

# 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                                                                                                                 |                            |
| <b>Northwest Orange County</b>         |                                                                                                                                                 |             |         |                       |                |                |              |              |            |             |                  |            |             |                  |                    |                                                                                                                                        |                            |
| <b>Sale</b>                            |  3001 Hansrob Rd<br>Orlando                                    | 15,251      | -       | <b>UNDER CONTRACT</b> | -              | Now            | Block        | 19'6"        | 1          | 2           | Yes              | Front/side | \$1,495,000 | -                | -                  | Fully fenced and paved; outside storage available; 2,760 SF bonus mezzanine                                                            |                            |
| <b>Sale/Lease</b>                      |  3675 Mercy Dr<br>Orlando                                      | 30,665      | -       | 30,665                | 1,915          | Now            | Tilt-Wall    | 20'-24'      | 5          | 1           | Yes              | Front      | \$3,525,000 | \$8.00 NNN       | \$1.65             | Clear span; two 220 amp, 3 phase power panels; 270' truck court                                                                        |                            |
| <b>Lease</b>                           |  1600-1604 W Princeton St<br>Orlando                           | 3,600       | -       | 3,600                 | -              | Now            | Block        | 12'          | 0          | 2           | No               | Rear       | -           | \$11.00 Gross    | N/A                | 100% air-conditioned; excellent location in College Park; great access to John Young Pkwy, Orange Blossom Tr (US 441) and Interstate 4 |                            |
| <b>Lease</b>                           |  Shader Industrial Park<br>2515 Shader Rd<br>Orlando           | 152,800     | 8       | 25,000                | 1,865          | Now            | Metal        | 23'-28'      | 3          | 0           | Yes              | Front      | -           | \$4.95 NNN       | \$1.20             | 2 rail doors                                                                                                                           |                            |
| <b>Lease</b>                           |  Shader Industrial Park<br>4206 N Orange Blossom Tr<br>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                                                                                     |                            |
| <b>Lease</b>                           |  Silver Star Commerce Center<br>Silver Star Rd<br>Orlando      | 31,200      | 3712    | 3,300                 | 1,040          | Now            | Block        | 18'          | 1          | 0           | Yes              | Rear       | -           | \$6.50 NNN       | \$1.95             | Frontage on Silver Star Rd                                                                                                             |                            |
|                                        |                                                                                                                                                 |             | 3702    | 10,800                | 1,577          | Sept 1st       | Block        | 18'          | 2          | 0           | Yes              | Rear       | -           | \$6.75 NNN       | \$1.95             |                                                                                                                                        |                            |
|                                        |                                                                                                                                                 |             | 39,600  | 3646                  | 2,400          | 1,090          | June 1st     | Block        | 18'        | 1           | 0                | Yes        | Rear        | -                | \$7.50 NNN         | \$1.95                                                                                                                                 |                            |
|                                        |                                                                                                                                                 |             | 31,200  | 3734                  | 4,800          | 1,300          | Now          | Block        | 18'        | 0           | 2 van            | TBD        | Rear        | -                | \$7.50 NNN         | \$1.95                                                                                                                                 |                            |
|                                        |                                                                                                                                                 |             |         | 3748                  | 4,800          | 4,800          | Now          | Block        | 18'        | 2           | 0                | TBD        | Rear        | -                | \$7.50 NNN         | \$1.95                                                                                                                                 | End cap unit; 100% office  |
|                                        |                                                                                                                                                 |             | 31,950  | 3756                  | 13,950         | 960            | Oct 1st      | Block        | 18'        | 4           | 1                | TBD        | Rear        | -                | \$6.25 NNN         | \$1.95                                                                                                                                 |                            |
|                                        |                                                                                                                                                 |             | 32,200  | 3802                  | 8,400          | 2,000          | Now          | Block        | 18'        | 3           | 0                | TBD        | Rear        | -                | \$6.75 NNN         | \$1.95                                                                                                                                 | Frontage on Silver Star Rd |
| <b>Lease</b>                           |  Parkway Center<br>Parkbreeze Court<br>Orlando               | 45,084      | 4463    | 3,829                 | 1,692          | Now            | Block        | 16'          | 0          | 2           | No               | Front      | -           | \$7.50 NNN       | \$2.52             | Dock, grade and van high doors; excellent access to John Young Pkwy, US 441, Lee Rd and Edgewater Dr                                   |                            |
|                                        |                                                                                                                                                 |             | 4405    | <b>LEASED!</b>        | TBD            | July 1st       | Block        | 16'          | 0          | 0           | No               | Front      | -           | -                | -                  |                                                                                                                                        |                            |
|                                        |                                                                                                                                                 |             | 4473    | 2,500                 | 1,250          | Dec 1st        | Block        | 16'          | 0          | 2           | No               | Front      | -           | \$7.50 NNN       | \$2.52             |                                                                                                                                        |                            |
|                                        |                                                                                                                                                 |             | 4419    | 3,758                 | 3,758          | Now            | Block        | 16'          | 0          | 0           | No               | Front      | -           | \$7.50 NNN       | \$2.52             |                                                                                                                                        |                            |
|                                        |                                                                                                                                                 |             | 4633    | 7,525                 | 4,527          | Now            | Block        | 16'          | 1          | 1 van       | No               | Front      | -           | \$7.50 NNN       | \$2.52             |                                                                                                                                        |                            |
|                                        |                                                                                                                                                 |             | 4649    | 2,672                 | TBD            | 60 days        | Block        | 16'          | 1          | 0           | No               | Front      | -           | \$7.50 NNN       | \$2.52             |                                                                                                                                        |                            |
|                                        |                                                                                                                                                 |             | 47,100  | 4617                  | 8,587          | 5,018          | Q1 2019      | Block        | 16'        | 1           | 3                | No         | Front       | -                | \$6.75 NNN         |                                                                                                                                        | \$2.52                     |
|                                        |                                                                                                                                                 |             |         | 4603                  | <b>LEASED!</b> | 200            | Now          | Block        | 16'        | 0           | 1                | No         | Front       | -                | -                  |                                                                                                                                        | -                          |
|                                        |                                                                                                                                                 |             |         | 4599                  | 6,000          | 3,709          | Now          | Block        | 16'        | 0           | 1 ramp<br>1 van  | No         | Front       | -                | \$7.50 NNN         |                                                                                                                                        | \$2.52                     |
|                                        |                                                                                                                                                 |             |         |                       |                |                | 4595         | 3,750        | 2,891      | Now         | Block            | 16'        | 0           | 1 grade<br>1 van | No                 |                                                                                                                                        | Front                      |

# 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                                                                                                                                                                         |                                                                                                                  |  |
| BTS/<br>Lease                          |    | 3401 Mercy Star Ct<br>Orlando                                          | Bldg 1   | 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                                                                                                                                         |                                                                                                                  |  |
|                                        |                                                                                     |                                                                        | Bldg 2   | 12,160 - 36,840 | BTS                   | Q4 2018        | Tilt-Wall    | 24'          | 14         | 2           | ESFR             | Rear      | -           | From \$7.50 NNN     | TBD                      |                                                                                                                                                                                                |                                                                                                                  |  |
|                                        |                                                                                     |                                                                        | Bldg 3   | 9,755 - 39,020  | BTS                   | Q4 2018        | Tilt-Wall    | 24'          | 12         | 4           | ESFR             | Front     | -           | From \$7.50 NNN     | TBD                      |                                                                                                                                                                                                |                                                                                                                  |  |
| Lease                                  |    | The Park @ 429<br>East Crown Point Road<br>Ocoee                       | Bldg 200 | 18,036          | 1,543                 | Now            | Tilt-Wall    | 32'          | 4          | 0           | Yes              | Rear      | -           | \$6.50 NNN          | \$1.45                   | <b>Only one unit remaining!</b> 180' building depth; 130' truck court; 1.01/1,000 SF parking ratio                                                                                             |                                                                                                                  |  |
|                                        |                                                                                     |                                                                        | Bldg 500 | 16,253 - 65,012 | BTS                   | Q4 2018        | Tilt-Wall    | 32'          | Yes        | Yes         | Yes              | Front     | -           | \$6.95 NNN          | \$1.85                   | 125' building depth; 123' truck court; 1.32/1,000 SF parking ratio; frontage on Toll Road 429                                                                                                  |                                                                                                                  |  |
| Lease                                  |    | Winter Garden Commerce Center<br>Garden Commerce Pkwy<br>Winter Garden | Bldg 100 | 3,200 - 14,153  | BTS                   | Now            | 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                   | Now            | 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 400 | 11,941 - 36,727 | BTS                   | Now            | Tilt-Wall    | 24'          | 21         | 2           | ESFR             | Rear      | -           | \$6.95 - \$7.50 NNN | \$1.85                   | 44' x 55' column spacing; 135' building depth                                                                                                                                                  |                                                                                                                  |  |
| <b>Northeast Orange County</b>         |                                                                                     |                                                                        |          |                 |                       |                |              |              |            |             |                  |           |             |                     |                          |                                                                                                                                                                                                |                                                                                                                  |  |
| Lease                                  |    | 130 Atlantic Dr<br>Maitland                                            | 15,855   | -               | 15,855                | BTS            | Now          | Block-metal  | 20' - 24'  | 1           | 2                | No        | Side/front  | -                   | \$7.00 Mod Gross         | -                                                                                                                                                                                              | Two buildings - 4,800 SF and 11,055 SF; clear span; heavy power; limited parking; zoned M-1, Seminole County     |  |
| <b>NEW LISTING</b>                     |                                                                                     |                                                                        |          |                 |                       |                |              |              |            |             |                  |           |             |                     |                          |                                                                                                                                                                                                |                                                                                                                  |  |
| Lease                                  |    | 1121 Solana Ave<br>Winter Park                                         | 13,392   | 1121            | 4,030                 | 448            | July 1st     | Block        | 16'        | 0           | 1                | No        | Front       | -                   | \$9.00 NNN               | \$1.44                                                                                                                                                                                         | Oversized grade door; located minutes from Downtown Winter Park                                                  |  |
| <b>SouthWest Orange County</b>         |                                                                                     |                                                                        |          |                 |                       |                |              |              |            |             |                  |           |             |                     |                          |                                                                                                                                                                                                |                                                                                                                  |  |
| Sale                                   |    | 2200 Principal Row<br>Orlando                                          | 12,000   | -               | <b>UNDER CONTRACT</b> |                | 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                                  |   | 7501-7531 Currency Dr<br>Orlando                                       | 33,715   | 7519            | <b>LEASED!</b>        |                | Tilt-Wall    | 18'          | 0          | 1 van       | No               | Rear      | -           | \$7.85 NNN          | \$2.55                   | Located in Prologis Orlando Central Park                                                                                                                                                       |                                                                                                                  |  |
| Lease                                  |  | 7653-7693 Currency Dr<br>Orlando                                       | 34,440   | 7685            | 5,008                 | 2,431          | Oct 1st      | Tilt-Wall    | 18'        | 1           | 1 van            | No        | Rear        | -                   | \$7.95 NNN               | \$2.67                                                                                                                                                                                         | Located in Prologis Orlando Central Park                                                                         |  |
| Lease                                  |  | 7307-7343 Presidents Dr<br>Orlando                                     | 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<br>Orlando                                     | 100,800  | 7540            | 33,600                | 2,190          | Aug 1st      | Tilt-Wall    | 22'        | 5           | 0                | Yes       | Front       | -                   | \$4.95 NNN               | \$1.64                                                                                                                                                                                         | End cap space; 2 rail doors                                                                                      |  |
| Lease                                  |  | 2100 Principal Row<br>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         |  |
| Lease                                  |  | West Park X<br>4542 LB McLeod Rd<br>Orlando                            | 76,225   | X               | 8,756 - 62,307        | 13,435         | Now          | Tilt-Wall    | 18'-20'    | 17          | 0                | Yes       | Front       | -                   | From \$5.25 - \$6.50 NNN | \$1.48                                                                                                                                                                                         | Two bays-\$6.50/SF NNN; Three bays-\$6.25/SF NNN; Four bays-\$5.75/SF NNN; Five+ bays-\$5.25/SF NNN; frontage on |  |

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JUNE 2018


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# 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                                                                                                                                                                              |
|----------------------|--------------------------------------------------------------------------------------------------------------------|---------------|---------|--------------------------------------------|-----------|----------------|--------------|--------------|------------|-------------|------------------|---------|------------|------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Marion County</b> |                                                                                                                    |               |         |                                            |           |                |              |              |            |             |                  |         |            |            |                    |                                                                                                                                                                                                     |
| <b>BTS/ Lease</b>    |  Ocala 489 Commerce Park<br>Ocala | Up to 600,000 |         | <b>UNDER CONTRACT</b><br>90,000<br>600,000 |           | 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                                                                                                                                                                                                                                      |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------|---------|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Orange County</b> |                                                                                                                               |                                       |                            |         |                                                                |                                                                                                                                                                                                                                                 |
| <b>Sale</b>          |  4301-4401 Hoghead Rd<br>Apopka              | 17.64 acres                           | -                          | I-1     | \$1,775,000<br>(\$100,624/acre)                                | Additional 1.66 acre parcel also available but not sold separately; sale price for 19.30 acres is negotiable; currently used as a nursery; located within the City of Apopka's "Designated Grow Area Overlay District"; retention in place      |
| <b>Lease</b>         |  605 W Taft Vineland Rd<br>Orlando           | 2.1 acres                             | -                          | I-2/I-3 | \$5,000/month NNN                                              | Excellent location on Taft Vineland Rd; minutes from Florida's Turnpike and US 441                                                                                                                                                              |
| <b>Sale</b>          |  2240 Mercy Dr<br>Orlando                    | 1.04 acres                            | -                          | I-P/W   | <b>\$245,000 REDUCED!</b>                                      | 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                                                                  |
| <b>Lease</b>         |  Shader Industrial Park<br>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                                                                                                                                                     |
| <b>Sale</b>          |  35 S Goldenrod Rd<br>Orlando                | 8.78 gross acres<br>4.78 usable acres | -                          | C-1     | \$1,195,000<br>(\$136,105/gross acre<br>\$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; |
| <b>Sale</b>          |  The Park @ 429<br>E Crown Point Rd<br>Ocoee | 45.45 acres<br>total development      | <b>SOLD!</b><br>5.29 acres |         | <del>\$4.1M</del><br>\$1,550,000<br>(\$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)                            |
| <b>Sale</b>          |  West Colonial Dr & 4th St<br>Oakland        | 21.41 acres                           | -                          | PUD     | \$4,800,000<br>(\$224,194 per acre)                            | Excellent location with frontage on Colonial Drive and the Florida Turnpike                                                                                                                                                                     |
| <b>Sale/ Lease</b>   |  6551 Magnolia Homes Rd<br>Orlando          | 6.93 acres                            | <b>SOLD!</b>               | I-2/I-3 | \$595,000<br>(\$85,859 per gross acre)                         | <b>Negotiable Lease Rate;</b><br>CSX rail spur exists on property to the south and could be extended to this site.                                                                                                                              |

## Seminole County

|             |                                                                                                                     |             |                                                 |                |                   |                                                                                                                           |
|-------------|---------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------|----------------|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Sale</b> |  NorthPort Industrial<br>Sanford | 65.0± acres | Lot 1 - 16.22<br>Lot 2 - 14.82<br>Lot 3 - 19.72 | PD<br>PD<br>PD | TBD<br>TBD<br>TBD | Zoned PD, City of Sanford; minutes from downtown Sanford, Orlando-Sanford International airport and Seminole Towne Center |
|-------------|---------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------|----------------|-------------------|---------------------------------------------------------------------------------------------------------------------------|

**NEW LISTING**

## Lake County

|             |                                                                                                             |             |   |    |            |                                                                                                                                                                     |
|-------------|-------------------------------------------------------------------------------------------------------------|-------------|---|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sale</b> |  16220 SR 50<br>Clermont | 21.0± acres | - | MP | Negotiable | Zoned MP, Lake County; Future Land Use: Vacant Industrial; excellent access to State Road 50, Hancock Rd and US 27; minutes from SR 50-Florida Turnpike interchange |
|-------------|-------------------------------------------------------------------------------------------------------------|-------------|---|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Osceola County

|             |                                                                                                                                |             |   |    |                                    |                                                                                                                            |
|-------------|--------------------------------------------------------------------------------------------------------------------------------|-------------|---|----|------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Sale</b> |  Poinciana McLane CommerCenter<br>Kissimmee | 28.68 acres | - | PD | \$1,795,000<br>(\$62,587 per acre) | Zoned PD, Light Industrial; excellent access to US 17/92 and Poinciana Blvd; new SunRail station planned north of the site |
|-------------|--------------------------------------------------------------------------------------------------------------------------------|-------------|---|----|------------------------------------|----------------------------------------------------------------------------------------------------------------------------|

# CFI Team Available Properties



## Available Land Properties

|                      | Property Name / Address                                                                                            | Acres          | Lot | Zoning                                | Price                               | Additional                                                                                                                                          |
|----------------------|--------------------------------------------------------------------------------------------------------------------|----------------|-----|---------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Polk County</b>   |                                                                                                                    |                |     |                                       |                                     |                                                                                                                                                     |
| Sale                 |  Mount Olive Road<br>Auburndale   | 35 acres       | -   | I                                     | \$6,500,000<br>(\$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<br>Haines City   | 31.06 acres    | -   | BP                                    | \$2,950,000<br>(\$95,000 per acre)  | Industrial site in Haines City, FL; preliminary site plan for 414,375 SF cross dock building; BP zoning                                             |
| <b>Marion County</b> |                                                                                                                    |                |     |                                       |                                     |                                                                                                                                                     |
| BTS/<br>Lease        |  Ocala 489 Commerce Park<br>Ocala | 25 to 47 acres |     | <b>UNDER CONTRACT</b><br>ML-1<br>MF-2 | 300,000 sq ft Lease Rate            | Four sites available; can accommodate up to 600,000 SF; CSX Select Site; excellent location near the I-75/US interchange                            |