



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	 3901-3905 El Rey Rd Orlando	7,500	-	7,500	3,206	Now	Block	12'-14'	0	6	No	Side	-	\$9,500/mo NNN	\$1,388/mo	End cap space; 2 rail doors		
			8	25,000	1,865	May 1st	Metal	23'-28'	3	0	Yes	Front	-	\$4.95 NNN	\$1.20	2 rail doors		
Lease	 Shader Industrial Park 2515 Shader Rd Orlando	152,800	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	 Shader Industrial Park 4206 N Orange Blossom Tr Orlando	21,020	1	2,880	624	15 days	Metal	18'	0	1	TBD	Rear	-	\$7.95 NNN	\$1.20	120' building depth; frontage on Orange Blossom Tr		
				NOW AVAILABLE														
		31,200	3712	3,300	1,040	Now	Block	18'	1	0	Yes	Rear	-	\$7.50 NNN	\$2.00	Frontage on Silver Star Rd		
				3734	4,800	1,300	Now	Block	18'	0	2 van	TBD	Rear	-	\$7.50 NNN	\$2.00		
Lease	 Silver Star Commerce Center Silver Star Rd Orlando	31,200	3748	4,800	4,800	Now	Block	18'	2	0	TBD	Rear	-	\$7.50 NNN	\$2.00	End cap unit		
		31,950	3772	2,400	492	Now	Block	18'	1	0	TBD	Rear	-	\$7.25 NNN	\$2.00			
		32,200	3802	8,400	2,000	Now	Block	18'	3	0	TBD	Rear	-	\$6.75 NNN	\$2.00	Frontage on Silver Star Rd		
			4463	3,829	1,692	Now	Block	16'	0	2	No	Front	-	\$7.50 - \$10.00 NNN	\$2.68			
			4461	1,250	1,250	Now	Block	16'	0	0	No	Front	-	\$7.50 - \$10.00 NNN	\$2.68			
			4419	3,758	3,758	Now	Block	16'	0	0	No	Front	-	\$7.50 - \$10.00 NNN	\$2.68			
			4419-4463	8,837		Now	Block	16'	0	2	No	Front	-	\$7.50 - \$10.00 NNN	\$2.68			
Lease	 Parkway Center Parkbreeze Court Orlando		4643	1,500	315	Now	Block	16'	0	1 van	No	Front	-	\$7.50 - \$10.00 NNN	\$2.68	Dock, grade and van high doors; excellent access to John Young Pkwy, US 441, Lee Rd and Edgewater Dr		
			4633	7,500	4,527	Now	Block	16'	1	1 van	No	Front	-	\$7.50 - \$10.00 NNN	\$2.68			
		47,100	4603	1,500	200	Now	Block	16'	0	1	No	Front	-	\$7.50 - \$10.00 NNN	\$2.68			
			4599	6,000	3,709	Now	Block	16'	0	1 ramp 1 van	No	Front	-	\$7.50 - \$10.00 NNN	\$2.68			
			4595	3,750	2,891	Now	Block	16'	0	1 grade 1 van	No	Front	-	\$7.50 - \$10.00 NNN	\$2.68			
BTS/ Lease	 3401 Mercy Star Ct Orlando	36,480	Bldg 1	12,160 - 36,840	BTS	Q4 2018	Tilt-Wall	24'	14	2	ESFR	Rear	-	From \$7.50 NNN	TBD			
		36,480	Bldg 2	12,160 - 36,840	BTS	Q4 2018	Tilt-Wall	24'	14	2	ESFR	Rear	-	From \$7.50 NNN	TBD	BTS opportunity; I-G zoning allows for outside storage		
		39,020	Bldg 3	9,755 - 39,020	BTS	Q4 2018	Tilt-Wall	24'	12	4	ESFR	Front	-	From \$7.50 NNN	TBD			












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Lease	 The Park @ 429 East Crown Point Road Ocoee	56,650	Bldg 100	12,952 38,830	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 - 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	
		246,031	Bldg 300	24,241 246,031	BTS	Q4 2017	Tilt-Wall	32'	72	2	Yes	Rear	-	-	-	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	16,250 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	
		65,012	Bldg 500	16,253 - 65,012	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	
		50,843	Bldg 400	11,941 - 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																	
Lease	 1121 Solana Ave Winter Park	13,392	1121	4,030	448	July 1st	Block	16'	0	1	No	Front	-	\$9.00 NNN	\$1.33	Oversized grade door; located minutes from Downtown Winter Park	
SouthWest Orange County																	
Sale	 2200 Principal Row Orlando	12,000	-	12,000	636	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	 7474 Chancellor Dr Orlando	140,400	C	73,200	5,924	30 days	Tilt-Wall	22'	10	1	TBD	Front	-	\$4.85 NNN	\$1.53	3 rail doors; 109' truck court; located in Prologis Orlando Central Park	
Lease	 7501-7531 Currency Dr Orlando	33,715	7527	2,472	1,712	Now	Tilt-Wall	18'	1	0	No	Rear	-	\$7.85 NNN	\$2.55	62' truck court; located in Orlando Central Park	
			7519	2,870	979	Aug 1st	Tilt-Wall	18'	0	1	No	Rear	-	\$7.85 NNN	\$2.55		
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	 7510-7540 Presidents Dr Orlando	100,800	7540	33,600	2,190	Q3 2018	Tilt-Wall	22'	5	0	Yes	Front	-	\$4.95 NNN	\$1.64	End cap space; 2 rail doors	
Lease	 9695 Delegates Dr Orlando	67,450	501	10,060	2,211	Aug 1st	Tilt-Wall	20'	2	1	Class IV	Cross	-	\$7.10 NNN	\$2.48	End cap space; located in Prologis Orlando Central Park South	
Lease	 2100 Principal Row Orlando	67,412	405	16,853	2,927	Jan 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	

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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; easy access to I-4, John Young Pkwy and Sand Lake Rd	
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 spaces; T-5 warehouse lighting; located in 33rd Street Industrial park	
			E	6,180	1,075	Now	Tilt-Wall	19'-22'	1	0	Yes	Rear	-	\$6.95 NNN	\$1.48		
Lease	 West Park X 4542 LB McLeod Rd Orlando	76,225	X	8,756 - 62,307	13,435	Now	Tilt-Wall	18'-20'	17	0	Yes	Front	-	From \$5.00 - \$5.75 NNN	\$1.48	Frontage on LB McLeod Rd; located in 33rd Street Industrial Park	
Lease	 West Park XI 4560 LB McLeod Rd Orlando	76,564	XI	13,134 - 76,564	22,539	Now	Tilt-Wall	18'-20'	4	0	Yes	Front	-	\$5.75 NNN	\$1.48	Frontage on LB McLeod Rd; located in 33rd Street Industrial Park	
SouthEast Orange County																	
Sale	 5210 South Orange Ave Orlando	5,000	-	5,000	100%	Now	Concrete/Block	-	-	-	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	Metal	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	
		131,840	Bldg 400	18,828 to 69,520	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	Q3 2018	Tilt-Wall	30'	36	2	ESFR	Front	-	Negotiable NNN	TBD		
		77,219	Bldg 800	77,219	BTS	Q3 2018	Tilt-Wall	30'	32	2	ESFR	Front	-	Negotiable NNN	TBD		
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	49,920	1	LEASED!	1,075	Now	Block - Metal	24'	1	0	Yes	Rear	-	-	-	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	2,161	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	

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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							
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	 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 UNDER CONTRACT 4 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 in place; 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	