

VenturePark Beachline IV

85k - 350k SF

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



WEBSITE LINK

VENTUREPARK BEACHLINE IV

Site Area27.5 AC

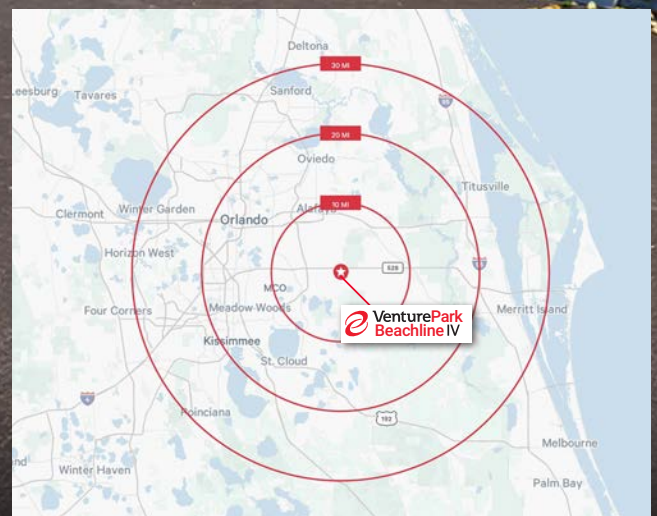
Concept Plan 1 Building Area

Building 100185,900 SF

Building 200.....212,400 SF

Combined Area.....398,300 SF

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



CBRE

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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)
Total	398,300 SF	-	-	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

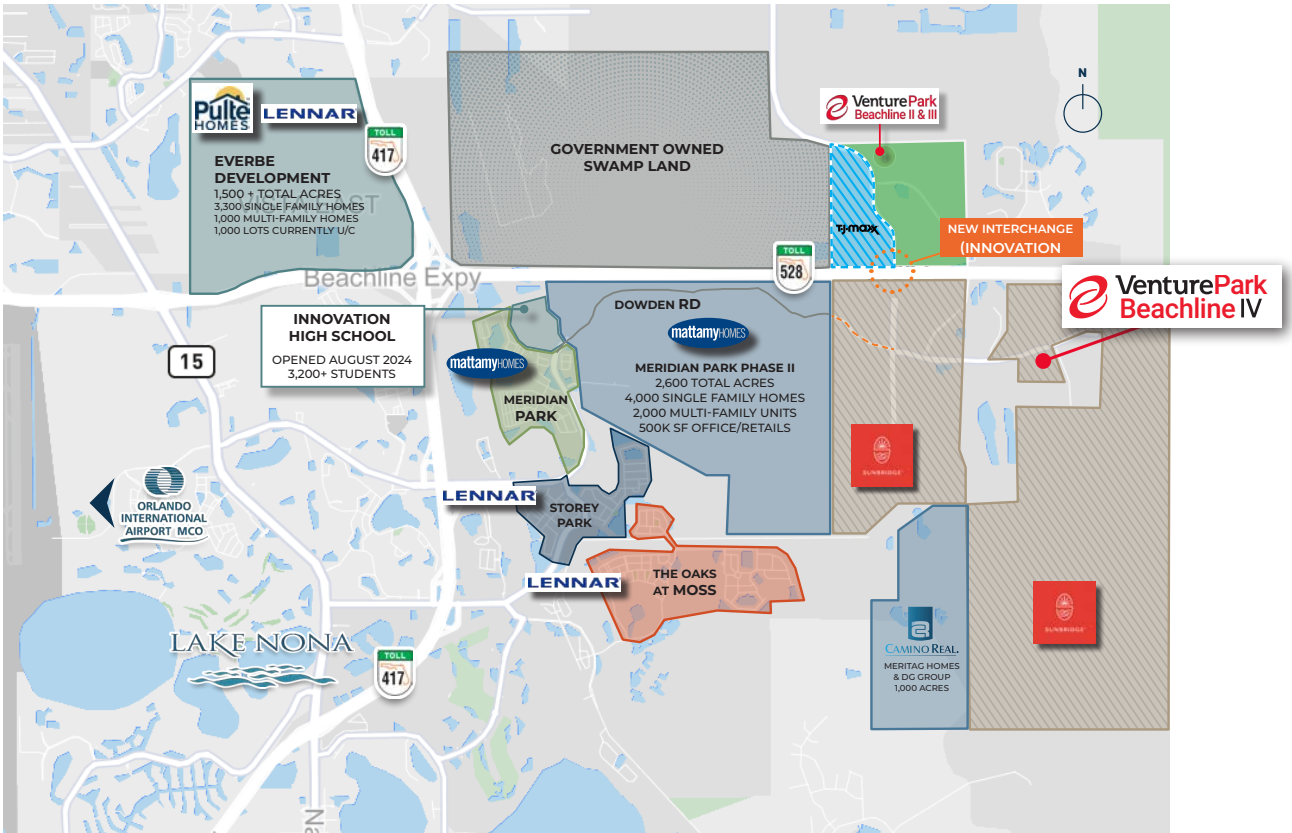
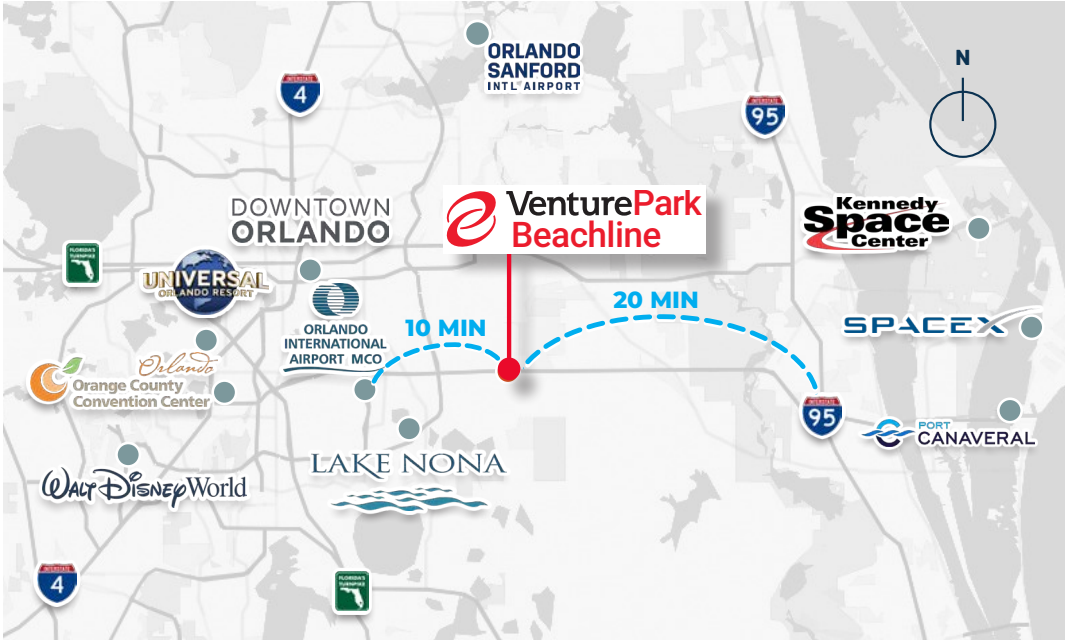
	TOTAL SF	CLEAR HEIGHT	BUILDING DEPTH	DOCK DOORS	DRIVE-IN DOORS	TRUCK COURT DEPTH	TRAILER STALLS	CAR STALLS	POWER
Building 1	90,752 SF	36'	210'	28	2	185'	22 (1.5 per 10,000 SF)	125 (0.8 per 1,000 SF)	4,000A (Expandable)
Building 2	138,600 SF	36'	210'	42	4	250' Shared	-	110 (0.8 per 1,000 SF)	4,000A (Expandable)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



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

VENTUREPARK BEACHLINE IV

Site Area27.5 AC

Proposed Building Area

Building 100185,900 SF

Building 200.....212,400 SF

Combined Area.....398,300 SF

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