

SOUTH ORANGE LOGISTICS CENTER

13643-13645 S. ORANGE AVE. ORLANDO, FL TOTAL SQUARE FEET - 84,308 SF RENTAL RATE - \$8.95/SF NNN



 **JOHNSON
DEVELOPMENT
ASSOCIATES, INC.**
Part of The Johnson Group

 **CUSHMAN &
WAKEFIELD**

EXCITING NEW CLASS-A INDUSTRIAL BUILDINGS WITH IN-FILL LOCATION

South Orange Logistics Center is a new light-industrial development located within Southeast Orange County, and provides significant advantages for users seeking to service the Central Florida market. The site possesses an excellent location with immediate access to arterial highways including SR-417, and the Florida Turnpike, and is uniquely suited for users that are seeking proximity to the Orlando, as well as Osceola County submarkets. Both buildings possess all necessary elements for first-generation Class-A business park inclusive of 32' interior clear-height, ESFR fire-suppression, clerestory windows, abundant parking, and vehicular access to South Orange Avenue and Town Center Boulevard.

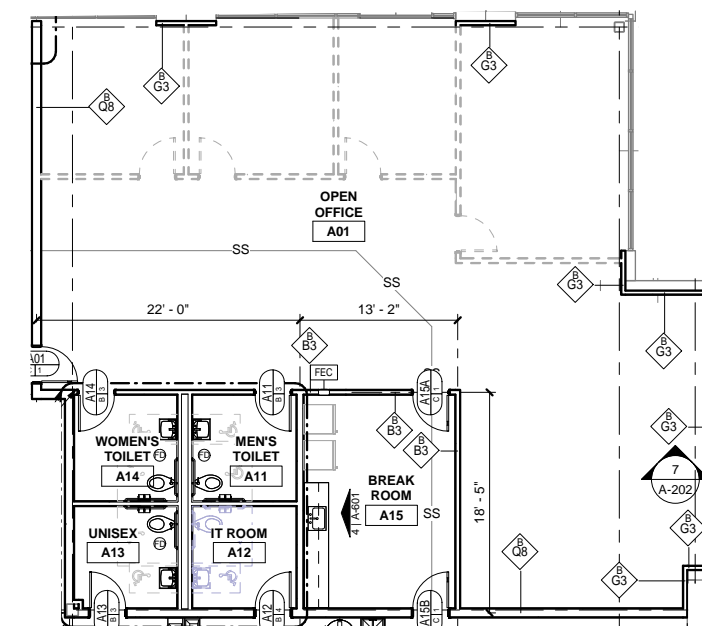
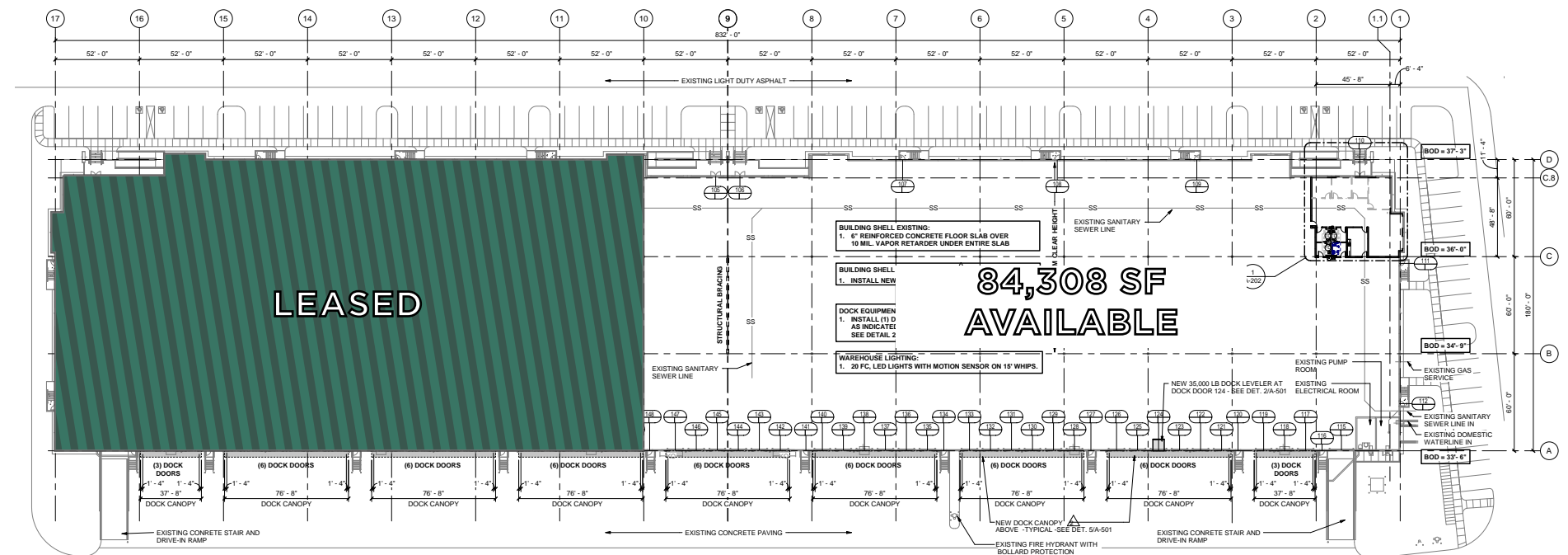


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FLOOR PLAN

BUILDING 1 HIGHLIGHTS

Rental Rate	\$8.95/SF NNN
OPEX	\$2.25/PSF
Total SF Available	\$84,308 SF
Total Building SF	149,940 SF
Clear Height	32'
Column Spacing	52' x 60'
Status	Under construction
Office Build-Out	3,048 SF
Parking	1.16/1,000
Electrical	1,600-amp 3-phase
Lighting	20 FC LED lights with motion sensors on 15' whips throughout the warehouse
Roof	White TPO roof (60 mil)
Fire Protection	ESFR
Loading	Rear load with 60' concrete apron
Dock Doors	27 dock positions (9' x 10')
Drive - In Doors	One (1) drive-in ramps (14' x 16'), with One (1) future knock outs (14' x 16')
Truck Court Depth	200' shared truck court
Availability	Q1 2022



OFFICE PLAN



South Orange Logistics Center is located directly in the middle of major residential, educational, and job creators within Central Florida. With ease of access to SR 417, the Florida Turnpike, the Orlando Airport, Interstate-4, Sunrail, and SR 527 there are few areas with more labor capacity for any prospective user in market.

GET TO KNOW THE AREA

1 TRANSPORTATION

- SR 417 - 1.5 miles
- SR 528 - 7.2 miles
- Florida Turnpike - 3.0 miles
- I-4 - 9.3 miles
- Sunrail Station (Meadow Woods) - 2.1 miles
- Public Transit (Lynx & Greyhound) - 2.4 miles

2 INTERNATIONAL DRIVE

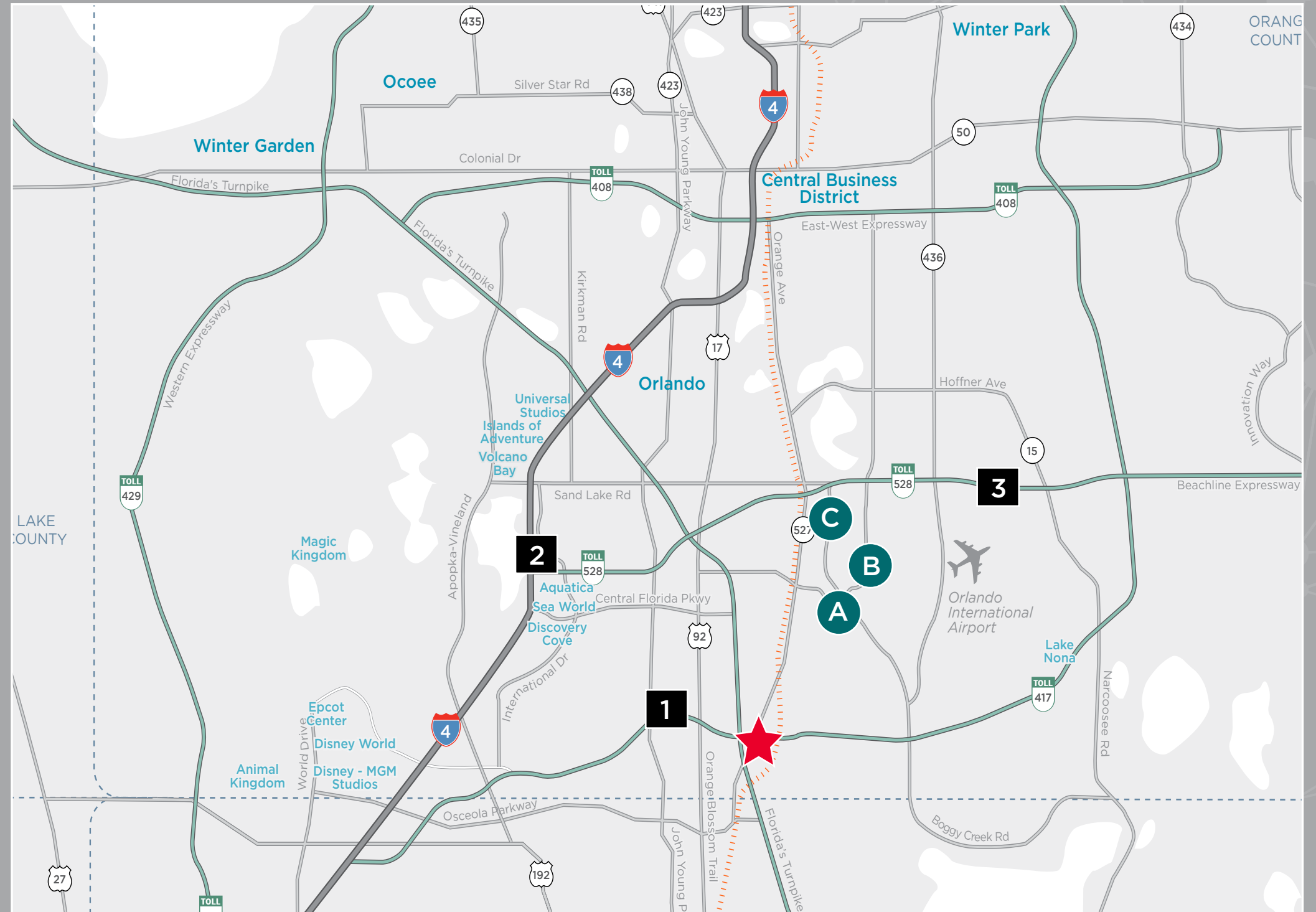
- Tourism Corridor
- Orange County Convention Center
- Universal Orlando
- Universal Orlando Expansion (520 Acres)

3 ORLANDO INTERNATIONAL AIRPORT

- Terminal C expansion
- Future Intermodal

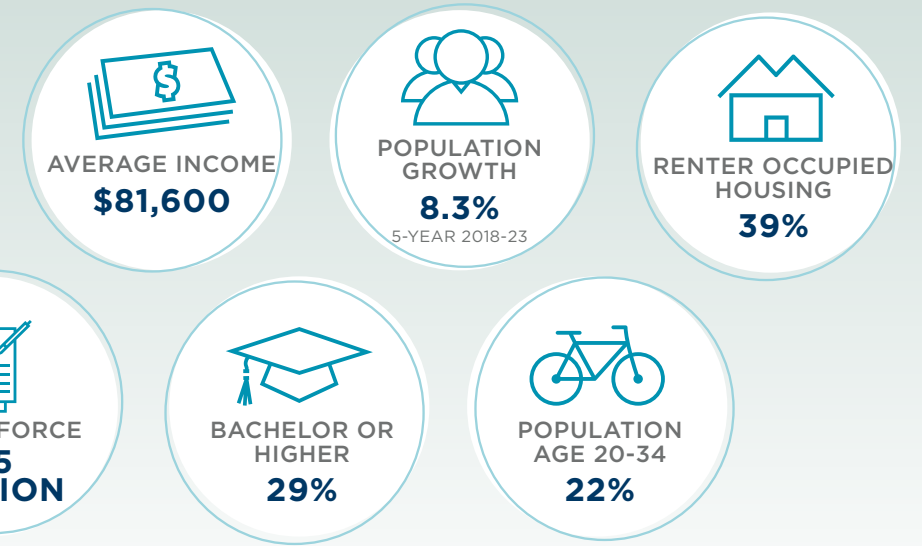
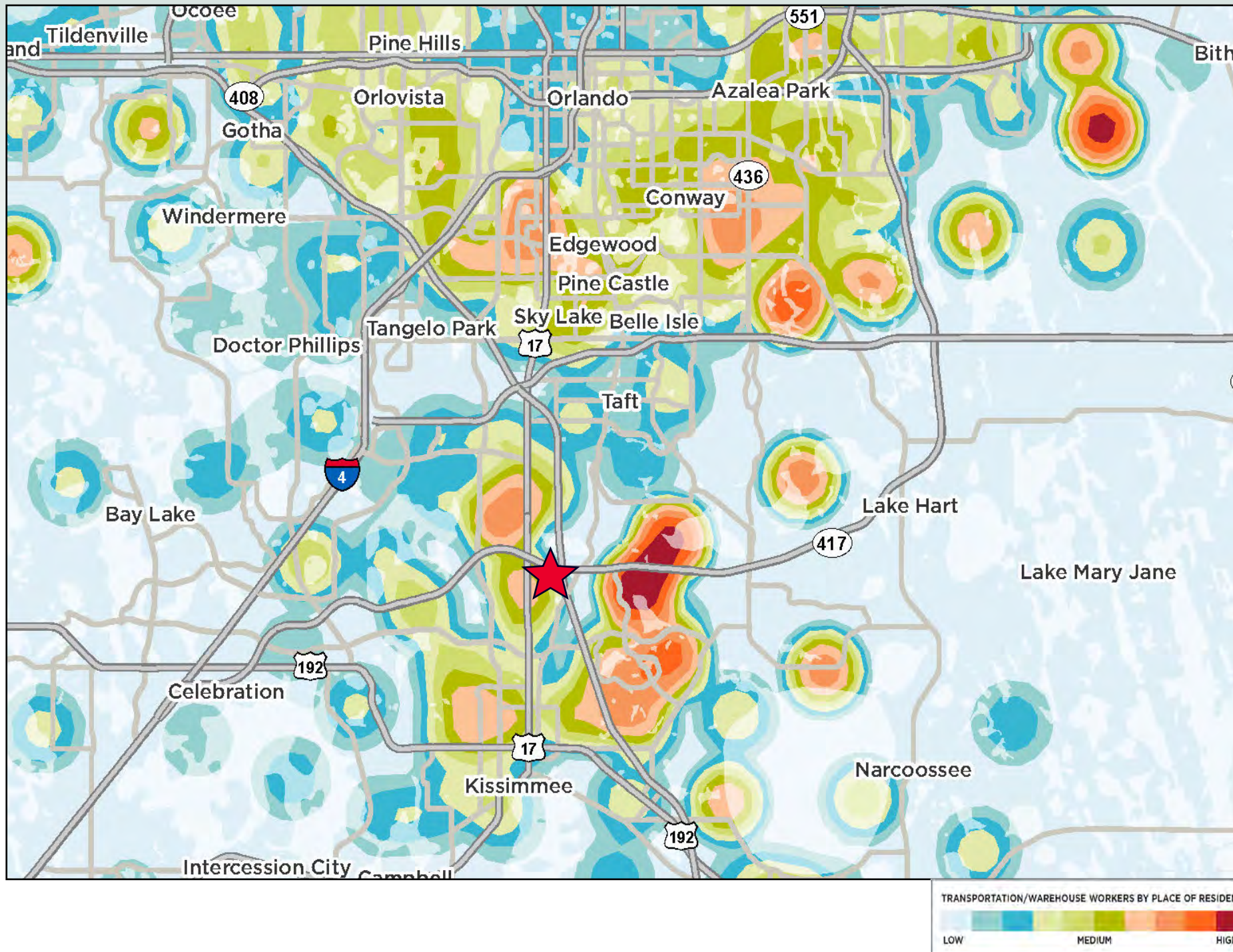
LOCAL SHIPPING PROVIDERS

- A. USPS
- B. FedEx
- C. UPS

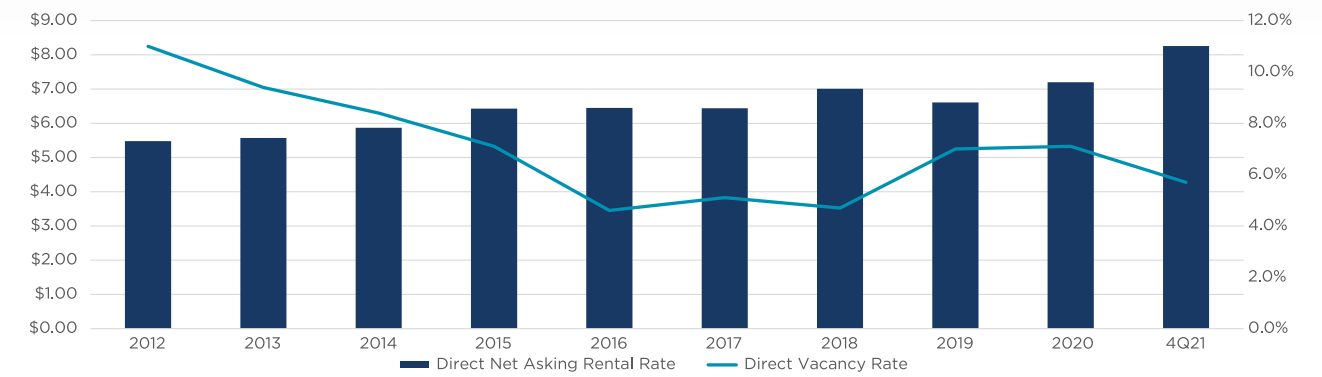


ORLANDO MSA INDUSTRIAL SNAPSHOT

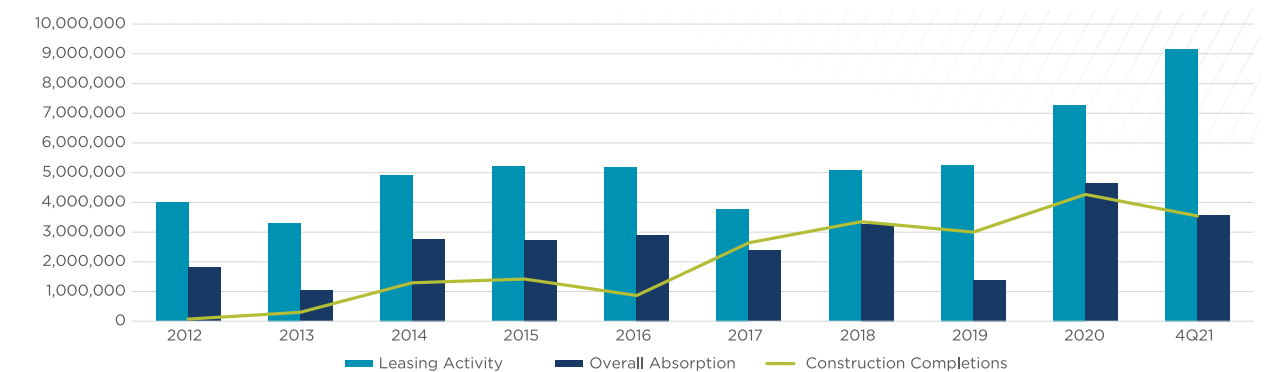
LABOR FORCE HEAT MAP
TRANSPORTATION/WAREHOUSING INDUSTRY
ORLANDO AREA



OVERALL DIRECT VACANCY & RENTAL RATES



OVERALL LEASING ACTIVITY & ABSORPTION





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