

2507 INVESTORS ROW, ORLANDO, FL 32837

BEACHLINE DISTRIBUTION CENTER II



**34,066 SF END CAP SUITE
AVAILABLE FOR LEASE**



**CUSHMAN &
WAKEFIELD**



STONEMONT

PROPERTY OVERVIEW



BEACHLINE DISTRIBUTION CENTER

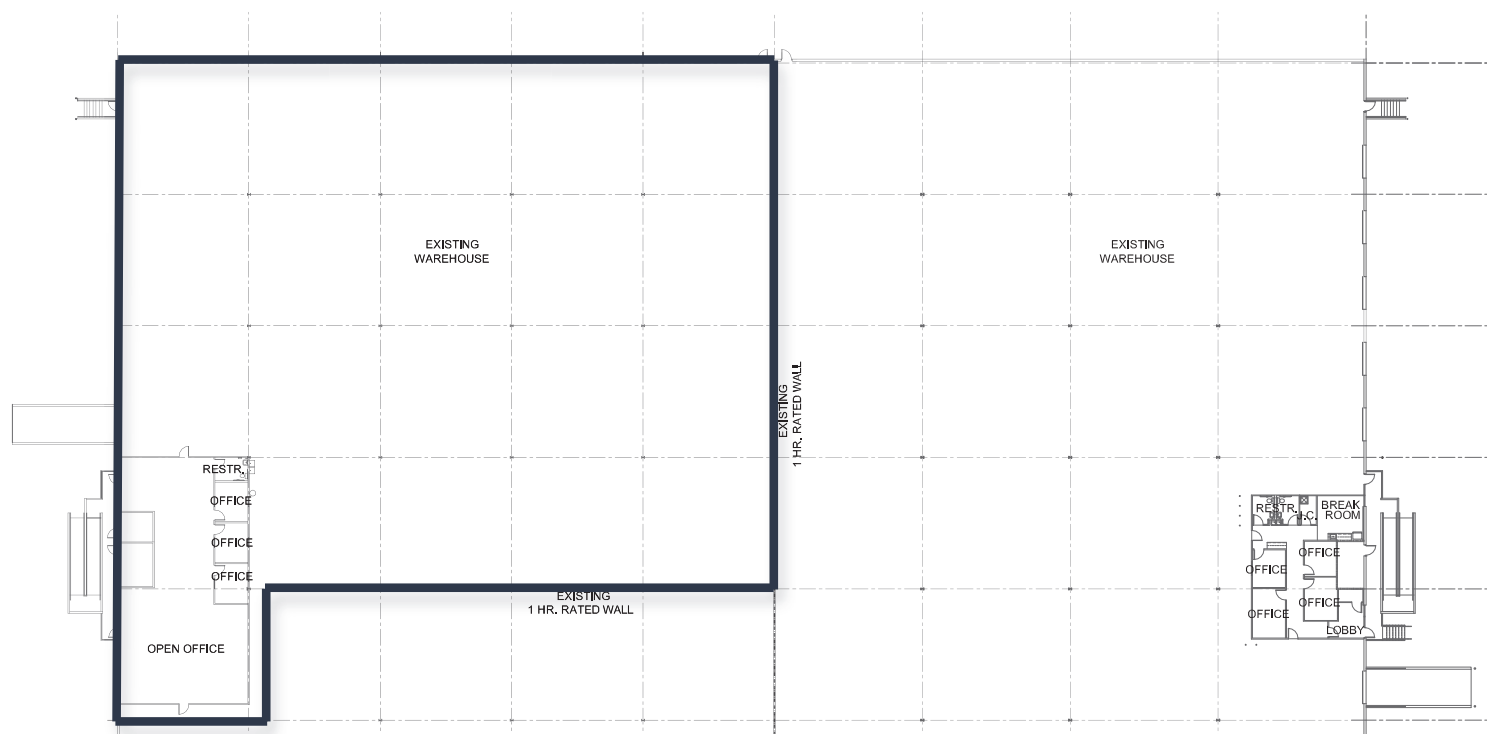
CLASS-A INDUSTRIAL BUILDING IN A PRIME DISTRIBUTION LOCATION

Beachline Distribution Center provides excellent visibility from S.R. 528 (Beachline Expressway) and immediate access to Florida's Turnpike, S.R. 528 and the Orlando International Airport. Located in Orlando Central Park submarket, this site allows convenient distribution to all parts of Florida and the Southeast. The building park consists of 513,423 total square feet, with both front-load and cross-dock configuration and a 180' shared truck court.

FACILITY HIGHLIGHTS

- 513,423 total square feet between two buildings
- 25.1 acres
- Built in 1997-1999
- Front-load and cross-dock configuration
- 40' x 40' column spacing
- 180' shared truck court
- 26'-28' clear height
- ESFR fire sprinklers

SUITE 150 HIGHLIGHTS



Rental Rate	Upon Request	Opex	\$2.50 PSF
Total Building SF	244,086 SF	Warehouse Size	±31,242 SF
Site Size	12.55 AC	Office Size	±2,824 SF
Building Configuration	Cross Dock	Fire Protection	ESFR
Clear Height	28'	Dock Doors	4 (9' x 10')
Column Spacing	40'w x 40'd	Drive - In Doors	1 (12' x 14')
Parking Ratio	.82/1,000	Year Built	1999



GET TO KNOW THE AREA

Beachline Distribution Center is located directly in the middle of major residential, educational, and job creators within Central Florida. With ease of access to the Florida Turnpike, the Orlando Airport, Interstate-4, Sunrail, there are few areas with more labor capacity for any prospective user in market.

- 1

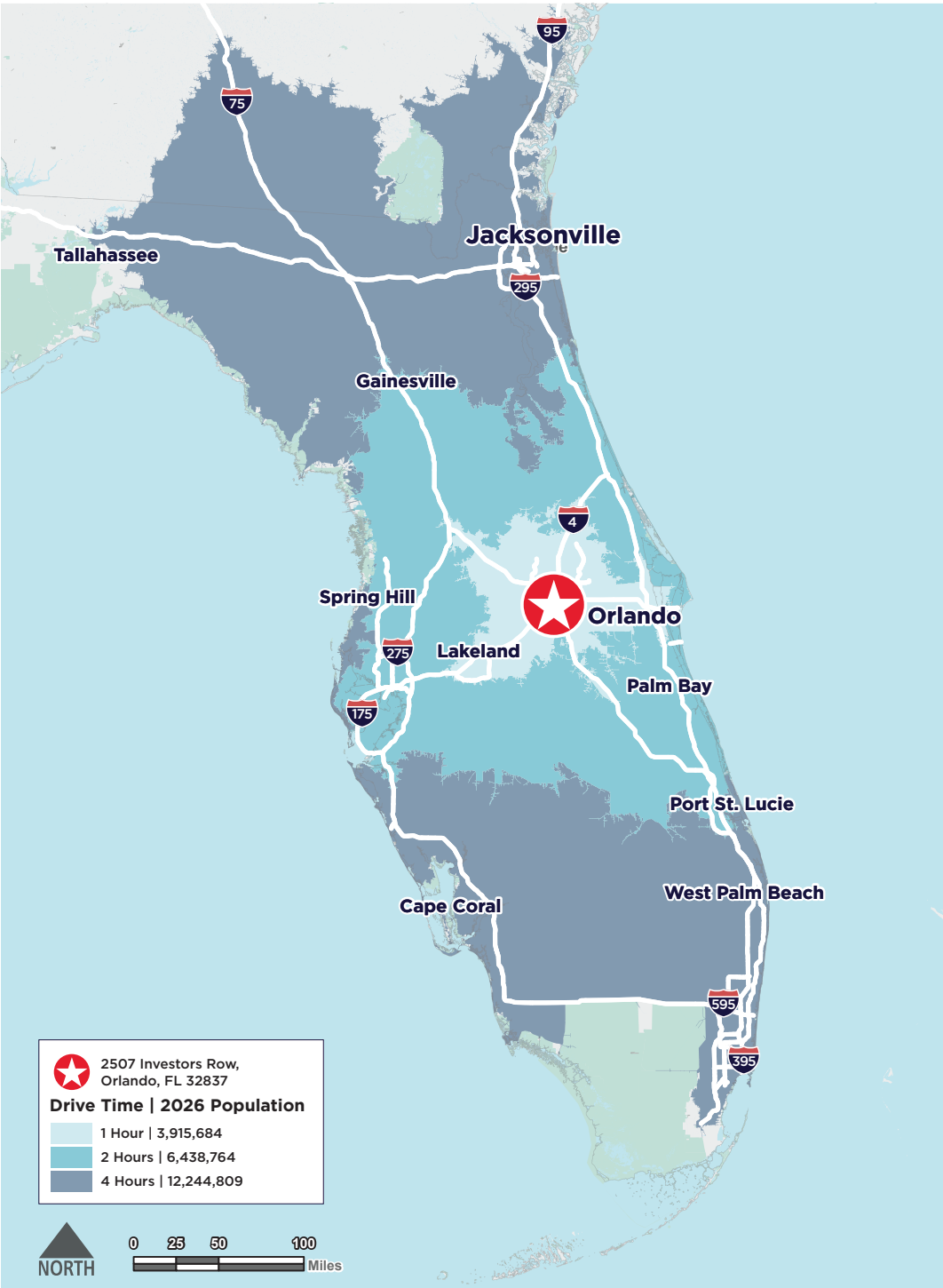
TRANSPORTATION
 - Florida’s Turnpike - 1.5 miles
 - SR 528 - 2.0 miles
 - SR 417- 4.7 miles
 - I-4 - 5.5 miles
- 2

INTERNATIONAL DRIVE
 - Tourism Corridor
 - Orange County Convention Center
 - Universal Orlando
 - Universal Orlando Expansion (520 Acres)
- 3

ORLANDO INTERNATIONAL AIRPORT
 - Terminal C expansion
 - Brightline Rail
- **LOCAL SHIPPING PROVIDERS**
 - A. USPS
 - B. FedEx
 - C. UPS

MARKET STATS

The Orlando MSA continues to attract industrial users with its ample development opportunities, skilled labor pool, and central Florida location. A growing population of 2,154,000 supports strong demand for distribution, manufacturing, and logistics space.



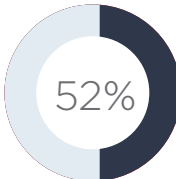
812,251
POPULATION



\$74,329
MEDIAN INCOME



37
MEDIAN AGE



**OF FLORIDA
POPULATION**
(4-HOUR DRIVE TIME)



STONEMONT

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