

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																	
Lease		2515 Shader Rd Orlando	152,800	8	25,000	1,865	May 1st	Metal	23'-28'	3	0	Yes	Front	-	\$4.95 NNN	\$1.20	2 rail doors
				9	19,000	1,414	Now	Metal	23'-28'	5	1	Yes	Front	-	\$5.25 NNN	\$1.20	End cap space; 2 rail doors
				8 & 9	44,000	3,279	May 1st	Metal	23'-28'	8	1	Yes	Front	-	\$4.95 NNN	\$1.20	4 rail doors
Lease		Parkway Center Parkbreeze Court Orlando	45,084	Bldg 1	1,250 - 8,750	Varies	Now	Block	16'	0	Yes	No	Front/rear	-	\$7.50 - \$10.00 NNN	\$2.68	Grade and van high doors; excellent access to John Young Pkwy, US 441, Lee Rd and Edgewater Dr
				Bldg 2	1,500 - 7,500	Varies	Now	Block	16'	Yes	Yes	No	Front/rear	-	\$7.50 - \$10.00 NNN	\$2.68	
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
				Site 2	6,108	1,108	Q1 2018	Block - Metal	20'	0	3	Yes	Side	-	\$7,500/mo.	TBD	
				Site 3	6,108	1,108	Q1 2018	Block - Metal	20'	0	3	Yes	TBD	-	\$7,500/mo.	TBD	
				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
				Bldg 200	16,237 - 106,590	BTS	Q4 2017	Tilt-Wall	32'	60	2	Yes	Rear	-	\$5.95 NNN	\$1.45	180' building depth; 130' truck court; 1.01/1,000 SF parking ratio
				Bldg 300	20,121 - 246,031	BTS	Q4 2017	Tilt-Wall	32'	72	2	Yes	Rear	-	\$5.75 NNN	\$1.45	225' building depth; 185' truck court; 0.85/1,000 SF parking ratio; 85 trailer parking spaces; frontage on TR 429
				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
				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
				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
				Bldg 300	LEASED!	BTS	Jan-18	Tilt-Wall	24'	5	1	ESFR	Rear	-	-	-	44' x 55' column spacing; 110' building depth
				Bldg 400	5,940 - 50,843	BTS	Jan-18	Tilt-Wall	24'	21	2	ESFR	Rear	-	\$6.95 - \$7.50 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
Lease		7453-7481 Presidents Dr Orlando	128,150	7473	16,000	693	Now	Tilt-Wall	22'	3	0	Yes	Front	-	\$4.85 NNN	\$1.62	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	\$2.51	Located in Orlando Central Park
				7633	4,903	1,211	Jan-18	Tilt-Wall	18'	1	1	No	Rear	-	\$7.50 NNN	\$2.59	
Lease		7653-7693 Currency Dr Orlando	34,440	7667	LEASED!	1,179	Now	Tilt-Wall	18'	1 (van)	0	No	Rear	-	-	-	Located in Orlando Central Park









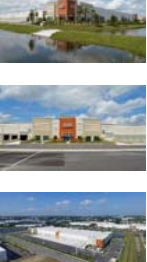
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JANUARY 2018

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Lease		7307-7343 Presidents Dr Orlando	120,857	7319	24,867	1,380	Now	Tilt-Wall	22'	4	1	Yes	Front	-	\$4.85 NNN	\$1.55	Rail served; located in Orlando Central Park
				7335	15,550	39	Now	Tilt-Wall	22'	2	0	Yes	Front	-	\$4.85 NNN	\$1.51	
Lease		2100 Principal Row Orlando	67,412	405	16,853	2,927	Oct 1st	Tilt-Wall	22'	5	2	Yes	Front	-	\$7.25 NNN	\$2.35	105' building depth; 110' truck court; 1.8/1,000 SF parking ratio; located in Orlando Central Park South
Lease		2300 Principal Row Orlando	120,000	103	40,000	5,396	15 days	Tilt-Wall	24'	5	1	Yes	Rear	-	\$5.50 NNN	\$1.92	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	\$1.81	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
Lease		West Park I 3320 Vineland Rd Orlando	37,320	A	6,125	1,030	May 1st	Tilt-Wall	19'-22'	1	1	Yes	Rear	-	\$6.95 NNN	\$1.48	End cap space; T-5 warehouse lighting; locate din 33rd Street Industrial park
Lease		West Park X-XI 4542-4560 LB McLeod Rd Orlando	152,789	X	13,000 - 76,225	13,435	Now	Tilt-Wall	18'-20'	17	0	Yes	Front	-	\$4.95 NNN	\$1.48	Heavy power
				XI	13,000 - 76,564	22,539	Now	Tilt-Wall	18'-20'	4	0	Yes	Front	-	\$5.75 NNN	\$1.48	Heavy power; fully air-conditioned
				X-XI	152,789	35,974	Now	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	
			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		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	LEASED	1,993	Now	Tilt-Wall	30'	12	1	ESFR	Front	-	-	-	
			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	










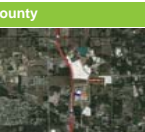
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Seminole County																	
Sale/Lease	 201 Northstar Court Sanford	20,060	-	20,060	3,000	Now		20'-23'	0	7	Yes	Side	\$ 1,650,000	\$6.50 NNN	TBD	Clear span; 1.6/1,000 SF parking ratio; 1200 amps power; 85' truck court; zoned General Commercial; immediate access to SR 46	
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	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	-	UNDER CONTRACT	2,600	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	

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Available Land Properties							
	Property Name / Address	Acres	Lot	Zoning	Price	Additional	
Orange County							
Sale	 2240 Mercy Dr Orlando	1.04 acres	-	I-P/W	\$275,000	Sewer and water at the site; excellent visibility at the lighted intersection of Princeton St and Mercy Dr; minutes from John Young Pkwy, US 441, East-West Expressway and I-4	
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	SOLD!	-	I-1/I-5	-	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 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	 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	