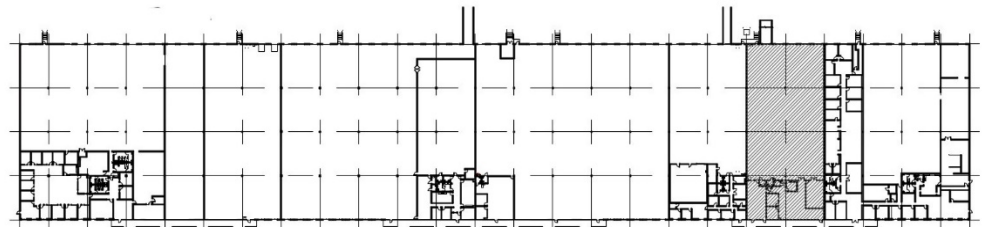
13727 Noel Road
Suite 750
Dallas, TX 75240

office 972 823 2829

14,400 Square Feet of Industrial Space



TOTAL OFFICE – 3,189 SF
TOTAL WAREHOUSE – 11,211 SF
TOTAL SUITE- 14,400 SF



KEY PLAN

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