

# SOUTH ORANGE LOGISTICS CENTER

13643-13645 S. ORANGE AVE. ORLANDO, FL TOTAL SQUARE FEET - 281,160 SF RENTAL RATE - \$7.35-7.45/SF NNN



 JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.  
REAL ESTATE DEVELOPERS

 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.



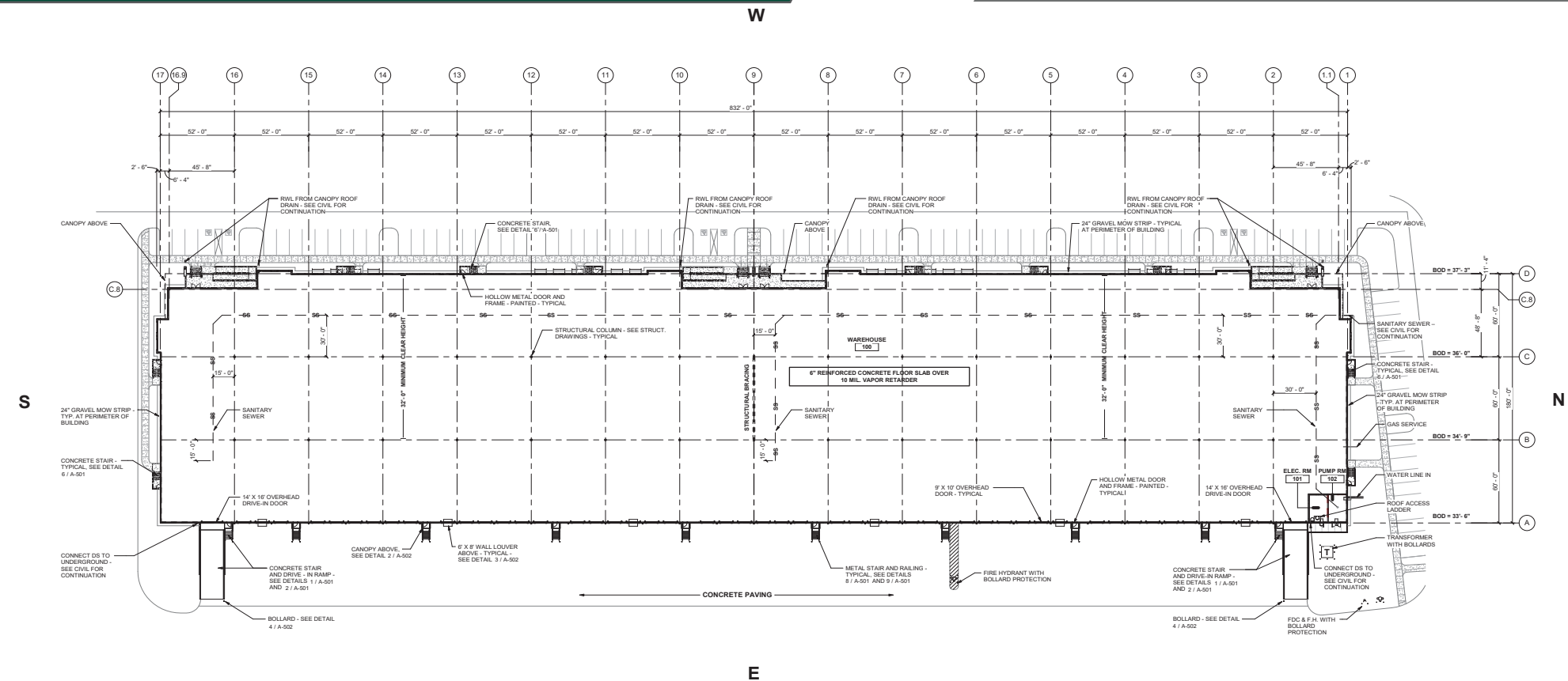


13643 S. ORANGE AVE. ORLANDO, FL TOTAL SQUARE FEET - 149,940 SF RENTAL RATE - \$7.45/SF NNN

FLOOR PLAN

## BUILDING 1 HIGHLIGHTS

Rental Rate	\$7.45/SF NNN
OPEX	\$2.25/PSF
Tenant Improvements	\$8.00/SF
Total Building SF	149,940 SF
Clear Height	32'
Column Spacing	52' x 60'
Status	Under construction
Office Build-Out	Build-to-Suit
Parking	174 car parking spaces (1.17 per 1000)
Electrical	TBD
Roof	White TPO roof (60 mil)
Fire Protection	ESFR
Loading	Rear load with 60' concrete apron
Dock Doors	48 dock positions (9' x 10')
Drive - In Doors	Two (2) drive-in ramps (14' x 16'), with two (2) future knock outs (14' x 16')
Truck Court Depth	200' shared truck court
Availability	Q1 2022

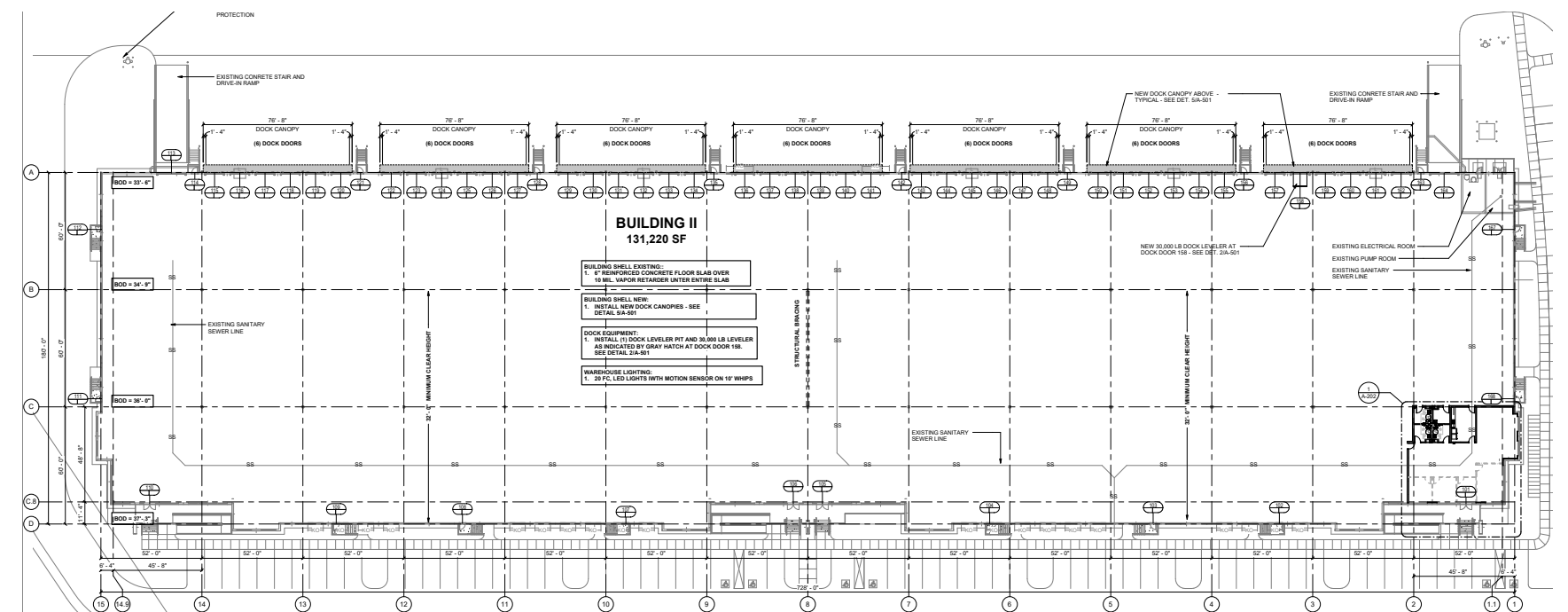


13645 S. ORANGE AVE. ORLANDO, FL TOTAL SQUARE FEET - 131,220 SF RENTAL RATE - \$7.35/SF NNN

FLOOR PLAN

## BUILDING 2 HIGHLIGHTS

Rental Rate	\$7.35/SF NNN
OPEX	\$2.25/PSF
Tenant Improvements	\$8.00/SF
Total Building SF	131,220 SF
Clear Height	32'
Column Spacing	52' x 60'
Status	Under construction
Office Build-Out	3,048 SF
Parking	112 car parking spaces (0.85 per 1000)
Electrical	TBD
Roof	White TPO roof (60 mil)
Fire Protection	ESFR
Loading	Rear load with 60' concrete apron
Dock Doors	42 dock positions (9' x 10')
Drive - In Doors	Two (2) drive-in ramps (14' x 16'), with two (2) future knock outs (14' x 16')
Truck Court Depth	200' shared truck court
Availability	Q1 2022





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

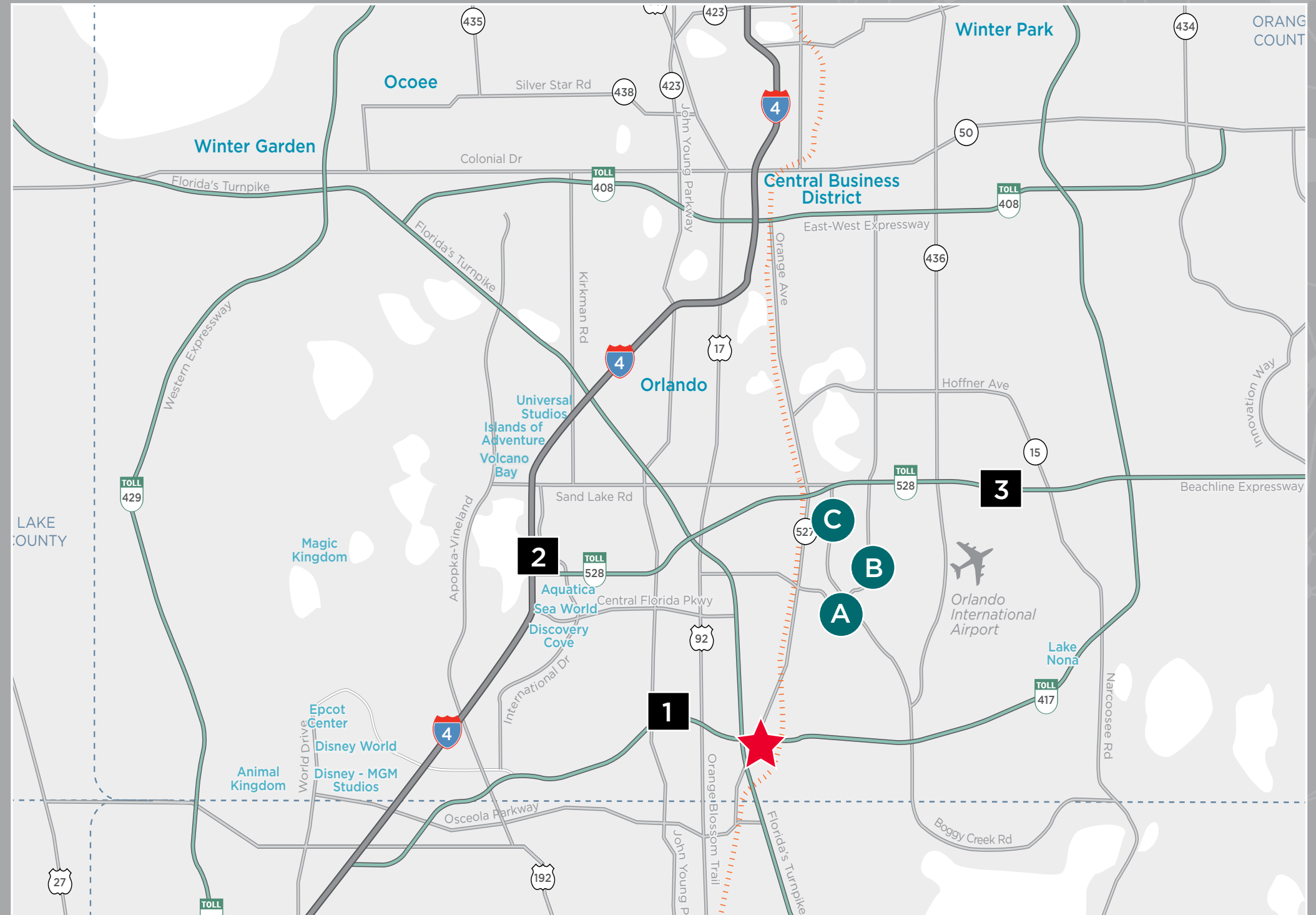
- Tourism Corridor
- Orange County Convention Center
- Universal Orlando
- Universal Orlando Expansion (520 Acres)

### 3 ORLANDO INTERNATIONAL AIRPORT

- Terminal C expansion
- Future Intermodal

### LOCAL SHIPPING PROVIDERS

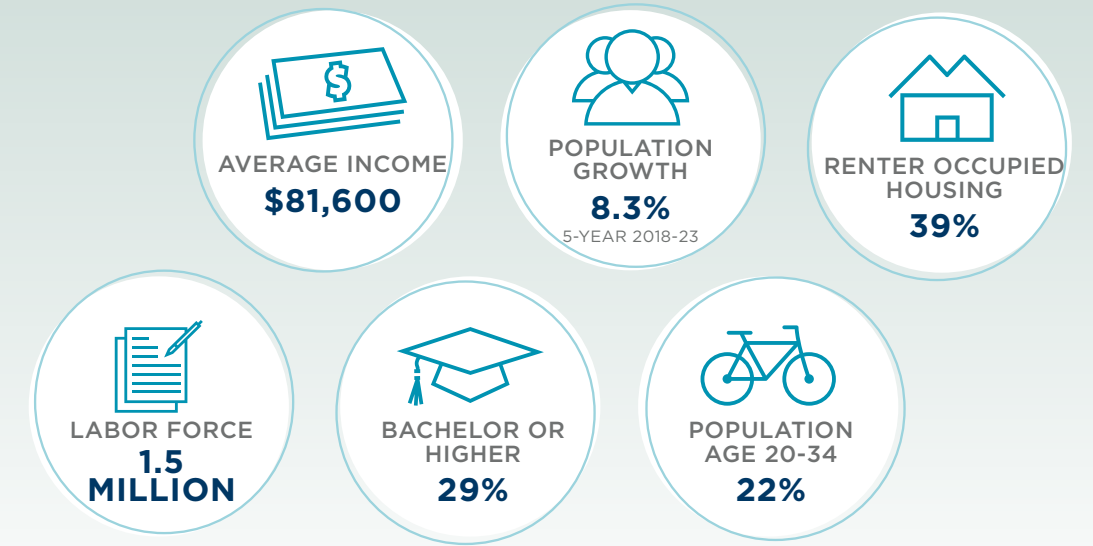
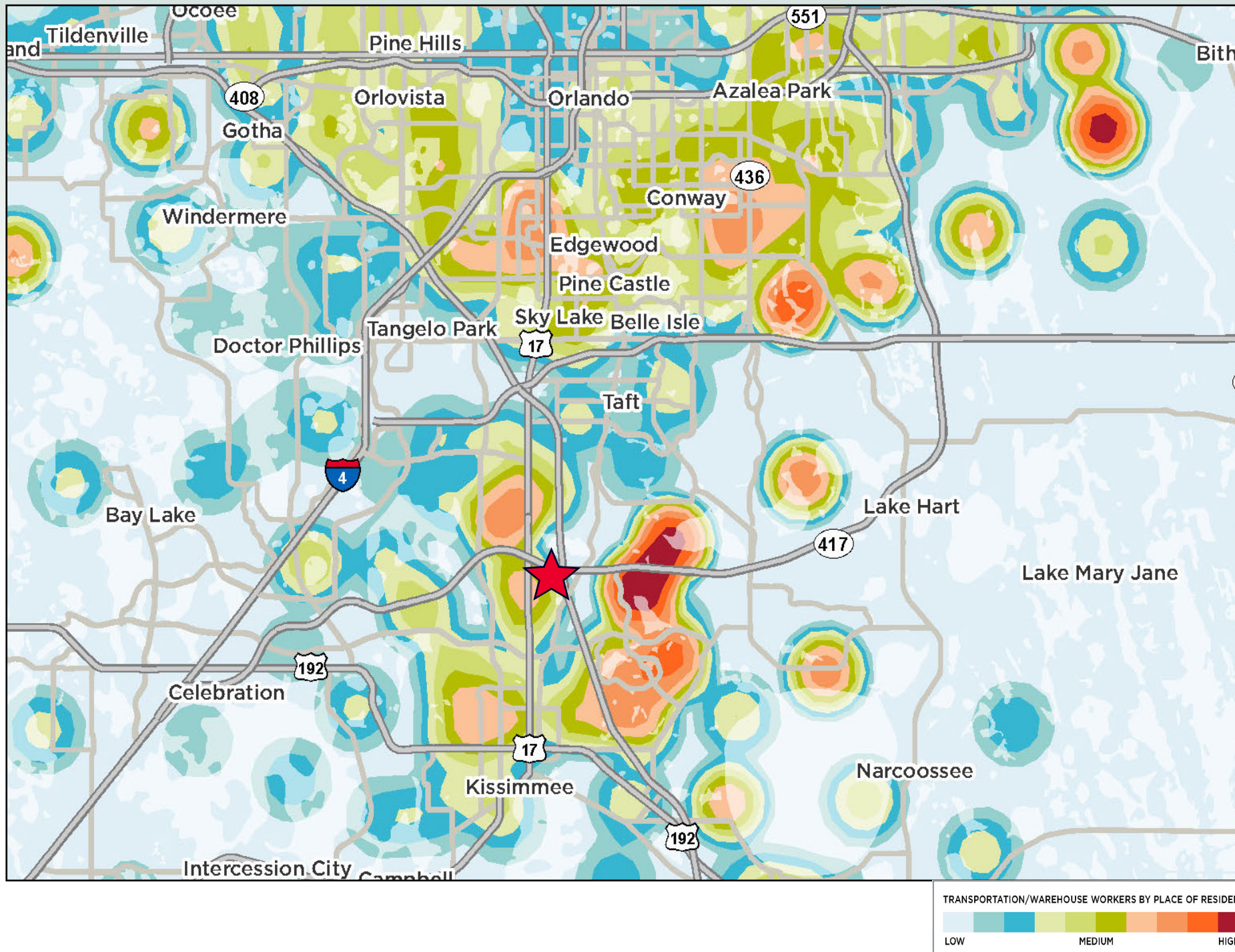
- A. USPS
- B. FedEx
- C. UPS



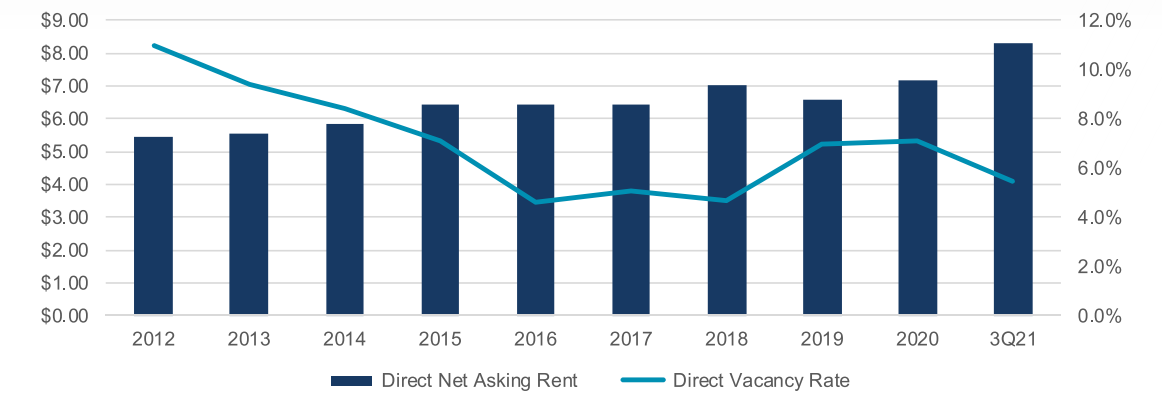


## ORLANDO MSA INDUSTRIAL SNAPSHOT

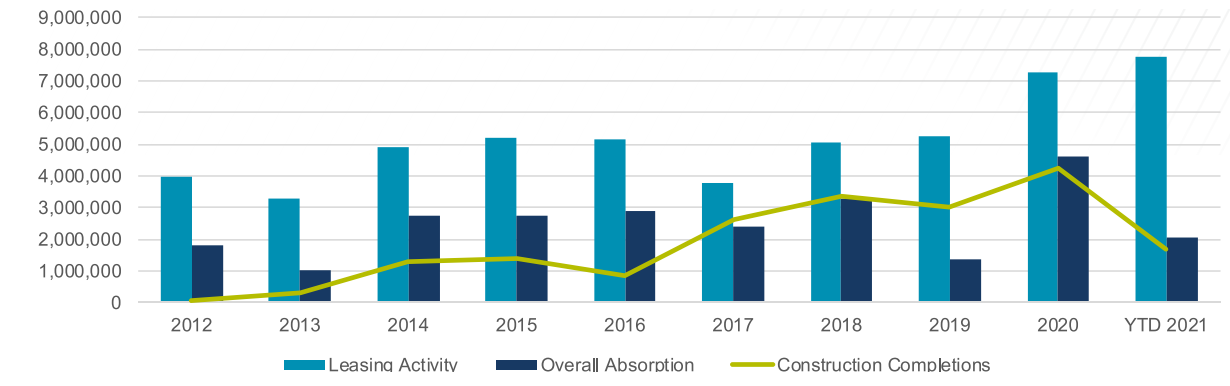
LABOR FORCE HEAT MAP  
TRANSPORTATION/WAREHOUSING INDUSTRY  
ORLANDO AREA



OVERALL DIRECT VACANCY & RENTAL RATES



OVERALL LEASING ACTIVITY & ABSORPTION







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