

# VenturePark Beachline IV

## 85k - 350k SF

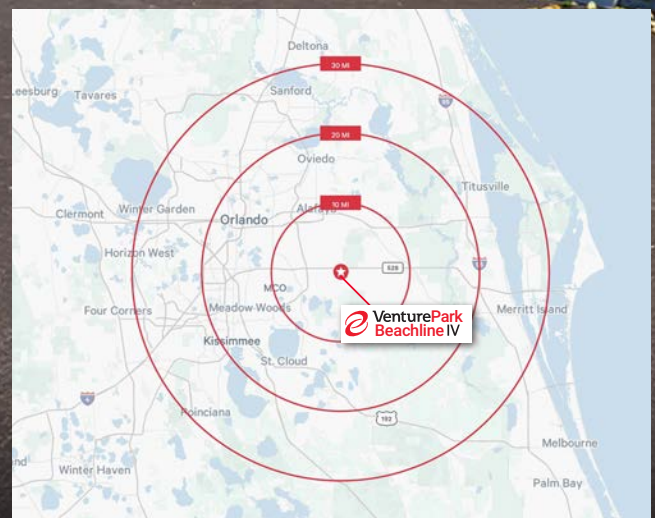
STANDALONE BUILDINGS - FOR LEASE OR SALE - BUILD-TO-SUIT



### VENTUREPARK BEACHLINE IV

Site Area .....27.5 AC  
**Concept Plan 1 Building Area**  
Building 100 .....185,900 SF  
Building 200.....212,400 SF  
Combined Area.....398,300 SF

**SITE PLAN CAN BE  
MODIFIED FOR  
CUSTOMER USE**



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**CONCEPT PLAN 1**

**185.9k - 398.3k SF BTS**

	TOTAL SF	CLEAR HEIGHT	BUILDING DEPTH	DOCK DOORS	DRIVE-IN DOORS	TRUCK COURT DEPTH	TRAILER STALLS	CAR STALLS	POWER
Building 1	185,900 SF	36'	260'	44	2	130' - 185'	27 (1.5 per 10,000 SF)	153 (0.8 per 1,000 SF)	4,000A (Expandable)
Building 2	212,400 SF	36'	260'	50	2	185'	51 (2.1 per 10,000 SF)	176 (0.8 per 1,000 SF)	4,000A (Expandable)
<b>Total</b>	<b>398,300 SF</b>	-	-	94	4	-	78 (2.0 per 10,000 SF)	329 (0.8 per 1,000 SF)	-



**FLEXIBLE BUILD-TO-SUIT STANDALONE BUILDINGS**

- + Flexibility to Sell Individual Buildings
- + Available as Build-to-Suit to Own or Lease
- + Site Plan Approved
- + High growth area with 6,000 single-family homes and 2,000 multifamily units planning within a 3-mile radius of site

## CONCEPT PLAN 2

# 90.7k - 397.3k SF

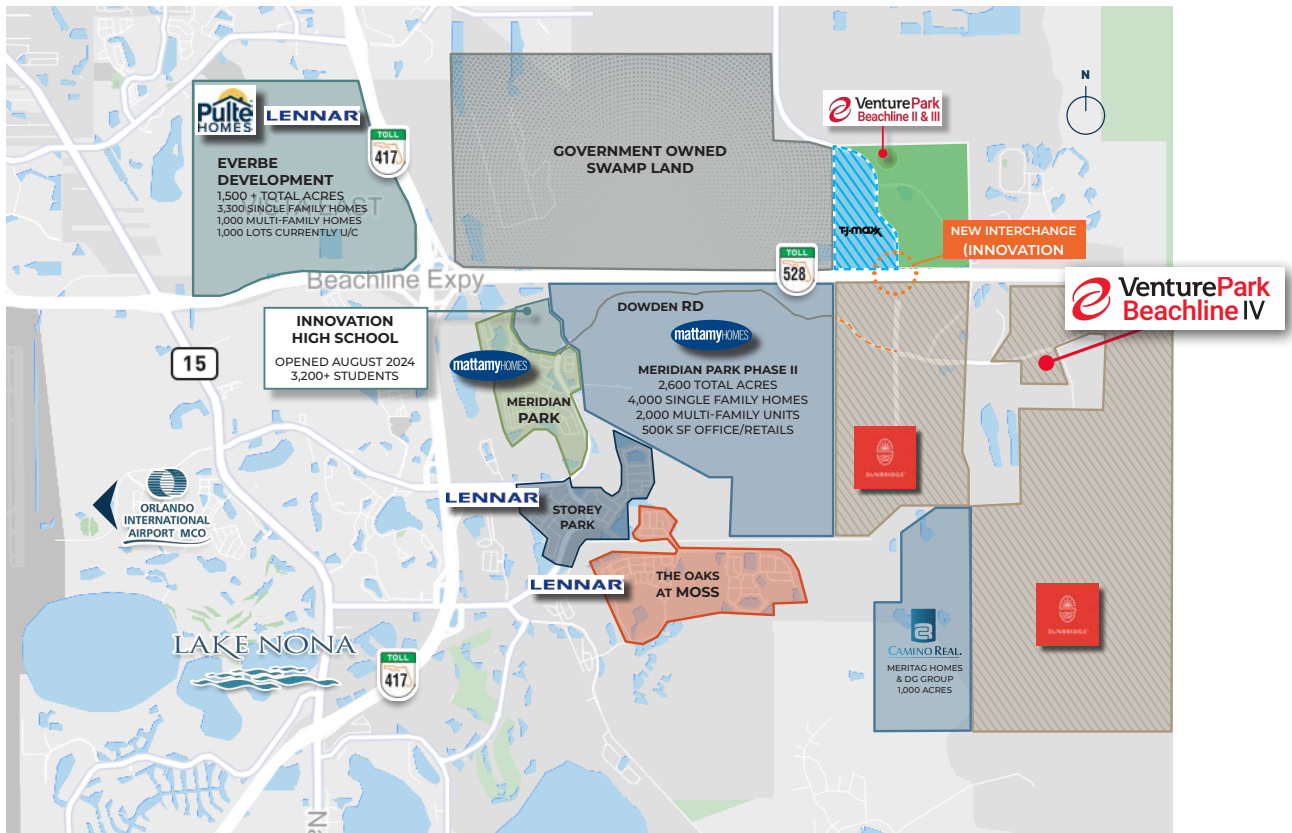
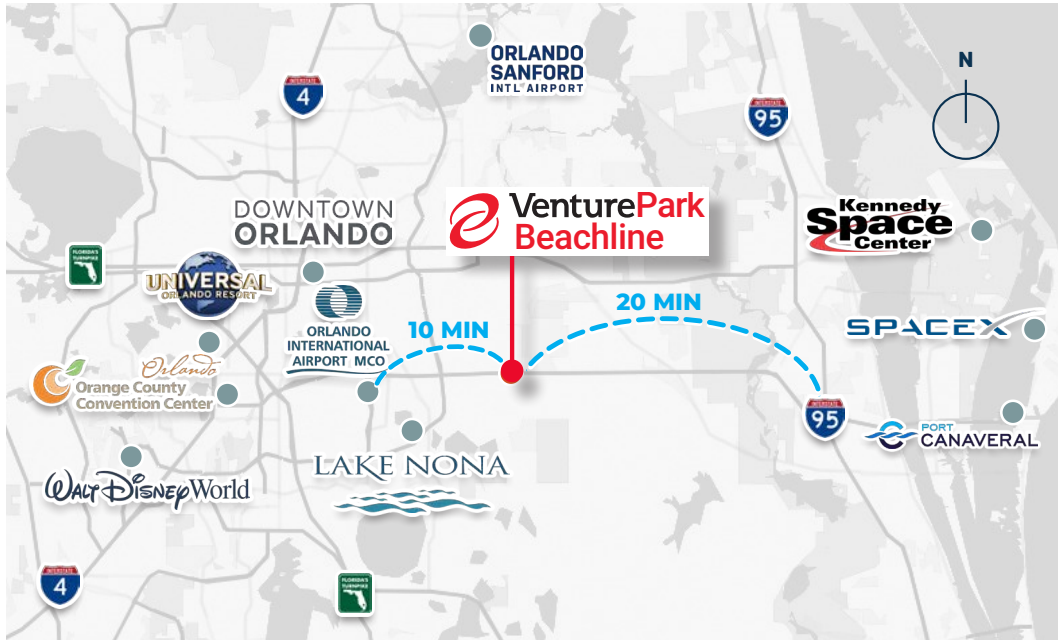
	TOTAL SF	CLEAR HEIGHT	BUILDING DEPTH	DOCK DOORS	DRIVE-IN DOORS	TRUCK COURT DEPTH	TRAILER STALLS	CAR STALLS	POWER
Building 1	90,752 SF	36'	210'	28	2	185'	22 (1.5 per 10,000 SF)	125 (0.8 per 1,000 SF)	4,000A (Expandable)
Building 2	138,600 SF	36'	210'	42	4	250' Shared	-	110 (0.8 per 1,000 SF)	4,000A (Expandable)
Building 3	168,000 SF	36'	210'	50	4	250' Shared	-	168 (0.8 per 1,000 SF)	4,000A (Expandable)
<b>Total</b>	<b>397,352 SF</b>	-	-	<b>120</b>	<b>10</b>	-	<b>22</b>	<b>403</b>	-



## LOCATION KEY HIGHLIGHTS

- + Less than 1 Mile to SR-528/Beachline Hwy, providing immediate access to Orlando Intl Airport, SR-417, I-95, and the Space Coast
- + One-day turn-around of **22 million** customers, and eight hours of **45 million**

**PROPERTY LOCATION**



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FOR LEASE OR SALE - BTS FLEXIBILITY



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#### Proposed Building Area

Building 100 .....185,900 SF

Building 200.....212,400 SF

Combined Area.....398,300 SF

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