

# FOR SALE OR LEASE

# TURNPIKE — EXCHANGE —

**1801 CYPRESS LAKE DRIVE, ORLANDO, FL 32837**

168,515 SF INDUSTRIAL WAREHOUSE



VIEW LOOKING EAST

NEW ENHANCEMENTS INCLUDE REFRESHED OFFICE AREA, PAINT, ROOF AND PARKING

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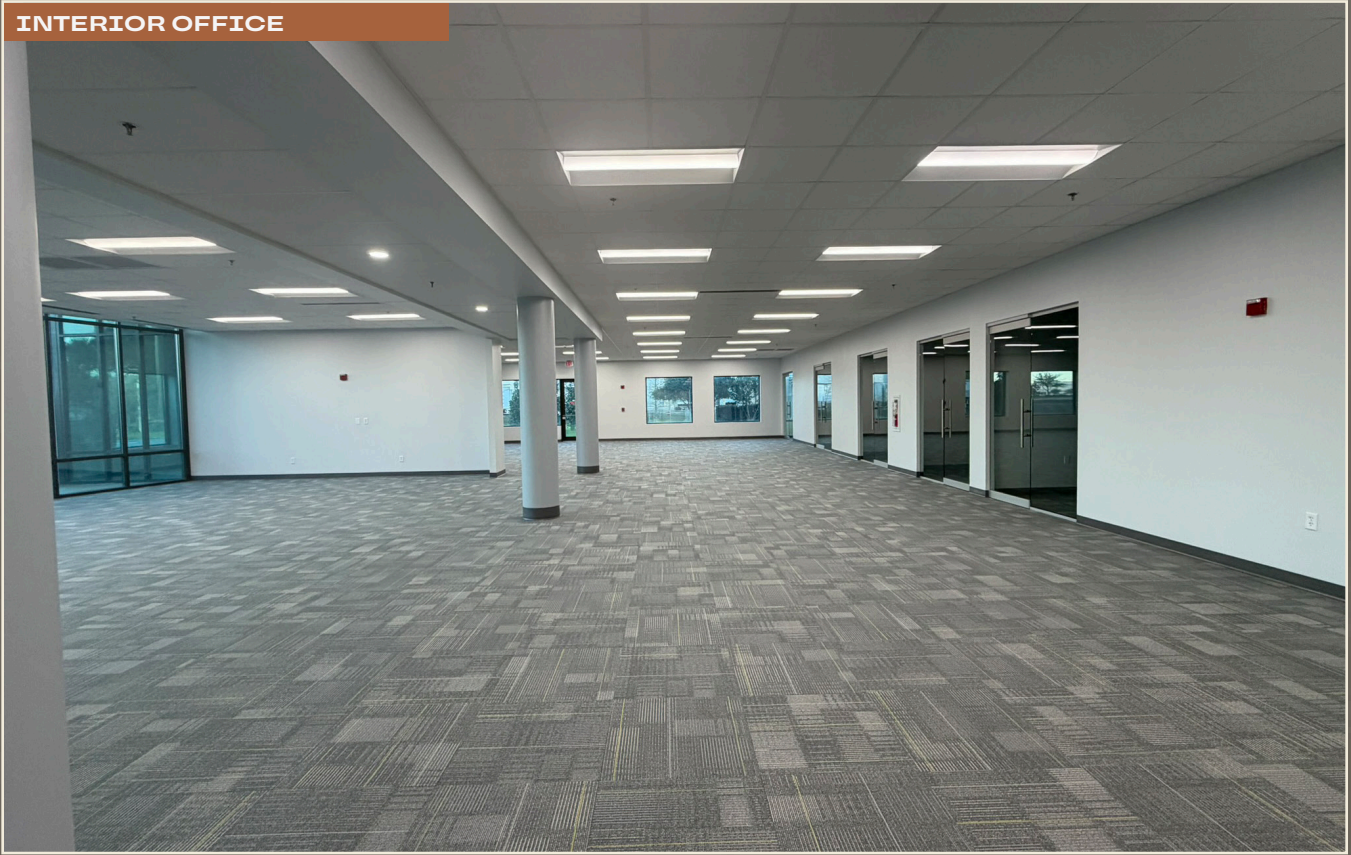
# SITE PLAN



## BUILDING SPECS

Building size	168,515 SF	Loading configuration	Side
Dimensions	506' x 308'	Power	1,600 amps
Column spacing	50' x 50'	Fire suppression	ESFR
Office SF	12,590 SF	Truck court	120', secured
Clear height	30'	Car parking	1.13/1,000 SF
Dock doors	24	Year built / expanded	1998 / 2005
Dock packages	Includes pit levelers and lights	Site size	10.63 acres
Drive-in doors	1	Zoning	ORG-IND-4

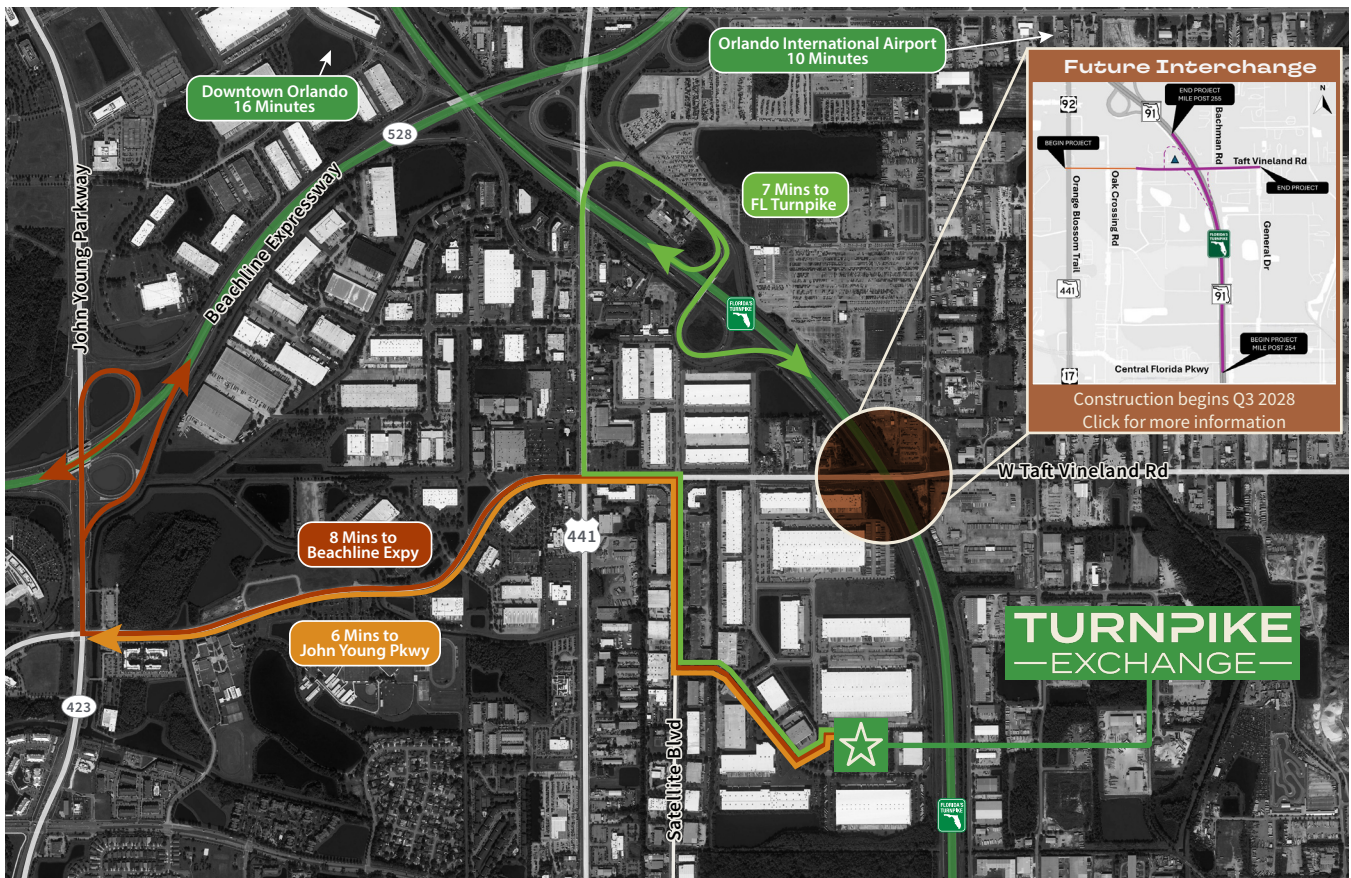
**INTERIOR OFFICE**



**BUILDING EXTERIOR**

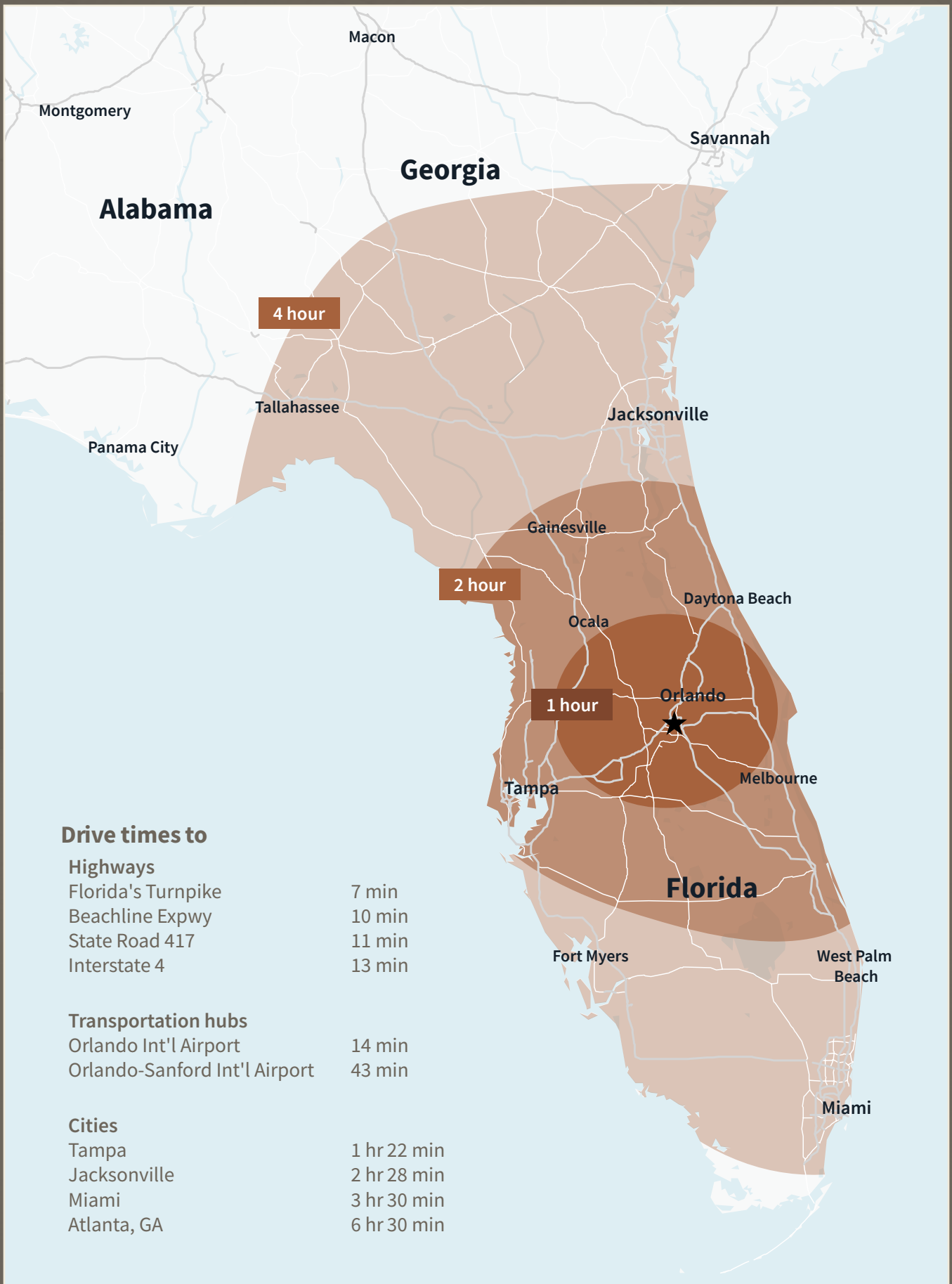


# ACCESS & LOCATION



## DEMOGRAPHICS

	1 hr	2 hr	4 hr
<b>Total population</b>	3,702,584	10,080,598	21,737,336
<b>Total households</b>	1,384,261	4,023,833	8,671,669
<b>Avg HH income</b>	\$103,990	\$101,415	\$105,068
<b>Total businesses</b>	145,742	386,504	971,599
<b>Total employees</b>	1,541,366	3,899,695	8,947,845



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