

**MATTRESS FIRM**[®]**SHERWOOD**[®]
BEDDING

Overcame Physical Site Challenges:

- Redeveloped a former US Naval landfill
- Rezoned the property from recreational zoning to PD-Industrial
- Provided public infrastructure- road, pedestrian walking path and other site improvements

Located in the Orlando Market, the 478,400-square foot facility includes:

- 80 - Exterior Docks
- 3 - Drive-in Door
- 32' Clear Height
- ESRF
- LED Lighting
- T-5 Lighting
- 501 Car Parking
- 20 - Knock Out Panels

Seeking to meet growing consumer demand for mattresses nationwide, Mattress Firm and Sherwood Bedding have been expanding their manufacturing and distribution network throughout the country. Orlando proper has very little available tracts of land able to accommodate a facility sized for the operations Mattress Firm and Sherwood Bedding required.

It is precisely in these types of challenging situation where the vertically integrated Becknell Industrial team thrives. The Becknell Industrial team identified a large, promising tract of land immediately adjacent to the Orlando International Airport that had once served as an United States Navy for a housing and training base.

Recognizing the value of this site, Becknell immediately engaged the land owner, the City of Orlando and the U.S. Navy to work through an intensive process to rezone and master-plan a new industrial park (Air Commerce Park) that will encompass up to 3 million square feet when fully completed.

The Phase 1 Building was designed to accommodate the needs of our two clients, by situating their units adjacent to each other allowing for Sherwood to manufacture new mattresses, then pass them through the warehouse “demising” wall to Mattress Firm, who then distributes them to retail stores or directly to end users. The new state-of-the-art facility features 32' clear ceilings, ample auto and trailer parking and a cross-dock design which provides for high-velocity throughout.