

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	8,495 - 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	ESFR	Rear	-	From \$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	ESFR	Rear	-	From \$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	ESFR	Rear	-	From \$6.95 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	ESFR	Rear	-	From \$6.95 NNN	\$1.85	44' x 55' column spacing; 135' building depth
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
Back on the Market!																	
Lease		7453-7481 Presidents Dr Orlando	128,150	7473	16,000	693	Now	Tilt-Wall	22'	3	0	Yes	Front	-	\$4.75 NNN	\$1.60	Rail served
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	
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	Now	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

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

NOVEMBER 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	 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 Orlando	50,161	LEASED		1,200	Jan 1st	Tilt-Wall	18'-20'	3	0	Yes	Front	-	-	-	
Lease	 West Park X-XI 4542-4560 LB McLeod Rd Orlando	152,789	X	13,000 - 76,225	13,435	Jan 1st	Tilt-Wall	18'-20'	17	0	Yes	Front	-	\$4.95 NNN	\$1.48	Heavy power
			XI	13,000 - 76,564	22,539	Jan 1st	Tilt-Wall	18'-20'	4	0	Yes	Front	-	\$5.75 NNN	\$1.48	Heavy power; fully air-conditioned
			X-XI	152,789	35,974	Jan 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
SouthEast Orange County																
Sale	 5210 South Orange Ave Orlando	5,000	-	5,000	100%	Now		-	-	-	Yes	-	\$1,520,000	-	-	Two buildings - one office and one industrial; zoned C-3; great frontage on Orange Ave; excellent access to US 441, Sand Lake Rd, I-4, the Beachline Expy and East-West Expy
	NEW LISTING	10,374	-	10,734	336	Now		20'	2	1	No	Front				
Sale	 11423 Satellite Blvd Orlando	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	LEASED		750	Now	Block	14'	0	1	TBD	Front	-	-	-	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	
Seminole County																
Sale/Lease	 201 Northstar Court Sanford	20,060	-	20,060	3,000	Now		20'-23'	0	7	Yes	Side	\$ 1,650,000	\$6.50 NNN		Clear span; 1.6/1,000 SF parking ratio; 1200 amps power; 85' truck court; zoned General Commercial; immediate access to SR 46







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











NOVEMBER 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	 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																	
Sale	 Poinciana CommerCenter West 1750 Business Center Ln Kissimmee NEW LISTING	49,920	-	49,920	4,235	Now	Block - Metal	24'	13	1	Yes	Rear	\$ 3,775,000	-	-	Well below replacement cost; 400 amps power; 160' building depth; zoned PCD, Osceola County; new SunRail station planned near the intersection of Orange Blossom Tr and Poinciana Blvd, north of the site.	
Lease	 Poinciana CommerCenter West 1750 Business Center Ln Kissimmee	49,920	1	5,120	1,075	Now	Block - Metal	24'	1	0	Yes	Rear	-	\$6.95 NNN	\$2.03	401 amps power; 160' building depth; zoned PCD, Osceola County; new SunRail station planned near the intersection of Orange Blossom Tr and Poinciana Blvd, north 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	
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	

Available Land Properties							
	Property Name / Address	Acres	Lot	Zoning	Price	Additional	
Orange County							
Lease	 Shader Industrial Park Orlando	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	
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	