

Property Features:

- Single Tenant Availability
- Prime Industrial Space in the Heart of the South Orlando Market
- Immediate Proximity to Orlando International Airport
- Close to FedEx and UPS Air and Ground Facilities
- Immediate Access to Beachline Expressway and South Florida Turnpike



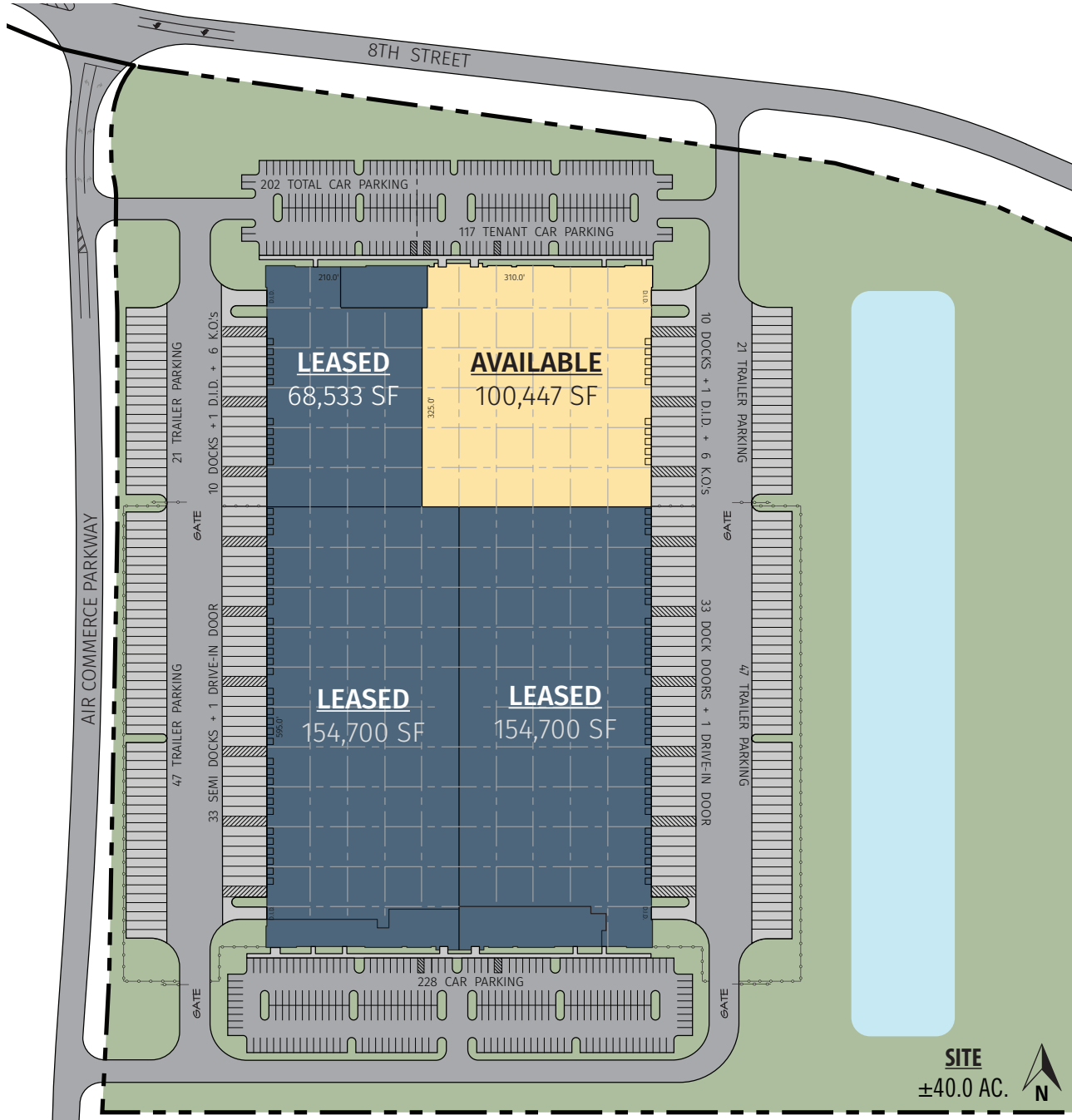
FOR MORE INFORMATION CONTACT:

Dan Fogarty
SVP Development
Becknell Industrial
T: 708.416.6254
dfogarty@becknellindustrial.com

Matt Hubert
VP Leasing
Becknell Industrial
T: 708.391.0723
mhubert@becknellindustrial.com

David Murphy
Senior Vice President
CBRE
T: 407.404.5020
david.murphy@cbre.com

Monica Wonus
Associate
CBRE
T: 407.404.5042
monica.wonus@cbre.com



SPECIFICATIONS:

- Building Size: 478,400 SF (100,447 SF Available)
- Available Space Dimensions: 325' x 310'
- Office Size: Build-to-Suit
- Year Built: 2016
- Land: Situated on ±40.0 Acres
- Construction: Concrete tilt-up
- Flooring: 7" Unreinforced Concrete Slab
- Clear Height: 32'
- Electric: 1200 Amp
- Zoned: Industrial
- Sprinkler: ESFR
- Lighting: T5 or LED Lighting with Motion Sensor
- Column Spacing: 50' x 55'
- Staging Bays: 60'
- Docks: 10 dock high doors, fully equipped
- Drive-in Doors: 1
- Truck Courts: 190' with Trailer Parking
- Car Parking: 117 spaces
- Trailer Parking: 27 spaces
- Roof: Mechanically Fastened TPO

SITE UTILITIES (All utilities available onsite)

Electric: Dominion Virginia Power
 Water: Henrico County
 Gas: City of Richmond
 Phone: Verizon Communications
 Sewer: Henrico County