



404 GLENROSE ROAD, ORLANDO, FL 32809

YOUR SOUTH ORLANDO LOGISTICS SOLUTION

GROUND-UP DEVELOPMENT | TWO BUILDINGS TOTALING 205,000± SF | Q3 2027 DELIVERY

SODO LOGISTICS CENTER

SOUTH ORLANDO'S NEWEST INDUSTRIAL GATEWAY

Dalfen Industrial presents SoDo Logistics Center, a ground-up industrial development strategically positioned in South Orlando's premier logistics corridor. This two-building campus totals 205,386 SF, featuring a 113,368 SF building and a complementary 92,003 SF building, both scheduled for Q3 2027 delivery. The property offers immediate access to Florida's Turnpike and SR-528, placing tenants minutes from Orlando International Airport, Port Canaveral, and the John F. Kennedy Space Center. With stunning lake views and unparalleled connectivity to Central Florida's major transportation arteries, SoDo Logistics Center delivers the strategic advantage modern distribution and logistics operations demand. This best-in-class development combines prime location with flexible space configurations, positioning your business at the center of Florida's thriving industrial market.



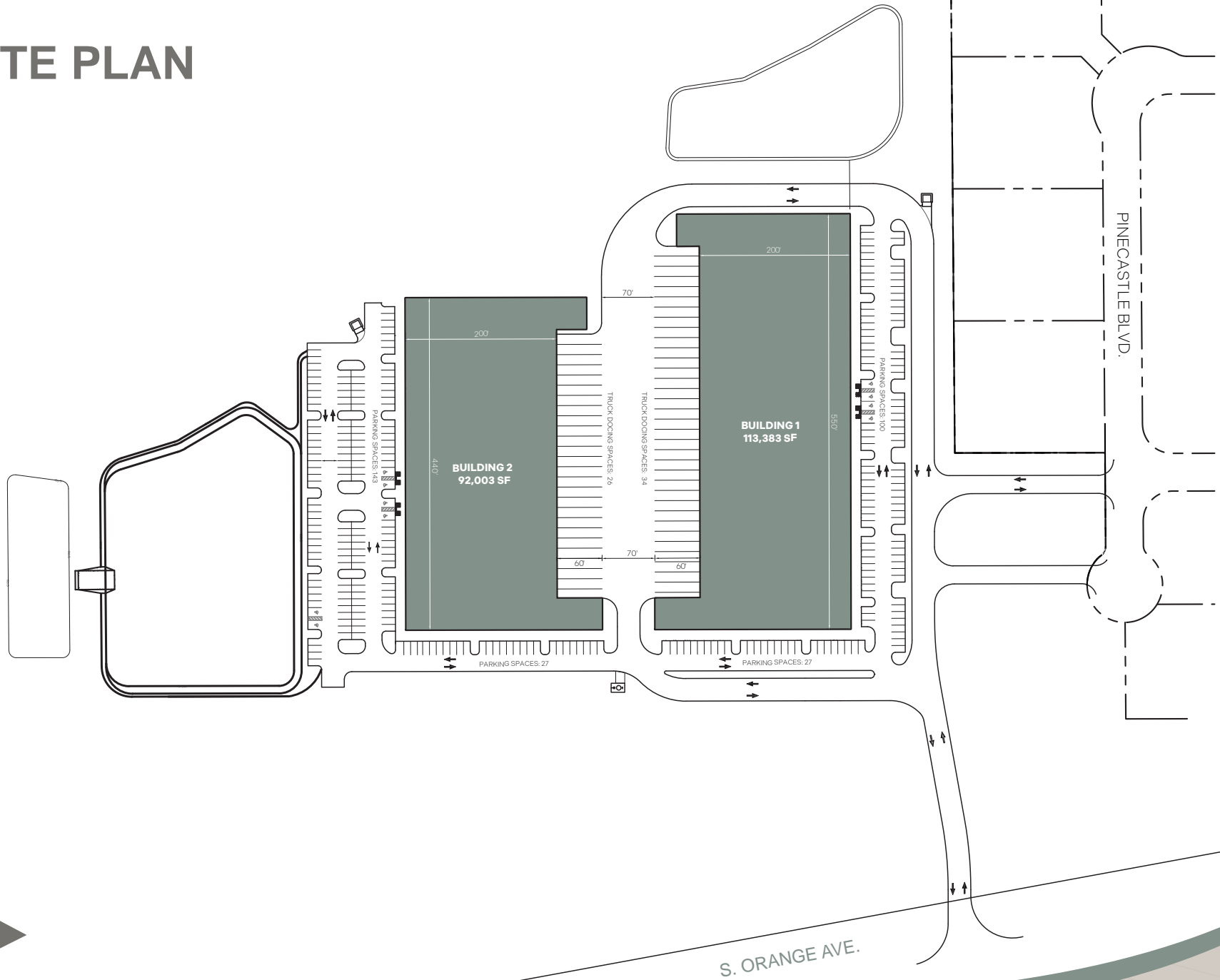
BUILDING SPECIFICATIONS

BUILT FOR WHAT'S NEXT

TOTAL BUILDING SIZE	Building 1: 113,383 SF
TOTAL SPACE AVAILABLE	Up to 113,368 SF
OFFICE	1,569 SF
CLEAR HEIGHT	32'
DOCK DOORS	28 (9'W x 10'H)
DRIVE-IN DOORS	2 (14'W x 14'H)
COLUMN SPACING	50' x 50' with 60' speedbay
FLOOR SLAB	6" reinforced
SPRINKLER	ESFR
VEHICLE PARKING	127
PARKING RATIO	1.10/1,000 SF
UTILITIES	Water: Orlando Utilities Commission Sewer: Orange County Utilities Power: Duke Energy
DELIVERY DATE	Q3 2027

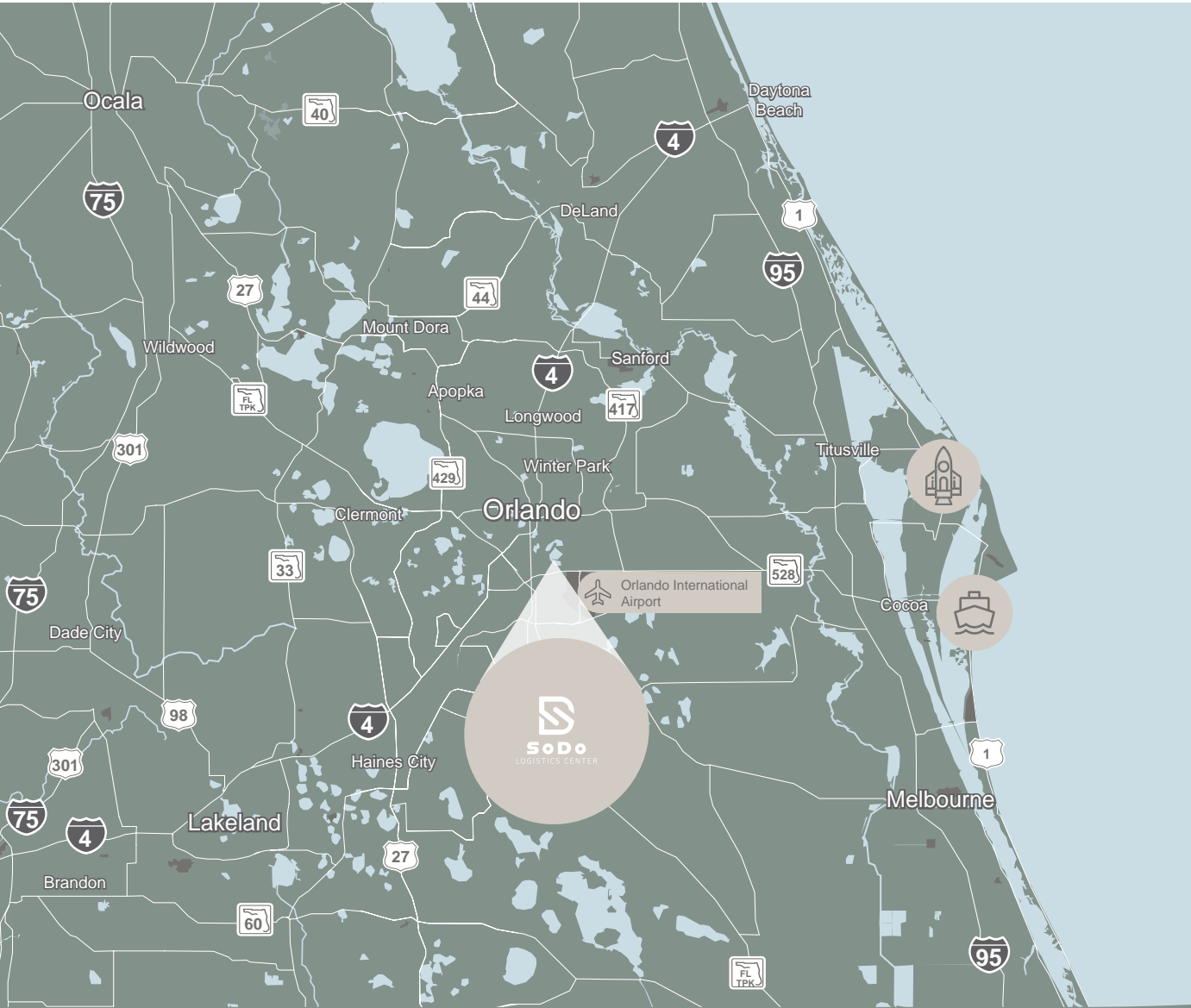
TOTAL BUILDING SIZE	Building 2: 92,003 SF
TOTAL SPACE AVAILABLE	Up to 92,003 SF
OFFICE	1,587 SF
CLEAR HEIGHT	32'
DOCK DOORS	23 (9'W x 10'H)
DRIVE-IN DOORS	2 (14'W x 14'H)
COLUMN SPACING	50' x 50' with 60' speedbay
FLOOR SLAB	6" reinforced
SPRINKLER	ESFR
VEHICLE PARKING	170
PARKING RATIO	1.84/1,000 SF
UTILITIES	Water: Orlando Utilities Commission Sewer: Orange County Utilities Power: Duke Energy
DELIVERY DATE	Q3 2027

SITE PLAN



LOCATION

POSITIONED FOR PERFORMANCE



Interstate 4
22 miles



Interstate 95
25 miles



Interstate 75
80 miles



State Road 528
2 miles



State Road 417
6 miles



Orlando International Airport
12.5 miles



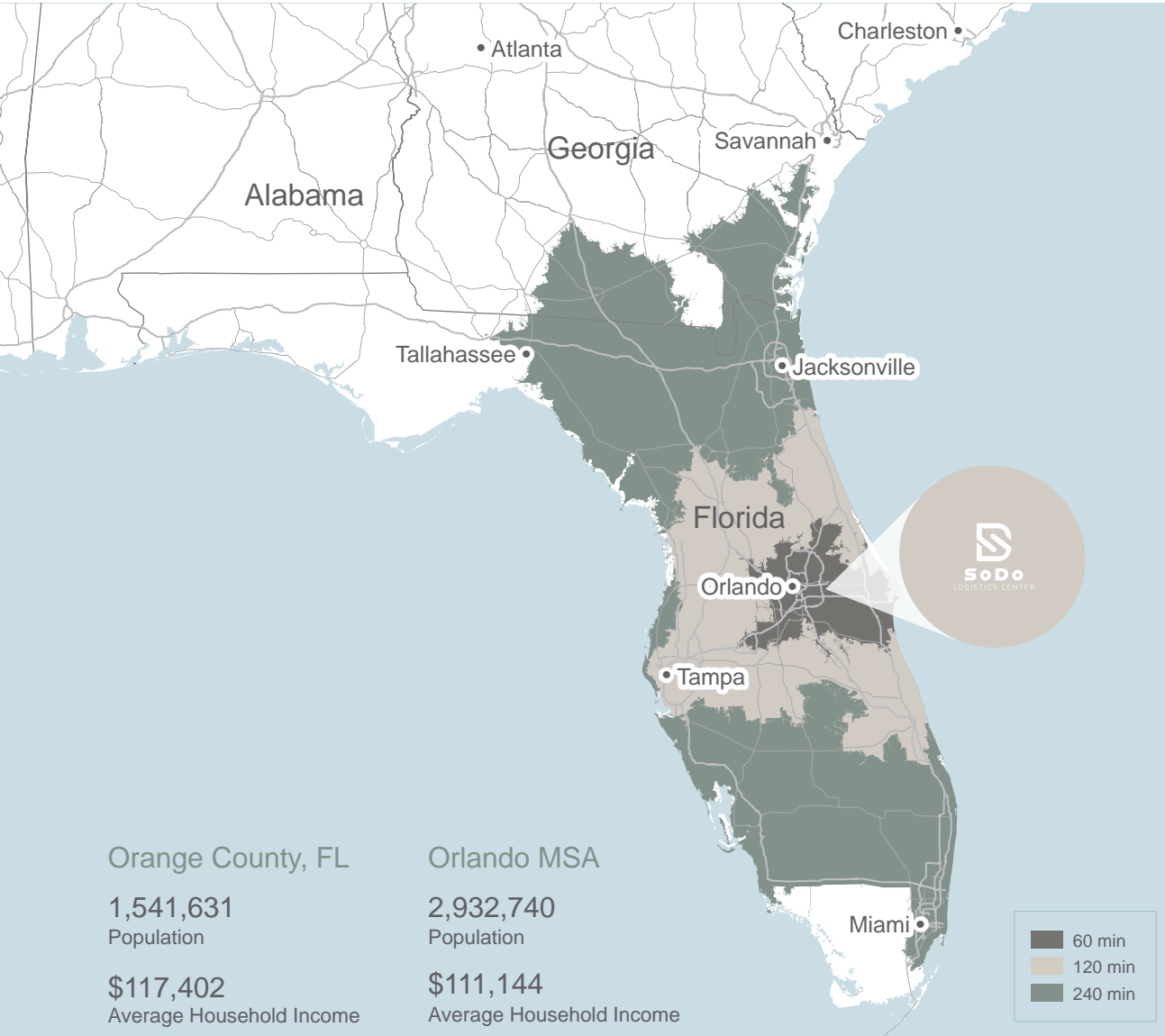
John F. Kennedy Space Center
29 miles



Port Canaveral
38 miles

DEMOGRAPHICS

WHERE BUSINESS ACCELERATES



Orange County, FL

1,541,631
Population

\$117,402
Average Household Income

Orlando MSA

2,932,740
Population

\$111,144
Average Household Income

60 min
120 min
240 min

ORANGE COUNTY, FL



Orlando MSA is projected to reach 3.2 million residents by 2030, outpacing Florida's overall growth rate



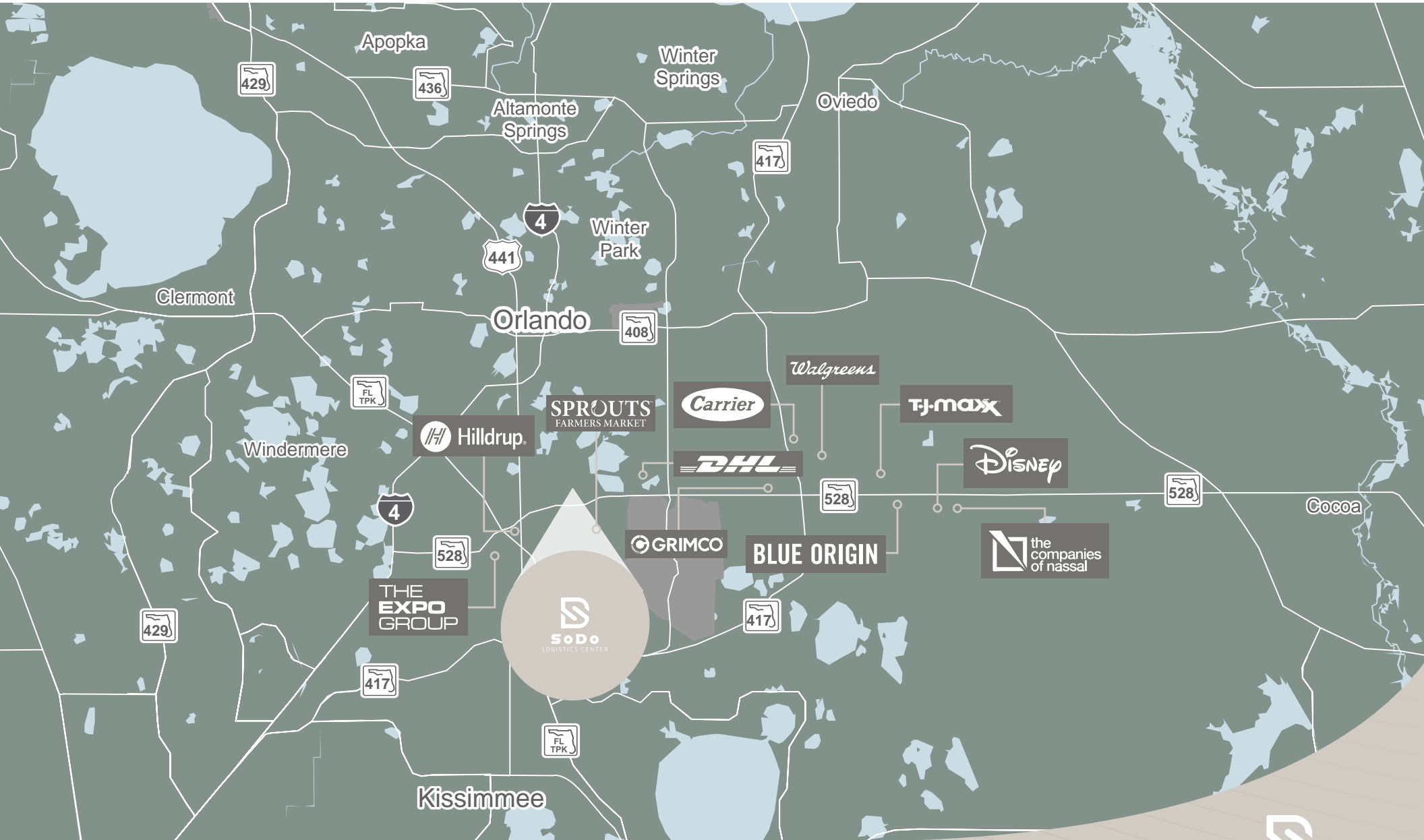
Transportation and warehousing job growth up by 92% since 2015



25 million square feet of new product since 2021

	60 min	120 min	240 min
Total Population	3,625,096	9,792,599	21,729,335
Total Households	1,358,645	3,920,545	8,747,479
Average Household Income	\$109,804	\$104,580	\$111,101
Total Businesses	139,226	367,140	949,137
Total Employees	1,414,148	3,665,485	8,623,544

CORPORATE NEIGHBORS





FOR MORE INFORMATION, CONTACT:

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