

UNDER CONSTRUCTION

CBRE

INDUSTRIAL

747,824 TOTAL SF | 59.9 AC

FOR SALE OR LEASE

6942 INNOVATION WAY, ORLANDO, FL 32831



PROJECT DATA

Site Area

Lot Size 59.9 AC
2,610,943 SF

Building Area

Building 100339,691 SF
Building 200.....408,133 SF
Combined Area.....747,824 SF

Power

Site Capacity.....16+ mW

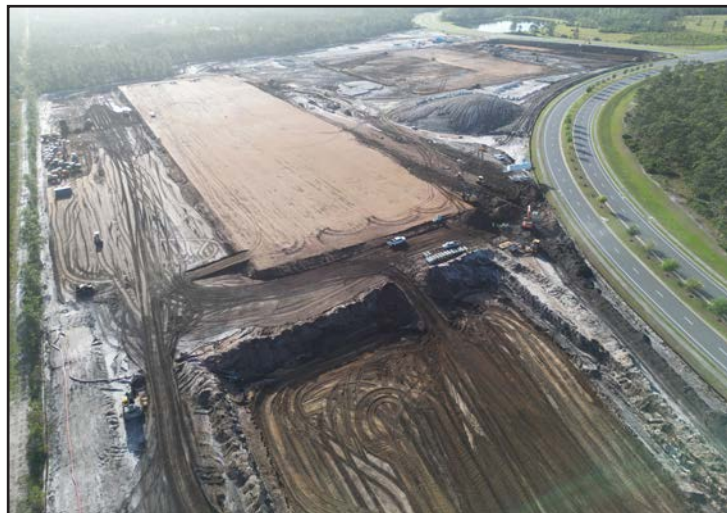
Parking

Building 100
Auto282 Spaces
Trailer.....75 Spaces

Building 200
Auto337 Spaces
Trailer.....87 Spaces

Combined
Auto619 Spaces
Trailer.....162 Spaces

CONSTRUCTION PROGRESS - PREPPING PADS




Venture Park
Beachline II & III

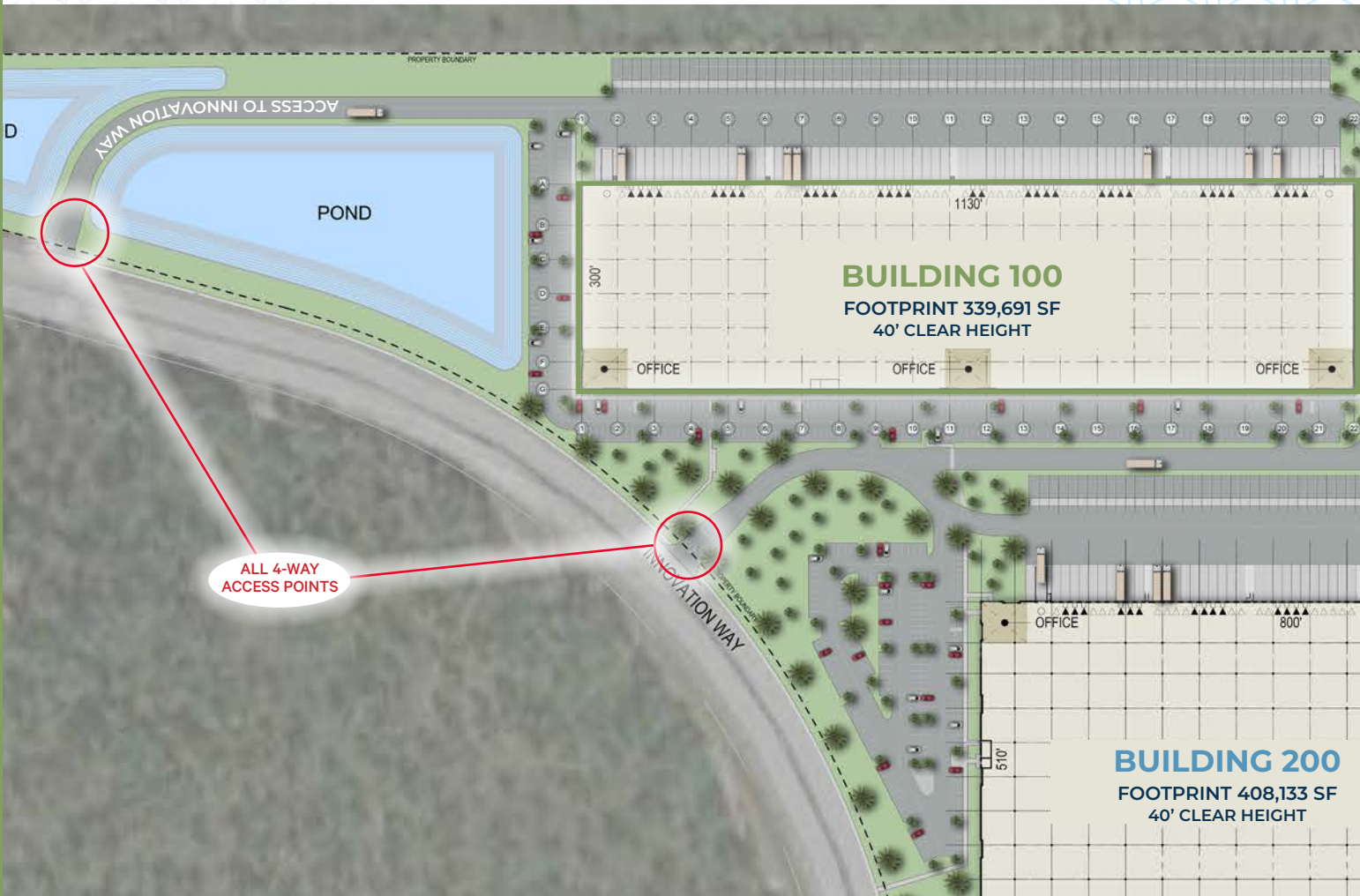




BUILDING DATA

Building Footprint.....339,691 SF
 Clear Height.....40'
 Building Dimensions.....1,130' X 300'
 Column Spacing.....54'x50' (60' Speed Bay)
 Dock-High Doors.....73
 Postions with Pit Levelers.....34 (40k lb Capacity)

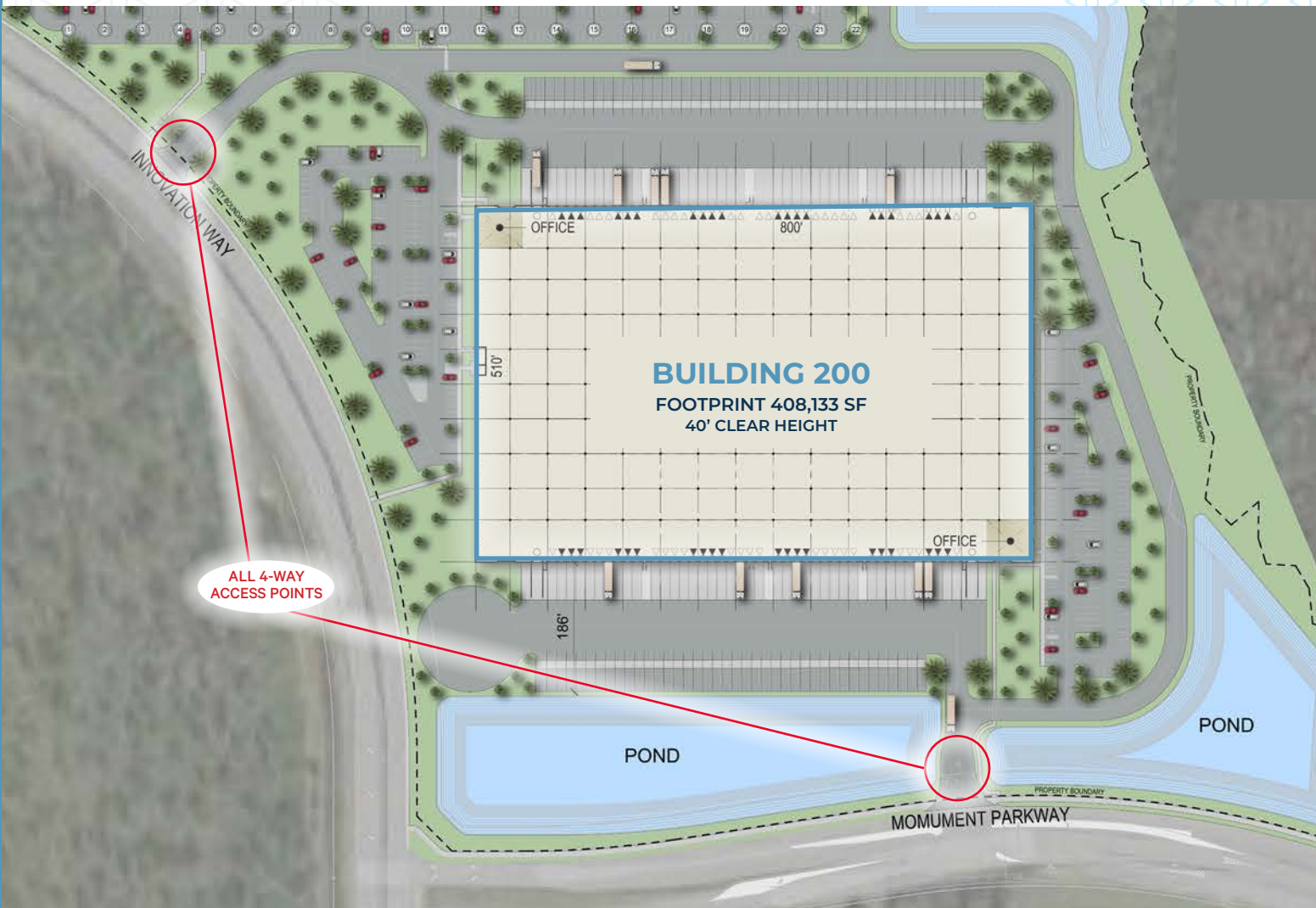
Drive-In Doors.....2
 Power.....4,000 A (Expandable)
 Sprinkler.....ESFR
 Auto Parking.....282 Stalls (0.83 per 1,000 SF)
 Trailer Parking.....75 Stalls
 Truck Court.....185' (Private)



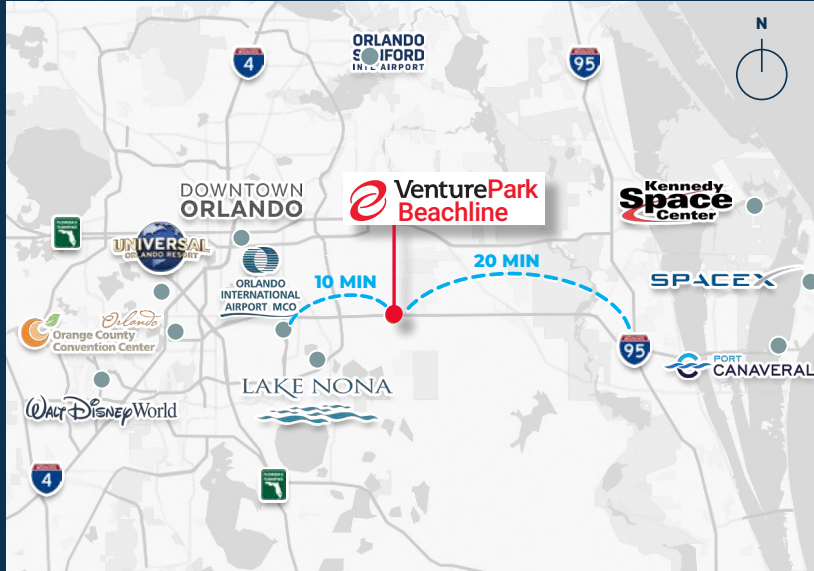


BUILDING DATA

Building Footprint.....	408,133 SF	Drive-In Doors.....	4
Clear Height.....	40'	Power.....	4,000 A (Expandable)
Building Dimensions.....	800' X 510'	Sprinkler.....	ESFR
Column Spacing.....	54'x50' (60' Speed Bay)	Auto Parking.....	337 Stalls (0.83 per 1,000 SF)
Dock-High Doors.....	82	Trailer Parking.....	87 Stalls
Postions with Pit Levelers.....	40 (40k lb Capacity)	Truck Court.....	185' (Private)



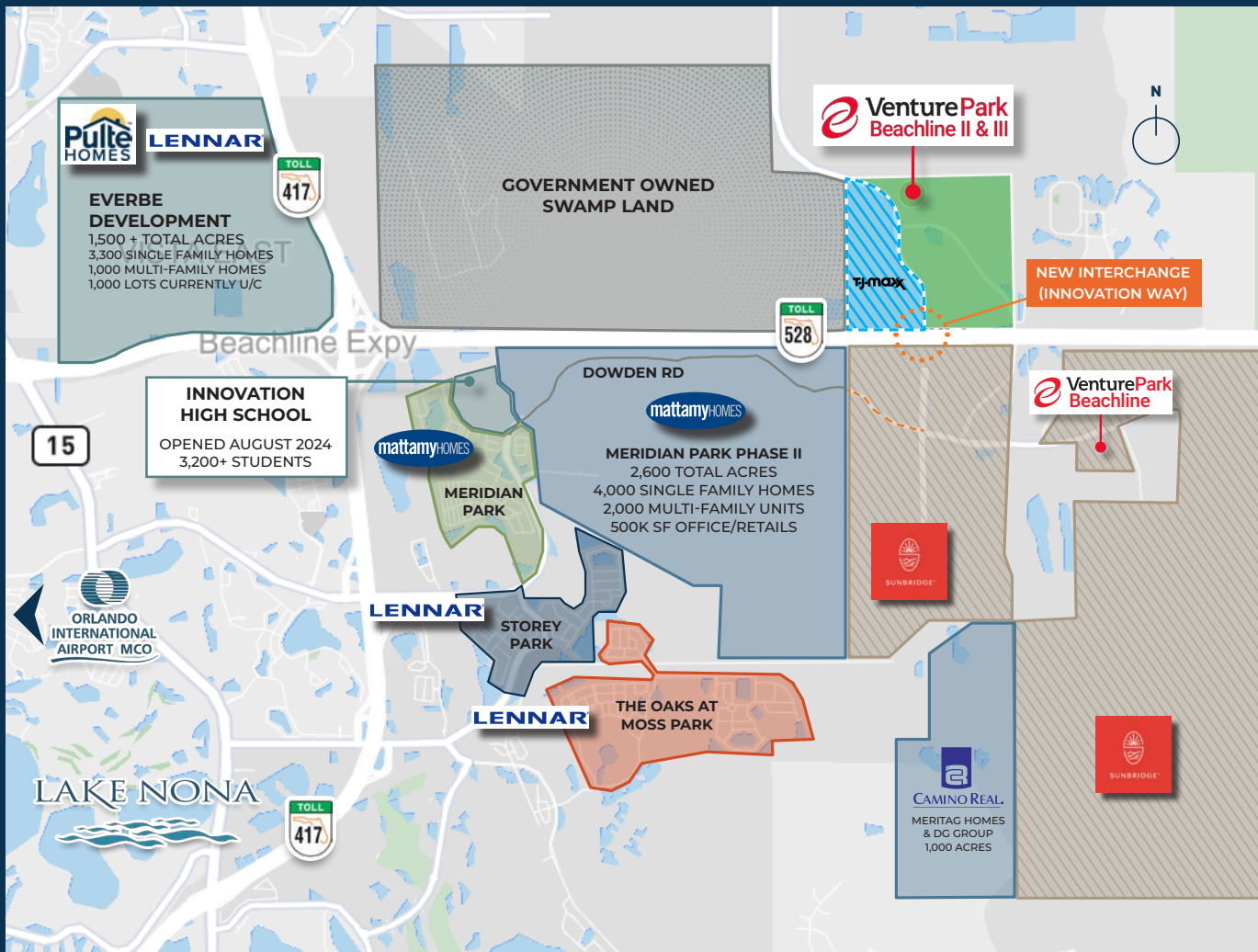
ALL 4-WAY ACCESS POINTS



KEY HIGHLIGHTS



- + Site has potential for 16+ mW of power, accompanied with dual feeds and redundant circuits
- + Available For Lease or User-Owner Sale
- + Less than 1 Mile to SR-528/Beachline Highway, providing immediate access to Orlando International, SR-417, I-95, and the Space Coast
- + Within a one-day turn-around of **22 million** customers, and eight hours of **45 million**



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