








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	
NorthWest Orange County																	
BTS/Lease		3401 Mercy Star Ct Orlando	7,500	Site 1	7,000	1,840	Q4 2017	Block - Metal	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
			6,000	Site 2	6,000	1,040	Q4 2017	Block - Metal	20'	0	3	Yes	Side	-	\$7,500/mo.	TBD	
			6,000	Site 3	6,000	BTS	Q4 2017	Block - Metal	20'	0	3	Yes	TBD	-	TBD	TBD	
			57,600	Site 4	6,000-57,600	BTS	BTS	Tilt-Wall	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	
Lease		The Park @ 429 East Crown Point Road Ocoee	56,650	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 - 124,742	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	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	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	-	\$6.95 to \$7.50 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	-	\$6.95 to \$7.50 NNN	\$1.75	44' x 55' column spacing; 135' building depth
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
SouthWest Orange County																	
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		7501-Currency Dr Orlando	33,715	7501	5,248	2,246	Nov-17	Tilt-Wall	18'	1	0	No	Rear	-	\$7.50 NNN	\$2.61	One van high door; end cap space; located in Orlando Central Park



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	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	 7551-7599 Currency Dr Orlando	40,748	7557	LEASED!	945	Oct 1st	Tilt-Wall	18'	1	1	No	Rear	-	-	-	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	
			7633	4,903	1,211	Nov 1st	Tilt-Wall	18'	1	0	No	Rear	-	\$7.50 NNN	\$2.79		
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	
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	30 days	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	
Lease	 9695 Delegates Dr Orlando	67,450	503	16,862	1,751	Now	Tilt-Wall	22'	5	2	Yes	Cross	-	\$6.95 NNN	\$2.05		
			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		
Lease	 West Park VII 4177- LB McLeod Rd	50,161	4185	10,000	1,200	Dec 1st	Tilt-Wall	18'-20'	3	0	Yes	Front	-	\$5.65 NNN	\$1.48		
Lease	 West Park X-XI 4542-4560 LB McLeod Rd	152,789	X	76,225	13,435	Nov 1st	Tilt-Wall	18'-20'	17	0	Yes	Front	-	\$4.95 NNN	\$1.48	Heavy power	
			XI	76,564	22,539	Nov 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	Nov 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	LEASED!	1,884	Now	Block - Metal	18'-20'	3	1	Yes	Front	-	-	-	End cap space	

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SouthEast Orange County																	
Lease	 1831 Tallokas Ave Orlando	23,786	1831	4,500	750	Now	Block	14'	0	1	TBD	Front	-	\$3,250/mo. Gross REDUCED!	-	100% air-conditioned warehouse; I-4 frontage with tall sign pole; 6 parking spaces with additional curbside parking available	
Lease	 Bent Oak Industrial Park Boice Pond Rd Orlando	483,080	Bldg 100	47,632	BTS	Now	Tilt-Wall	32'	11	0	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	
		111,390	Bldg 300	50,619	1,993	Now	Tilt-Wall	30'	12	1	ESFR	Front	-	\$5.50 NNN	\$1.35		
		131,840	Bldg 400	18,828 to 94,336	BTS	Now	Tilt-Wall	30'	45	2	ESFR	Rear	-	\$5.95 to \$6.25 NNN	\$1.35		
		131,840	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		
		101,220	Bldg 700	101,220	BTS	Q4 2017	Tilt-Wall	30'	36	2	ESFR	Front	-	Negotiable NNN	TBD		
77,219	Bldg 800	77,219	BTS	Q4 2017	Tilt-Wall	30'	32	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 Satelite 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	REDUCED TO \$3,050,000	REDUCED TO \$3.50 NNN	\$0.60	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	\$3	\$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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	Property Name / Address	Acres	Lot	Zoning	Price	Additional	
Orange County							
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	1.87 gross acres 4.78 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	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)	Negotiable Lease Rate; CSX rail spur exists on property to the south and could be extended to this site.	
Polk County							
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	
Lake County							
Sale	 State Road 46 Mount Dora	2.83 acres		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	
Marion County							
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	