



**MAHOGANY
POINTE**
LOGISTICS PARK

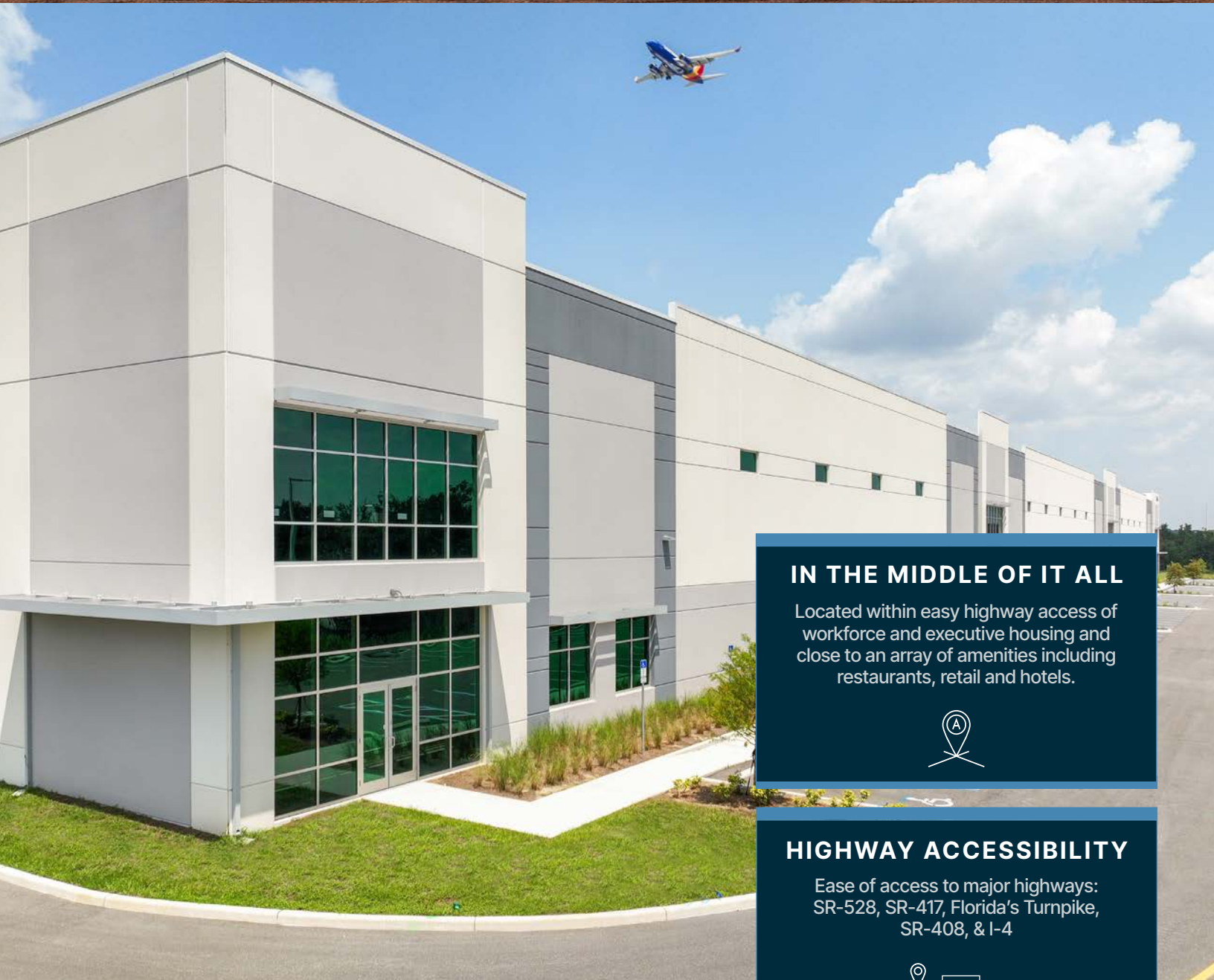
FOR LEASE

BUILDING 700:
±189,428 (Divisible)

CLASS A+ INDUSTRIAL PARK

**FLY IN
FLY OUT!**

Class-A +, Manicured, and Amenitized Logistics Park At The Doorstep of Orlando International Airport With Easy And Immediate Access To The Main Transportation Corridors Of Florida.



IN THE MIDDLE OF IT ALL

Located within easy highway access of workforce and executive housing and close to an array of amenities including restaurants, retail and hotels.

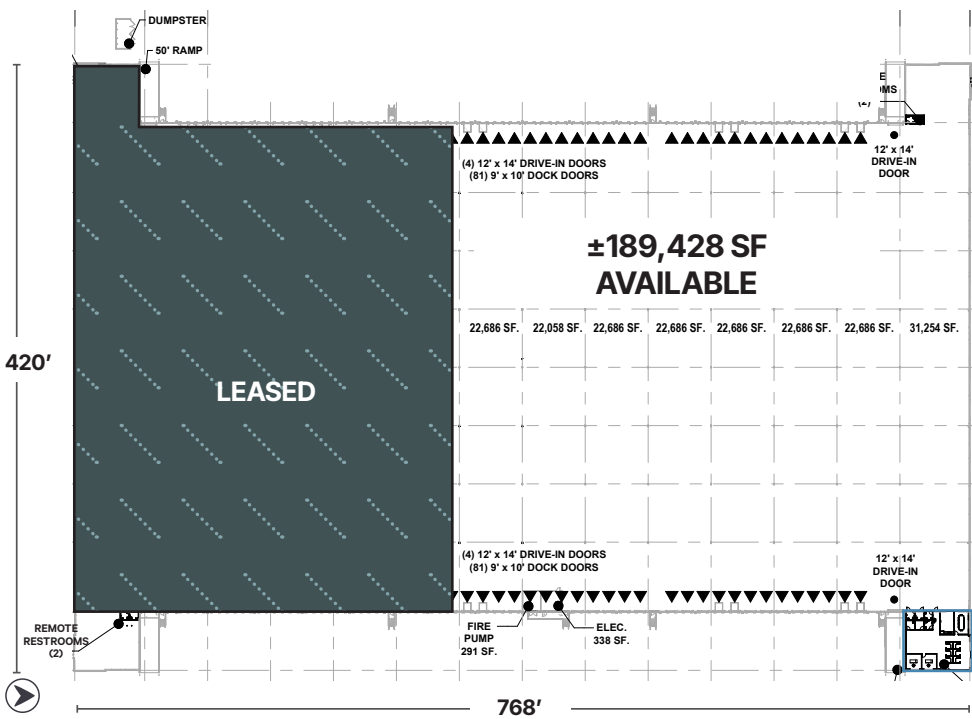


HIGHWAY ACCESSIBILITY

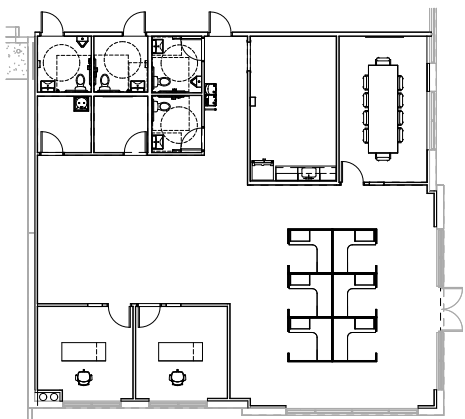
Ease of access to major highways:
SR-528, SR-417, Florida's Turnpike,
SR-408, & I-4



±189,428 SF (Divisible) AVAILABLE



SPEC OFFICE - ±2,915 SF



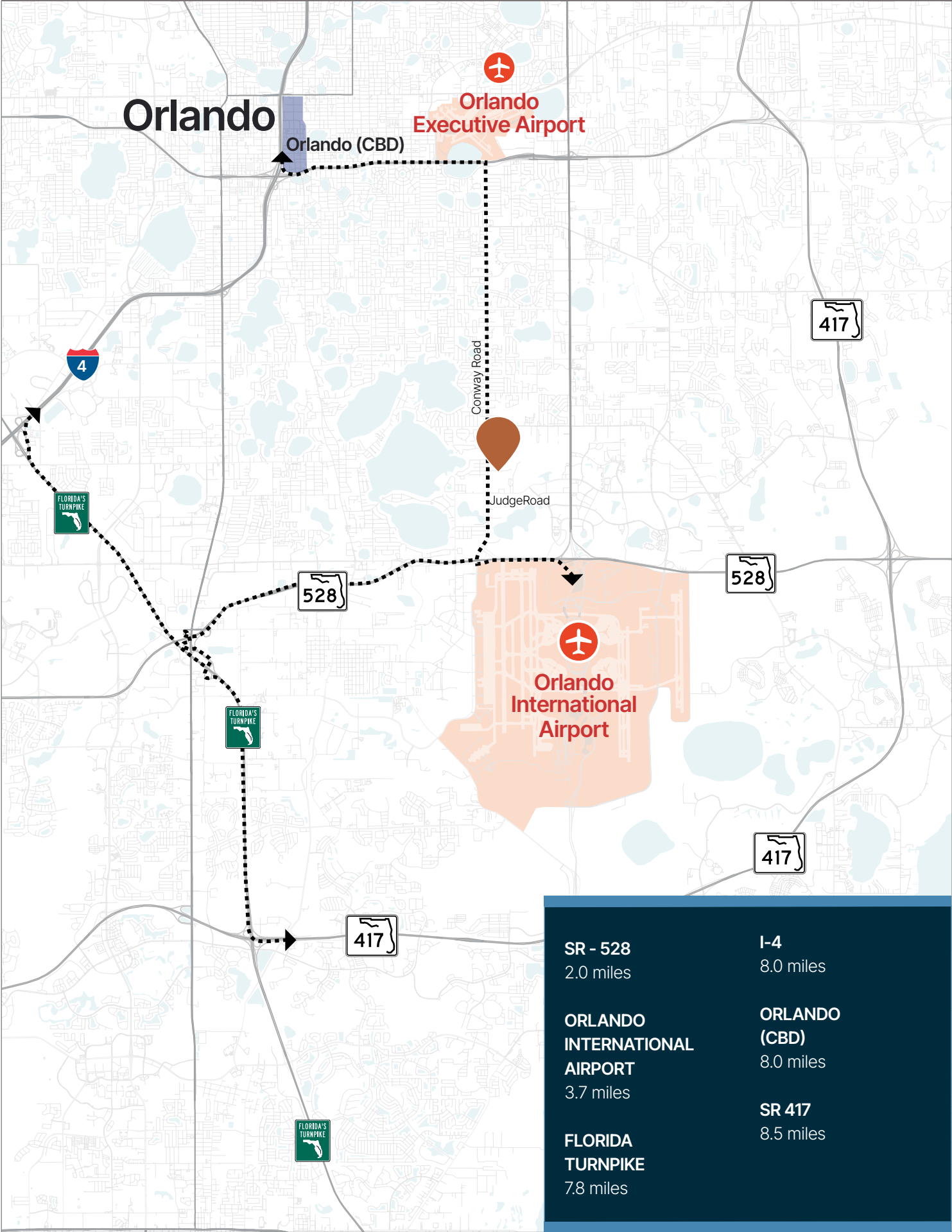
SPECIFICATIONS - BUILDING 700

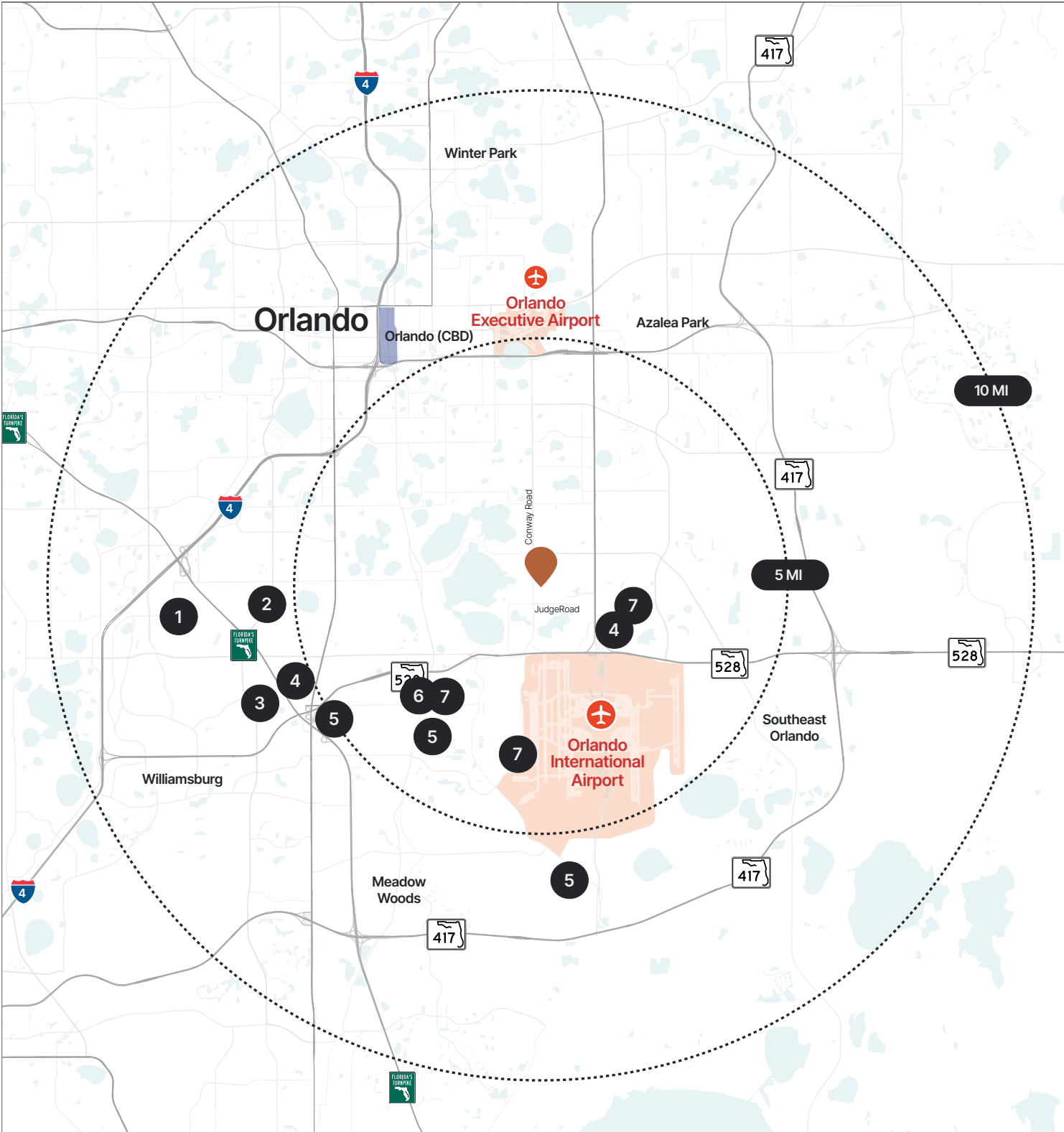
FEATURES:

AVAILABLE SF	±189,428 SF (Divisible)
SPEC OFFICES SF	±2,915 SF
BUILDING DEPTH	420'
TYPICAL BAY SIZE	±22,722 SF
COLUMN SPACING	54' x 50'
CLEAR HEIGHT	36'
DOCK DOORS	50 – 9' x 10'
DRIVE-IN DOORS	2 – 12' x 14'
TRUCK COURT	185'
FIRE PROTECTION	ESFR
POWER	3,000A at 277/480V
AUTO PARKING	176
TRAILER PARKING	62
CERTIFICATES	LEED Certified Silver

- + 12 Dock-Levelers
- + ±2,915 SF Spec Office
Above Standard Finishes
- + Motion Sensor LED Lighting
- + Cross-Dock Loading
- + Ample Trailer Parking





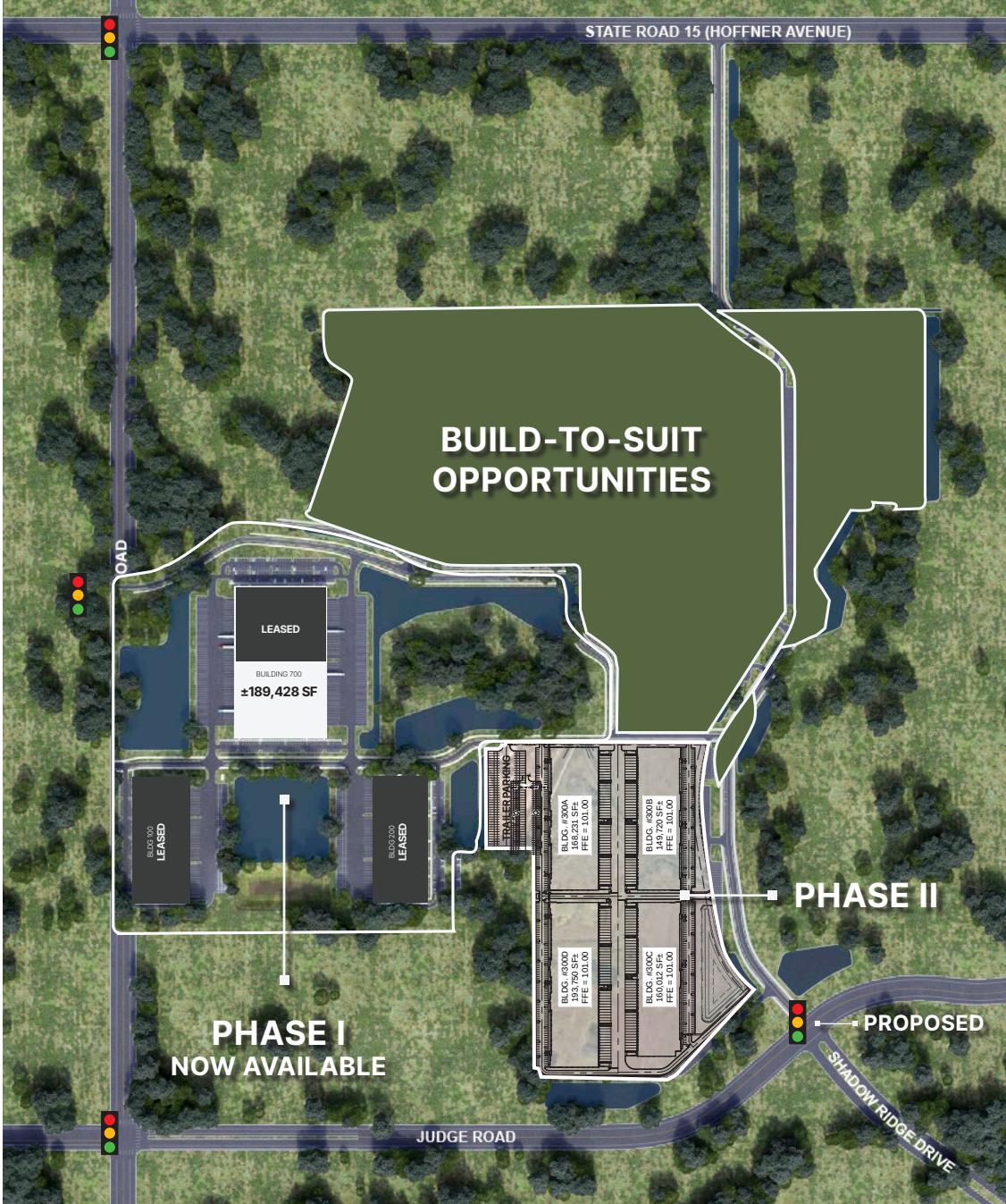


STRATEGIC LOCATION FOR E-COMMERCE

Mahogany Pointe is situated in the heart of Orlando within a 5 mile radius of major highway intersections, top e-commerce distribution/fulfillment centers, and the largest courier companies. This business park is uniquely capable to serve 1,706,109 residents in Central Florida.

E-COMMERCE DISTRIBUTION/ FULFILLMENT CENTERS

- | | |
|------------|----------|
| 1 PrimeNow | 5 Amazon |
| 2 Lucky | 6 UPS |
| 3 FedEx | 7 DHL |
| 4 Publix | |



Phase I

Frontage on S. Conway Road

- **Building 700**
±189,428 SF Available

Phase II

Frontage on Lee Vista Blvd
& Judge Road

- **Building 300A**
±168,231 SF Total
- **Building 300B**
±149,720 SF Total
- **Building 300C**
±160,012 SF Total
- **Building 300D**
±193,750 SF Total
- **Trailer Parking**
78 Spaces

Phase III

Build-to-Suit Opportunities

Contact Us

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CBRE

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