

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 | 7,608 | Site 1 | 7,608 | 1,240 | Q1 2018 | 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 | |
| | | | 6,108 | Site 2 | 6,108 | 1,108 | Q1 2018 | Block - Metal | 20' | 0 | 3 | Yes | Side | - | \$7,500/mo. | TBD | | |
| | | | 6,108 | Site 3 | 6,108 | 1,108 | Q1 2018 | Block - Metal | 20' | 0 | 3 | Yes | TBD | - | \$7,500/mo. | 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 | 2018 | 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' | 60 | 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' | 72 | 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 | 2018 | 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 | 2018 | Tilt-Wall | 30' | Yes | Yes | Yes | Front | - | \$6.95 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 | \$2.00 | 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 | \$2.00 | 40' x 45' column spacing; 90' building depth; frontage on Story Rd | |
| | | | 29,978 | Bldg 300 | 4,840 - 10,065 | BTS | Jan-18 | Tilt-Wall | 24' | 5 | 1 | Class IV | Rear | - | \$6.95 to \$7.50 NNN | \$1.85 | 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 | \$1.85 | 44' x 55' column spacing; 135' building depth | |
| Lease | | Center of Commerce 4401 Shader Rd Orlando | 93,608 | LEASED! | 1,108 | 1,200 | Jan 1st | Tilt-Wall | 30'+ | 5 | 1 | ESFR | Front | - | - | - | First generation space; end cap; 121' truck court | |
| SouthWest Orange County | | | | | | | | | | | | | | | | | | |
| Sale | | 2200 Principal Row Orlando | 12,000 | UNDER CONTRACT | 12,000 | 1,469 | 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 | LEASED! | 8,340 | BTS | Now | Metal | 16' | 0 | 6 | TBD | Rear | - | - | - | 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 | | 7453-7481 Presidents Dr Orlando | 128,150 | 7469 | LEASED! | 150 | Now | Tilt-Wall | 22' | 3 | 0 | Yes | Front | - | - | - | Rail served | |
| | | | | 7473 | 16,000 | 693 | Now | Tilt-Wall | 22' | 3 | 0 | Yes | Front | - | \$4.75 NNN | \$1.60 | | |
| Lease | | 7524-7598 Currency Dr Orlando | 158,108 | 7530 | LEASED! | 2,047 | Now | Tilt-Wall | 22' | 4 | 1 | Yes | Front | - | - | - | Located in Orlando Central Park | |
| Lease | | 7603-7649 Currency Dr Orlando | 27,915 | 7625 | | 7,380 | 1,898 | May-18 | Tilt-Wall | 18' | 3 | 0 | No | Rear | - | \$7.50 NNN | \$2.61 | Located in Orlando Central Park |
| | | | | 7633 | 4,903 | 1,211 | Jan-18 | Tilt-Wall | 18' | 1 | 1 | No | Rear | - | \$7.50 NNN | \$2.71 | | |











Matthew E Sullivan, SIOR, CCIM
J Wilson McDowell, SIOR, CCIM
Bobby Isola, CCIM

OCTOBER 2017

CITE PARTNERS
100 E Pine St, #200
Orlando, FL 32801
407.930.1800

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 |  7653-7693 Currency Dr Orlando | 34,440 | 7667 | 2,426 | 1,179 | Now | Tilt-Wall | 18' | 1 (van) | 0 | No | Rear | - | \$7.50 NNN | \$2.55 | 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 | \$1.54 | Rail served; located in Orlando Central Park | |
| | | | 7335 | 15,550 | 39 | Jan-18 | Tilt-Wall | 22' | 2 | 0 | Yes | Front | - | \$4.75 NNN | \$1.48 | | |
| Lease |  2300 Principal Row Orlando | 120,000 | 103 | 40,000 | 5,396 | 30 days | Tilt-Wall | 24' | 5 | 1 | Yes | Rear | - | \$5.50 NNN | \$1.84 | 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 | \$1.55 | 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 | \$2.15 | Located in Orlando Central Park South | |
| | | | 504 | 16,863 | 1,421 | Now | Tilt-Wall | 22' | 5 | 2 | Yes | Cross | - | \$6.95 NNN | \$2.13 | | |
| | | | 503/504 | 33,725 | 3,172 | Now | Tilt-Wall | 22' | 10 | 4 | Yes | Cross | - | \$6.65 NNN | \$2.13 | | |
| Lease |  West Park VII 4177- LB McLeod Rd | 50,161 | 4185 | 10,000 | 1,200 | Jan 1st | Tilt-Wall | 18'-20' | 3 | 0 | Yes | Front | - | \$5.65 NNN | \$1.48 | Heavy power Frontage on LB McLeod Rd; located in 33rd St Industrial Park | |
| Lease |  West Park X-XI 4542-4560 LB McLeod Rd | 152,789 | X | 13,000 - 76,225 | 13,435 | Jan 1st | Tilt-Wall | 18'-20' | 17 | 0 | Yes | Front | - | \$4.95 NNN | \$1.48 | | |
| | | | XI | 13,000 - 76,564 | 22,539 | Jan 1st | Tilt-Wall | 18'-20' | 4 | 0 | Yes | Front | - | \$5.75 NNN | \$1.48 | | |
| | | | X-XI | 152,789 | 35,974 | Jan 1st | Tilt-Wall | 18'-20' | 21 | 0 | Yes | Front | - | \$4.95 NNN | \$1.48 | | |
| SouthEast Orange County | | | | | | | | | | | | | | | | | |
| Sale |  11423 Satellite Blvd Orlando NEW LISTING | 239,745 | - | 239,745 | 7,465 | Now | Block - Metal | Varies | 32 | 1 | Varies | Rear/side | \$14,750,000 | - | - | ** DO NOT APPROACH TENANT ** Heavy power; abundant parking; located in Regency Industrial Park minutes from US 441 and the Beachline Expressway-Florida Turnpike interchange | |
| Lease |  1831 Tallokas Ave Orlando | 23,786 | 1831 | 4,500 | 750 | Now | Block | 14' | 0 | 1 | TBD | Front | - | \$3,175/mo. Gross NEW REDUCTION! | - | 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 | Front | - | 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' | 32 | 1 | ESFR | Rear | - | \$5.95 to \$6.25 NNN | \$1.35 | | |
| | | 131,840 | Bldg 500 | 18,676 to 94,336 | BTS | Now | Tilt-Wall | 30' | 32 | 1 | ESFR | Rear | - | \$5.95 to \$6.25 NNN | \$1.35 | | |
| | | 101,220 | Bldg 700 | 101,220 | BTS | 2018 | Tilt-Wall | 30' | 36 | 2 | ESFR | Front | - | Negotiable NNN | TBD | | |
| | | 77,219 | Bldg 800 | 77,219 | BTS | 2018 | Tilt-Wall | 30' | 32 | 2 | ESFR | Front | - | Negotiable NNN | TBD | | |







Matthew E Sullivan, SIOR, CCIM
J Wilson McDowell, SIOR, CCIM
Bobby Isola, CCIM

OCTOBER 2017

CITE PARTNERS
100 E Pine St, #200
Orlando, FL 32801
407.930.1800












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 | |
| 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 | |
| Osceola County | | | | | | | | | | | | | | | | | |
| Lease |  Poinciana CommerCenter West 1750 Business Center Ln Kissimmee NEW LISTING | 49,920 | 1 | 5,120 | 1,075 | Now | Block - Metal | 24' | 1 | 0 | Yes | Rear | - | \$6.95 NNN | \$2.03 | 400 amps power; 160' building depth; zoned PCD, Osceola County; new SunRail station planned near the intersection of Orange Blossom Tr and Poinciana Blvd, noth of the site. | |
| Lake County | | | | | | | | | | | | | | | | | |
| 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 | |

CFI Team Available Properties



| Available Land Properties | | | | | | | |
|---------------------------|--|---------------------------------------|---|--------------|---|---|--|
| | Property Name / Address | Acres | Lot | Zoning | Price | Additional | |
| Orange County | | | | | | | |
| Lease |  Shader Industrial Park Orlando NEW LISTING | 0.60 acres | - | I-2/I-3 | \$1,500/month NNN | Excellent access to Silver Star Rd, US Highway 441, I-4, SR 50 and the East-West Expressway | |
| Sale |  Hoffner Ave Orlando | UNDER CONTRACT | | 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 4.78 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 UNDER CONTRACT 4.48 acres 5.29 acres | | \$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 inplace; 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/ 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 |  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 | |