

# CFI Team Available Properties



Available Properties for Sale or Lease																		
	Property Name / Address	Building SF	Suite #	Available SF	Office SF	Date Available	Construction	Clear Height	Dock Doors	Grade Doors	Sprinkler System	Loading	Sale Price	Lease Rate	Operating Expenses	Additional Information		
<b>NorthWest Orange County</b>																		
BTS/ Lease		3401 Mercy Star Ct Orlando	7,500	Site 1	7,000	1,840	Q4 2017	Tilt-Wall	20'	0	4	Yes	Side	-	\$8,750/mo.	TBD	1.0 to 1.5 acres with outside storage; BTS opportunity; clear span; drive-thru buildings; I-G zoning allows for outside storage	
			7,500	Site 2	6,000	1,040	Q4 2017	Tilt-Wall	20'	0	3	Yes	Side	-	\$7,500/mo.	TBD		
			60,000	Site 3	5,000-56,000	BTS	BTS	Tilt-Wall	20'	TBD	TBD	TBD	TBD	-	TBD	TBD		
Lease		The Park @ 429 East Crown Point Road Ocoee	59,400	Bldg 100	4,400 - 56,650	BTS	Q4 2017	Tilt-Wall	20'	0	Yes	Yes	Rear	-	\$10.00 NNN	TBD	110' building depth; 3.48/1,000 SF parking ratio	
			195,144	Bldg 200	16,237 - 133,760	BTS	Q4 2017	Tilt-Wall	32'	Yes	2	Yes	Rear	-	\$5.95 NNN	TBD	180' building depth; 130' truck court; 1.01/1,000 SF parking ratio	
			246,031	Bldg 300	20,121 - 246,031	BTS	Q4 2017	Tilt-Wall	32'	Yes	2	Yes	Rear	-	\$5.75 NNN	TBD	225' building depth; 185' truck court; 0.85/1,000 SF parking ratio; 85 trailer parking spaces; frontage on TR 429	
			50,200	Bldg 400	12,550 - 50,200	BTS	Q4 2017	Tilt-Wall	24'	Yes	Yes	Yes	Yes	Front	-	\$6.95 NNN	TBD	100' building depth; 117' truck court; 1.10/1,000 SF parking ratio; frontage on Toll Road 429
			64,325	Bldg 500	16,000 - 64,325	BTS	Q4 2017	Tilt-Wall	30'	Yes	Yes	Yes	Yes	Front	-	\$6.50 NNN	TBD	125' building depth; 123' truck court; 1.32/1,000 SF parking ratio; frontage on Toll Road 429
Lease		Winter Garden Commerce Center Garden Commerce Pkwy Winter Garden	28,306	Bldg 100	3,200 - 28,306	BTS	Jan-18	Tilt-Wall	20'	0	18	Class IV	Rear	-	\$10.00 NNN	\$1.75	40' x 40' column spacing; 80' building depth; frontage on Story Rd	
			31,806	Bldg 200	3,600 - 31,806	BTS	Jan-18	Tilt-Wall	20'	0	18	Class IV	Rear	-	\$10.00 NNN	\$1.75	40' x 45' column spacing; 90' building depth; frontage on Story Rd	
			29,978	Bldg 300	4,840 - 29,978	BTS	Jan-18	Tilt-Wall	24'	15	2	Class IV	Rear	-	\$6.75 NNN	\$1.75	44' x 55' column spacing; 110' building depth	
			50,843	Bldg 400	5,940 - 50,843	BTS	Jan-18	Tilt-Wall	24'	21	2	Class IV	Rear	-	\$6.75 NNN	\$1.75	44' x 55' column spacing; 135' building depth	
Sale/ Lease		2722 Apopka Blvd Apopka	66,298	-	66,298	<b>SOLD!</b>	Q2 2017	Metal	Varies	0	0	Yes	N/A	-	-	-	Seven buildings; five are covered storage buildings; fully fenced, mostly paved and rocked; 88 parking spaces; adjacent to CSX rail line	
Lease		Center of Commerce 4401 Shader Rd Orlando	93,608	-	25,108	1,200	Jan 1st	Tilt-Wall	30'+	5	1	ESFR	Front	-	\$5.65 NNN	\$1.45	First generation space; end cap; 121' truck court	
<b>SouthWest Orange County</b>																		
Sale		2200 Principal Row Orlando	12,000	-	12,000	3,360	Now	Block	16'-18'	2	2	Yes	Rear/side	\$1,700,000	-	-	Outside storage available; 1 acre of excess land; excellent location in Orlando Central Park South; minutes from US 441, John Young Pkwy, and the Florida Turnpike-Beachline Expwy interchange	
Lease		22 S Westmoreland Dr Orlando	8,340	-	8,340	BTS	Now	Metal	16'	0	6	TBD	Rear	-	\$9.50 Mod. Gross	-	Excellent location for alternative uses such as brewery, indoor soccer, sports; located in Downtown Orlando with immediate access to US 441, East-West Expwy and I-4	
Lease		2003 Viscount Row Orlando	115,768	2021	<b>LEASED!</b>	2,079	Now	Tilt-Wall	20'	2	1	Yes	Front	-	-	-	Rail served; located in Orlando Central Park; zoned I-2/I-3, Orange County	

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JULY 2017

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## Available Properties for Sale or Lease

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Lease	 7551-7599 Currency Dr Orlando	40,748	7557	4,064	945	Oct 1st	Tilt-Wall	18'	1	1	No	Rear	-	\$7.95 NNN	\$2.19	100% air-conditioned warehouse; located in Orlando Central Park
			7469	16,000	150	Now	Tilt-Wall	22'	3	0	Yes	Front	-	\$4.75 NNN	\$1.49	
Lease	 7453-7481 Presidents Dr Orlando	128,150	7473	16,000	693	Now	Tilt-Wall	22'	3	0	Yes	Front	-	\$4.75 NNN	\$1.49	Rail served
			7469-7473	32,000	693	Now	Tilt-Wall	22'	6	0	Yes	Front	-	\$4.75 NNN	\$1.49	
Lease	 7524-7598 Currency Dr Orlando	158,108	7530	19,200	2,047	Sep-17	Tilt-Wall	22'	4	1	Yes	Front	-	\$4.90 NNN	\$1.62	Located in Orlando Central Park
Lease	 7603-7649 Currency Dr Orlando	27,915	7625	7,380	1,134	May-18	Tilt-Wall	18'	3	0	No	Rear	-	\$7.25 NNN	\$2.57	Located in Orlando Central Park
Lease	 7653-7693 Currency Dr Orlando	34,440	7667	2,426	1,179	30 days	Tilt-Wall	18'	1 (van)	0	No	Rear	-	\$7.25 NNN	\$2.45	Located in Orlando Central Park
			7653	<b>LEASED!</b>	1,518	Oct 1st	Tilt-Wall	18'	0	1	No	Rear	-	-	-	End cap space
Lease	 7307-7343 Presidents Dr Orlando	120,857	7319	24,867	1,380	Now	Tilt-Wall	22'	4	1	Yes	Front	-	\$4.75 NNN	\$1.45	Rail served; located in Orlando Central Park
			7335	15,550	39	Jan-18	Tilt-Wall	22'	2	0	Yes	Front	-	\$4.75 NNN	\$1.44	
Lease	 2300 Principal Row Orlando	120,000	103	40,000	5,396	Now	Tilt-Wall	24'	5	1	Yes	Rear	-	\$5.50 NNN	\$1.75	190' building depth; 40' x 40' column spacing (typical); 20' x 16' ramp; fenced outside storage
Lease	 2200 Consulate Dr Orlando	242,160	-	242,160	29,848	Now	Tilt-Wall	30'	50	4	ESFR	Rear	-	\$5.50 NNN	\$1.46	115 trailer parking spaces; 234 car parking spaces; LED warehouse lights; Big Ass warehouse fans; free-standing Class A building located in Orlando Central Park South; easy access to I-4, John Young Pkwy and Sand Lake Rd
			503	16,862	1,751	Now	Tilt-Wall	22'	5	2	Yes	Cross	-	\$6.95 NNN	\$2.05	
Lease	 9695 Delegates Dr Orlando	67,450	504	16,863	1,421	Now	Tilt-Wall	22'	5	2	Yes	Cross	-	\$6.95 NNN	\$2.05	Located in Orlando Central Park South
			503/504	33,725	3,172	Now	Tilt-Wall	22'	10	4	Yes	Cross	-	\$6.65 NNN	\$2.05	
			X	76,225	13,435	Oct 1st	Tilt-Wall	18'-20'	17	0	Yes	Front	-	\$4.95 NNN	\$1.48	Heavy power
Lease	 West Park X-XI 4542-4560 LB McLeod Rd	152,789	XI	76,564	22,539	Oct 1st	Tilt-Wall	18'-20'	4	0	Yes	Front	-	\$4.95 NNN	\$1.48	Heavy power; fully air-conditioned
			X-XI	152,789	35,974	Oct 1st	Tilt-Wall	18'-20'	21	0	Yes	Front	-	\$4.95 NNN	\$1.48	Frontage on LB McLeod Rd; located in 33rd St Industrial Park
Lease	 West Park VI 4125 LB McLeod Road Orlando	50,500	A	20,500	1,884	Now	Block - Metal	18'-20'	3	1	Yes	Front	-	\$5.25 NNN	\$1.48	End cap space
<b>SouthEast Orange County</b>																
Lease	 1831 Tallokas Ave Orlando	23,786	1831	4,500	750	Now	Block	14'	0	1	TBD	Front	-	<b>\$3,250/mo. Gross REDUCED!</b>	-	100% air-conditioned warehouse; I-4 frontage with tall sign pole; 6 parking spaces with additional curbside parking available

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# CFI Team Available Properties



## Available Properties for Sale or Lease

	Property Name / Address	Building SF	Suite #	Available SF	Office SF	Date Available	Construction	Clear Height	Dock Doors	Grade Doors	Sprinkler System	Loading	Sale Price	Lease Rate	Operating Expenses	Additional Information	
Lease	  	Bent Oak Industrial Park Boice Pond Rd Orlando	Bldg 100	47,632 to 192,188	BTS	Now	Tilt-Wall	32'	74	2	ESFR	Cross	-	From \$4.95 NNN	\$1.21	Brand new Class A industrial distribution center near Beachline Expressway-Florida Turnpike interchange; abundant trailer parking; Florida Turnpike frontage; redundant road access	
			Bldg 300	50,619	1,993	Now	Tilt-Wall	30'	28	2	ESFR	Front	-	\$5.50 NNN	\$1.35		
			Bldg 400	18,828 to 94,336	BTS	Now	Tilt-Wall	30'	45	2	ESFR	Rear	-	\$5.95 to \$6.25 NNN	\$1.35		
			Bldg 500	18,676 to 131,840	1,980	Now	Tilt-Wall	30'	45	2	ESFR	Rear	-	\$5.95 to \$6.25 NNN	\$1.35		
			Bldg 700	84,000	BTS	2017	Tilt-Wall	30'	TBD	2	ESFR	Front	-	Negotiable NNN	TBD		
			Bldg 800	84,000	BTS	2017	Tilt-Wall	30'	TBD	2	ESFR	Front	-	Negotiable NNN	TBD		
Lease		9500 Satellite Blvd Orlando	41,541	150	1,726	100%	Now	Tilt-Wall	15'	0	1	Yes	Rear	-	\$8.75 NNN	\$2.31	Zoned I-4, Orange County; Taft-Vineland Rd frontage; built in 1989; flex building on corner of Taft-Vineland Rd and Satellite Blvd
Lease		9777 Satellite Blvd Orlando	72,700	160	8,410	1,630	30 days	Tilt-Wall	19'10"	2	0	Yes	Rear	-	\$6.75 NNN	\$1.71	Zoned I-4, Orange County; located in Cypress Park
Seminole County																	
Lease		350 W State Road 434 Longwood	88,333	B	25,547	BTS	Now	Block - Metal	23'10"	3	1	Class IV	Side/Front	-	\$4.95 NNN	\$1.44	110+ parking spaces; outside storage or trailer parking available; directly across the street from the South Seminole Hospital
Lake County																	
Sale/Lease		21911 US Highway 441 Mount Dora	20,000	-	20,000	1,800	Now	Metal	25'	3	1	Yes	Front/Side	\$950,000	TBD	TBD	Excellent access to US 441 and SR 46; abundant parking
Sale/Lease		20004 O'Brien Rd Groveland	65,198	-	65,198	4,175	Now	Block - Metal	24'-27'	6	2	Yes	Front	\$3,100,000	\$3.75 NNN	\$0.62	Located in Christopher C Ford Commerce Park
Sale/Lease		4405 NE 82nd Ave Wildwood	103,357	-	103,357	2,765	Now	Metal	24'-27'	18	0	Yes	Front	\$4,651,065	\$4.25 NNN	TBD	Additional 11.32 acres available for purchase; abundant trailer storage; outside storage; excellent location adjacent to The Villages
Lease		Lakeview Distribution Center Republic Dr Groveland	742,400	-	347,600 to 742,400	BTS	TBD	Tilt-Wall	32'+	Yes	Yes	ESFR	Cross	Negotiable	Negotiable	TBD	47.71 acres approved and shovel ready for 831,722 SF; all utilities are at the site; graded and cleared; located in the Christopher C Ford Commerce Park
Polk County																	
Lease		Tibbetts Industrial Park Haines City	900,000	-	900,000	BTS	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	42.5 acres; located 11 miles from I-4 just off the intersection of SR 17 and SR 55 in Haines City; possible build-to-suit; can accommodate up to 900,000 SF of big box, cross dock product.
Marion County																	
BTS/Lease		Ocala 489 Commerce Park Ocala	Up to 600,000	-	90,000 - 600,000+	BTS	TBD	Tilt-Wall	30'-36'	TBD	TBD	ESFR	TBD	TBD	TBD	TBD	Four sites available; can accommodate up to 600,000 SF; cross/front/rear loading options; T-5 warehouse lighting; CSX Select Site; zoned MI-1/MI-2; excellent location near the I-75/US interchange














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Available Land Properties							
	Property Name / Address	Acres	Lot	Zoning	Price	Additional	
<b>Orange County</b>							
Sale/Lease	 605 Taft Vineland Rd Orlando	2.63 acres	-	I-2/I-3	Sale - \$595,000 (\$226,236/acre) Lease - \$5,000/mo NNN	Immediate access to the Florida Turnpike-Beachline Expwy interchange; minutes from OIA, Orange County Convention Center, Florida Mall, Sea World and the International Drive tourist corridor	
Sale	 Hoffner Ave Orlando	10.42 acres	-	I-1/I-5	\$2,100,000 (\$201,536/acre)	Frontage on Hoffner Ave; minutes to Orlando International Airport; zoning uses include food manufacturing, auto body services, warehousing and storage, truck terminal, wholesale distribution, grocery store, and many others; excellent location and access to major arteries	
Sale	 35 S Goldenrod Rd Orlando	8.78 gross acres 4.76 usable acres		C-1	\$1,195,000 (\$136,105/gross acre \$250,000/usable acre)	C-1 allows varied uses including commercial, retail and industrial; excellent location on Goldenrod Rd, just north of the Goldenrod Rd/SR 408 interchange; minutes from Florida Hospital East, Valencia College, and Orlando Executive Airport;	
Sale	 The Park @ 429 E Crown Point Rd Ocoee	45.45 acres total development	4.48 acres 4.24 acres 5.29 acres	PID	\$1,400,000 (\$312,500/acre) \$1,250,000 (\$294,811/acre) \$1,550,000 (\$293,006/acre)	Frontage on Toll Road 429; off-site retention in place; site plan approved; cleared; underground utilities in place; immediate access to the Western Beltway (SR 429), Florida Turnpike and East-West Expwy (SR 408)	
Sale	 2454 W Kennedy Blvd Orlando	49.43 gross 29.60 usable	-	I-1	\$2,950,000 (\$59,680 per acre)	Pending rezoning to Mixed Use Industrial and Commercial; access to Maitland Blvd, Lee Rd, SR 434, US 441 and I-4; Road extension in progress to John Young Pkwy	
Sale	 West Colonial Dr & 4th St Oakland	21.41	-	PUD	\$4,800,000 (\$224,194 per acre)	Excellent location with frontage on Colonial Drive and the Florida Turnpike	
Sale	 Winter Garden Commerce Center Winter Garden	2.89 acres		I-1	\$420,000	<b>ONLY ONE LOT REMAINING</b> ; fully developed; BTS opportunities available; dock and grade level buildings; master retention in place; water and sewer at each site.	
Sale/Lease	 6551 Magnolia Homes Rd Orlando	6.93	6.93	I-2/I-3	\$595,000 (\$85,859 per gross acre)	<b>Negotiable Lease Rate</b> ; CSX rail spur exists on property to the south and could be extended to this site.	
<b>Polk County</b>							
Sale	 Mount Olive Road Auburndale	35	-	I	\$6,500,000 (\$185,714 per acre)	Frontage on I-4; situated between Orlando and Tampa; can accommodate up to 521,500 SF expandable inside of 3 buildings; cell tower income available	
Sale	 County Road 544 Haines City	31.06	-	BP	\$2,950,000 (\$95,000 per acre)	Industrial site in Haines City, FL; preliminary site plan for 414,375 SF cross dock building; BP zoning	
<b>Lake County</b>							
Sale	 State Road 46 Mount Dora	20	-	LM	\$750,000 (\$37,500 per acre)	Light Industrial District zoning; frontage on SR 46	
Sale	 Lakeview Distribution Center Republic Dr Groveland	47.71	-	PUD	\$6,100,000 (\$125,759 per acre)	47.71 acres approved and shovel ready for 831,722 SF; all utilities are at the site; graded and cleared; located in the Christopher C Ford Commerce Park	
<b>Marion County</b>							
BTS/Lease	 Ocala 489 Commerce Park Ocala	25 to 47 acres	-	MI-1 MI-2	Negotiable Lease Rate	Four sites available; can accommodate up to 600,000 SF; CSX Select Site; excellent location near the I-75/US interchange	