

# CFI TEAM AVAILABLE PROPERTIES



## Available Properties for Sale or Lease

Type	Photo	Location	Bldg SF	Suite #	Avail. SF	Office SF	Date Avail.	Constr.	Clear Height	Dock Doors	Drive-In Doors	Sprinklers	Loading	Sale Price	Lease Rate/SF	OpEx/SF	Additional Information
<b>Northwest Orange County</b>																	
Lease		3122 Shader Rd Orlando	82,137	C	20,162	2,016	Jan 1	Block	28'	3	1	Class III	Front	-	\$5.75 NNN	\$1.20	End cap unit; 160' building depth
Sale		3001 Hansrob Rd Orlando	15,251	-	15,251	1,419	Now	Block	<b>SOLD!</b>	1	2	Yes	Front/ side	-	-	-	Fully fenced and paved; outside storage available; 2,760 SF bonus mezzanine
Sale/ Lease		3675 Mercy Dr Orlando	30,665	-	30,665	1,915	June 1	<b>UNDER CONTRACT!</b>			Yes	Front	\$3,525,000 (\$114.95/SF)	\$8.00 NNN	\$1.65	Clear span; two 220 amp, 3 phase power panels; 270' truck court	
Lease		1600-1604 W Princeton St Orlando	3,600	-	3,600	-	Now	Block	12'	0	2	No	Rear	-	\$11.00 Gross	N/A	100% air-conditioned; located in College Park; great access to John Young Pkwy, US 441 and I-4
Lease		Shader Industrial Park 2515 Shader Rd Orlando	152,800	8	25,000	1,865	Now	Metal	23'-28'	3	0	Yes	Front	-	\$4.95 NNN	\$1.20	2 rail doors
Lease		Shader Industrial Park 4206 NOBT 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
Lease		Silver Star Commerce Center, Bldg 2 Orlando	39,600	3646	2,400	1,090	Now	Block	18'	1	0	Yes	Rear	-	\$7.50 NNN	\$1.95	Frontage on Silver Star Rd
Lease		Silver Star Commerce Center, Bldg 3 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 1	Block	18'	2	0	Yes	Rear	-	\$6.50 NNN	\$1.95	
Lease		Silver Star Commerce Center, Bldg 4 Orlando	31,200	3734	4,800	1,300	Now	Block	18'	0	2 van	TBD	Rear	-	\$7.50 NNN	\$1.95	Excellent access to John Young Pkwy, US 441, Lee Rd and Edgewater Dr
				3738	7,200	TBD	Dec 1	Block	18'	TBD	TBD	TBD	Rear	-	TBD NNN	\$1.95	
				3748	4,800	100%	Now	Block	18'	2	0	TBD	Rear	-	\$7.50 NNN	\$1.95	
Lease		Silver Star Commerce Center, Bldg 5 Orlando	31,950	3764	4,800	1,435	Sept 1	Block	18'	2	0	TBD	Rear	-	\$7.50 NNN	\$1.95	Excellent access to John Young Pkwy, US 441, Lee Rd and Edgewater Dr
				3756	13,950	960	Oct 1	Block	18'	4	1	TBD	Rear	-	\$6.25 NNN	\$1.95	
Lease		Silver Star Commerce Center, Bldg 6 Orlando	32,200	3802	8,400	2,000	Now	Block	18'	3	0	TBD	Rear	-	\$6.75 NNN	\$1.95	Frontage on Silver Star Rd

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Lease		Parkway Center, Bldg 1 Parkbreeze Ct 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
				4473	2,500	1,250	Dec 1	Block	16'	0	2	No	Front	-	\$7.50 NNN	\$2.52	
				4419	3,758	100%	Now	Block	16'	0	0	No	Front	-	\$7.50 NNN	\$2.52	
				4479	2,548	1,307	Aug 1	Block	16'	0	1	No	Front	-	\$7.50 NNN	\$2.52	
				4411	2,541	569	Feb 1	Block	16'	0	1	No	Front	-	\$7.50 NNN	\$2.52	
Lease		Parkway Center, Bldg 2 Parkbreeze Ct Orlando	47,100	4633	7,525	4,527	Now	Block	16'	1	1 van	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
				4613	1,600	802	Now	Block	16'	0	1	No	Front	-	\$7.75 NNN	\$2.52	
				4649	2,672	TBD	60 days	Block	16'	1	0	No	Front	-	\$7.50 NNN	\$2.52	
				4617	8,587	5,018	Q1 2019	Block	16'	1	3	No	Front	-	\$6.75 NNN	\$2.52	
				4609	2,250	1,630	Now	Block	16'	0	1	No	Front	-	\$7.95 NNN	\$2.52	
				4599	6,000	3,709	Now	Block	16'	0	1 ramp 1 van	No	Front	-	-	-	
BTS/ Lease		3401 Mercy Star Ct Orlando	36,840	Bldg 1	12,160-36,840	BTS	Q1 2019	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	Q1 2019	Tilt Wall	24'	14	2	ESFR	Rear	-	From \$7.50 NNN	TBD	
				Bldg 3	9,755-39,020	BTS	Q1 2019	Tilt Wall	24'	12	4	ESFR	Front	-	From \$7.50 NNN	TBD	
Lease		The Park @ 429 E Crown Point Rd Ocoee	195,144	Bldg 200	18,036	1,543	Now	Tilt Wall	32'	4	0	Yes	Rear	-	\$6.50 NNN	\$1.45	Only one unit remaining! 180' building depth; 130' truck court; 1.01/1,000 SF parking ratio
				Bldg 500	16,252-65,012	BTS	Q1 2019	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 TD 429
Lease		Winter Garden Commerce Center Garden Commerce Pkwy Winter Garden	28,306	Bldg 100	3,200-9,268	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

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BTS/Lease		Mid Florida Logistics Park Apopka	1,025,000	-	160,000-1,025,000	BTS	2019	Tilt Wall	30'+	Yes	Yes	Yes	Cross/Rear	-	Negotiable	TBD	Class A industrial park; immediate access to SR 429 and US 441; rail served; trailer parking
<b>Northeast Orange County</b>																	
Lease		130 Atlantic Dr Maitland	15,855	-	15,855	3,205	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 Co.
Lease		1110 Solana Ave Winter Park	76,755	1110	4,950	352	Oct 1	Block	16'	0	1	No	Front	-	\$8.75 NNN	\$1.44	Oversized grade door; clear span; located minutes from downtown Winter Park
<b>Southwest Orange County</b>																	
Sale		4632 36th St Orlando	25,000	-	25,000	22,500	Now	Tilt Wall	14'±	0	2	Yes	Side/Rear	\$3,000,000 (\$120.00/SF)	-	-	Includes 1.1 acres of additional land; fully air-conditioned; 1200 amp; 408 volt power; located in 33rd St Industrial Park
Sub-lease		2256 W Taft Vineland Rd Orlando	34,185	-	9,000	4,400	Now	Tilt Wall	14'5"	0	2	Yes	Rear	-	\$12.00 NNN	\$2.10	Sublease thru May 31, 2022; canopied building entrance; 55 fenced parking spaces
Lease		7551-7599 Currency Dr Orlando	40,749	7563	2,449	252	Jan 1	Tilt Wall	18'	0	1	No	Rear	-	\$7.95 NNN	\$2.39	Located in Orlando Central Park
Lease		7653-7693 Currency Dr Orlando	34,440	7685	5,008	2,431	Oct 1	Tilt Wall	18'	1	1 van	No	Rear	-	\$7.95 NNN	\$2.67	Located in Orlando Central Park
Lease		7453-7481 Presidents Dr Orlando	128,150	7453	56,000	3,387	Jan 1	Tilt Wall	22'	12	0	Yes	Front	-	\$4.95 NNN	\$1.65	Three rail doors; 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	-	\$4.95 NNN	\$1.55	Rail served; located in Orlando Central Park
				7335	15,550	1,020	Now	Tilt Wall	22'	2	0	Yes	Front	-	\$5.45 NNN	\$1.52	
Lease		7510-7540 Presidents Dr Orlando	100,800	7540	33,600	2,190	Now	Tilt Wall	22'	5	0	Yes	Front	-	\$4.95 NNN	\$1.64	End cap space; two rail doors; located in Orlando Central Park
Lease		2100 Principal Row Orlando	67,412	402	9,448	1,925	Mar 1	Tilt <b>NOW AVAILABLE</b>		0	Yes	Front	-	\$8.50 NNN	\$2.38	<b>Fully air-conditioned</b> ; 105' building depth; 110' truck court; 1.8/1,000 SF parking ratio; located in Orlando Central Park	
Lease		West Park X	76,225	-	8,756-62,307	13,435	Now	Tilt Wall	18'-20'	17	0	Yes	Front	-	From \$5.95-\$7.25 NNN	\$1.48	2 bays-\$7.25/SF NNN 3 bays-\$6.50/SF NNN
Lease		West Park XI	76,564	-	8,755-76,564	22,539	Now	Tilt Wall	18'-20'	21	1	Yes	Front	-	From \$5.95-\$7.25 NNN	\$1.48	4 bays-\$5.75/SF NNN Frontage on LB McLeod Rd

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<b>Southeast Orange County</b>																	
Lease		9500 Satellite Blvd Orlando	41,541	250	5,000	1,685	Oct 1	Tilt Wall	15'	2	0	Yes	Rear	-	\$7.80 NNN	\$2.31	End cap space; zoned I-4
				240	5,000	1,291	Oct 1	Tilt Wall	15'	2	0	Yes	Rear	-	\$7.80 NNN	\$2.31	Zoned I-4
				240-250	10,000	2,976	Oct 1	Tilt Wall	15'	4	0	Yes	Rear	-	\$7.50 NNN	\$2.31	End cap space; zoned I-4
Sub-lease		10511 Satellite Blvd Orlando	44,726	-	19,200	6,000±	Now	Tilt Wall	15'	2	0	Yes	Rear	-	-	-	Sublease thru Jan 31, 2020; offers immediate access to US 441
Sale		5210 S Orange Ave Orlando	5,000	-	5,000	100%	Now	Block	-	-	-	Yes	-	\$1,495,000 (\$97.24/SF)	-	-	Two buildings - one office and one industrial
			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 (\$61.52/SF)	-	-	<b>* DO NOT APPROACH TENANT *</b> Heavy power; abundant parking; located in Regency Industrial Park; minutes from Turnpike-Beachline interchange
Lease		Bent Oak Industrial Park Orlando	101,220	Bldg 700	18,668-101,220	BTS	Q3 2018	Tilt Wall	30'	36	2	ESFR	Front	-	\$6.50 NNN	\$1.35	Brand new Class A industrial distribution center; minutes from Turnpike-Beachline interchange; Turnpike frontage; redundant road access
			77,219	Bldg 800	15,450-54,125	BTS	Q3 2018	Tilt Wall	30'	32	2	ESFR	Front	-	\$6.50 NNN	\$1.35	
Sale		5301 SOBT Orlando	5,616	-	5,616	-	Now	TBD	TBD	TBD	TBD	TBD	TBD	\$1,720,000 (\$144.84/SF)	-	-	Two fully leased buildings being sold together; currently being used as automotive facilities
		5601-5615 SOBT Orlando	6,259	-	6,259	1,556	Now	TBD	TBD	TBD	TBD	TBD	TBD				
<b>Seminole County</b>																	
Sale		325 Rand Yard Rd Sanford	10,320	-	10,320	1,757	Now	Block/Metal	12'-14'	1	3	TBD	Front	\$1,035,000 (\$100.29/SF)	-	-	Outside storage available; 2.251 acres; minutes from downtown Sanford, Orlando-Sanford Int'l Airport and Seminole Towne Center
BTS/Lease		NorthPort Industrial Sanford	Up to 500,000	-	67,100-500,000	BTS	Q2 2019	Tilt Wall	TBD	TBD	TBD	TBD	TBD	-	TBD	TBD	New build-to-suit opportunity; minutes from downtown Sanford, Orlando-Sanford Int'l Airport and Seminole Towne Center

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<b>Polk County</b>																	
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 SR17 and SR 55; possible BTS; can accommodate up to 900,000 SF of big box, cross dock product
<b>Brevard County</b>																	
Sale		2680 US Highway 1 Mims	24,303	-	24,303	TBD	Now	Metal	TBD	TBD	TBD	TBD	Front/Side	\$1,750,000 (\$72.00/SF)	-	-	Single tenant investment opportunity; 6.69 acres; excellent location on Florida's Space Coast
<b>Marion County</b>																	
BTS/ Lease		Ocala 489 Commerce Park Ocala	Up to 600,000	-	90,000- 600,000	BTS	TBD	<b>UNDER CONTRACT!</b>	TBD	TBD	TBD	ESFR	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

Type	Photo	Location	Acres	Lot	Zoning	Price	Additional Information
<b>Orange County</b>							
Sale		4301-4401 Hogshead Rd Apopka	17.64 acres	-	I-1	\$1,775,000 (\$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
Lease		605 W Taft Vineland Rd Orlando	2.1 acres	-	I-2/I-3	\$5,000/month NNN	Ideal site for outside storage; excellent location on Taft Vineland Rd; minutes from Florida's Turnpike and US 441
Sale		2240 Mercy Dr Orlando	1.04 acres	-	I-P/W	\$245,000	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	Ideal site for outside storage; excellent access to Silver Star Rd; US 441; I-4, SR 50, and the East-West Expwy
Sale		35 S Goldenrod Rd Orlando	8.78 gross acres 4.78 usable acres	-	C-1	\$1,195,000 (\$136,105/gross ac)	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

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Type	Photo	Location	Acres	Lot	Zoning	Price	Additional Information
Sale		The Park @ 429 E Crown Point Rd Ocoee	5.29 acres	-	PID	\$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		W Colonial Dr & 4th St Oakland	21.41 acres	-	PUD	\$4,800,000 (\$224,194/acre)	Excellent location with frontage on Colonial Dr (SR 50) and Florida's Turnpike
<b>Seminole County</b>							
Sale		NorthPort Industrial Sanford	65.0± acres	Lot 1 - 16.22	PD	TBD	City of Sanford; minutes from downtown Sanford, Orlando-Sanford International airport and Seminole Towne Center
				Lot 2 - 14.82	PD	<b>UNDER CONTRACT!</b>	
				Lot 3 - 19.72	PD	TBD	
<b>Lake County</b>							
Sale		16220 SR 50 Clermont	35.0± acres	-	MP	\$4,550,000	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's Turnpike interchange
<b>Osceola County</b>							
Sale		Poinciana McLane CommerCenter Kissimmee	26.68 acres	-	PD	\$1,795,000 (\$62,587/acre)	Zoned PD, Light Industrial; excellent access to US 17/92 and Poinciana Blvd; new SunRail station planned north of the site
<b>Polk County</b>							
Sale		Mount Olive Rd Auburndale	35 acres	-	I	\$6,500,000 (\$185,714/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 acres	-	BP	\$2,950,000 (\$95,000/acre)	Industrial site in Haines City, FL; preliminary site plan for 414,375 SF cross dock building
<b>Marion County</b>							
BTS/ Lease		Ocala 489 Commerce Park Ocala	25 to 47 acres	-	MI-1 MI-2	Negotiable Lease Rate <b>UNDER CONTRACT!</b>	Leases available; can accommodate up to 600,000 SF; CSX Select Site; excellent location near the I-75/US interchange