



# 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	April 1	Block	28'	3	1	Class III	Front	-	\$5.75 NNN	\$1.20	End cap unit; 160' building depth	
Lease		Silver Star Commerce Center, Bldg 2 Orlando	39,600	3626	2,400	847	Mar 1	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	LEASED!			Yes	Rear	-	-	-	Frontage on Silver Star Rd	
				3702	10,800	1,577	Now	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	LEASED!			TBD	TBD	Rear	-	-		-
				3748	4,800	100%	Now	Block	18'	2	0	TBD	Rear	-	\$7.50 NNN	\$1.95	End cap unit	
Lease		Silver Star Commerce Center, Bldg 5 Orlando	31,950	3764	4,800	1,435	Now	Block	18'	2	0	TBD	Rear	-	\$7.50 NNN	\$1.95	Excellent access to John Young Pkwy, US 441, Lee Rd and Edgewater Dr	
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	
Lease		Parkway Center, Bldg 1 Parkbreeze Ct Orlando	45,084	4473	2,500	900	Now	Block	16'	0	2	No	Front	-	\$7.00 NNN	\$2.00	Dock, grade and van high doors; excellent access to John Young Pkwy, US 441, Lee Rd and Edgewater Dr	
				4419	3,758	100%	Now	Block	16'	0	0	No	Front	-	\$7.00 NNN	\$2.00		
				4425	1,250	100%	Now	Block	16'	0	0	No	Front	-	\$7.50 NNN	\$2.00		
				4479	2,548	1,307	60 days	Block	LEASED!			No	Front	-	-	-		
				4411	2,541	569	Feb 1	Block	LEASED!			No	Front	-	-	-		
				4409	2,561	1,766	May 1	Block	16'	0	1	No	Rear	-	\$7.00 NNN	\$2.00		



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Lease		Parkway Center, Bldg 2 Parkbreeze Ct Orlando	47,100	4633	7,525	4,527	Now	Block	16'	1	1 van	No	Front	-	\$6.75 NNN	\$2.00	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	-	\$7.50 NNN	\$2.00	
				4649	2,672	TBD	60 days	Block	16'	1	0	No	Front	-	\$7.00 NNN	\$2.00	
				4617	8,587	5,018	Sept '19	Block	16'	1	3	No	Front	-	\$6.75 NNN	\$2.00	
				4609	2,250	1,630	Now	Block	16'	0	1	No	Front	-	\$7.00 NNN	\$2.00	
				4595	3,750	2,891	Now	Block	16'	0	1 grade 1 van	No	Front	-	\$7.00 NNN	\$2.00	
BTS/Lease		3401 Mercy Star Ct Orlando	36,840	Bldg 1	12,160-36,840	BTS	Q2 2019	Tilt Wall	32'	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	Q2 2019	Tilt Wall	32'	14	2	ESFR	Rear	-	From \$7.50 NNN	TBD	
				Bldg 3	9,755-39,020	BTS	Q2 2019	Tilt Wall	32'	12	4	ESFR	Front	-	From \$8.25 NNN	TBD	
Lease		The Park @ 429 E Crown Point Rd Ocoee	65,012	Bldg 500	16,252-65,012	BTS	Q2 2019	Tilt Wall	32'	Yes	Yes	Yes	Front	-	\$8.50 NNN	\$1.85	Only one unit remaining! 180' building depth; 130' truck court; 1.01/1,000 SF parking ratio
Lease		Winter Garden Commerce Center Garden Commerce Pkwy Winter Garden	28,306	Bldg 100	3,223	BTS	Now	Tilt Wall	20'	0	2	ESFR	Rear	-	\$12.00 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	5,953	BTS	Now	Tilt Wall	<b>LEASED!</b>		0	ESFR	Rear	-	-	-	44' x 55' column spacing; 135' building depth
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>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
Lease		2126 W Landstreet Rd Orlando	94,100	300	39,850	9,524	Now	Tilt Wall	24'	7	1	Yes	Front	-	\$5.75 NNN	\$2.04	180' building depth; 105' truck court; 1.24/1,000 SF parking ratio



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Lease		7651 Southland Blvd Orlando	106,575	-	106,575	18,466	Feb 1	Tilt Wall	30'	29	1	ESFR	Cross	-	\$5.75 NNN	\$1.81	Air-conditioned warehouse space; 328' building depth; 1.12/1,000 SF parking ratio
Lease		7551-7599 Currency Dr Orlando	40,749	7563	2,449	459	Mar 1	Tilt Wall	18'	0	1 van	No	Rear	-	\$7.95 NNN	\$2.39	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
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 Wall LEASED!			0	Yes	Front	-	-	-	105' building depth; 110' truck court; 1.8/1,000 SF parking ratio; located in Orlando Central Park
				403	9,470	920	Mar 1	Tilt NOW AVAILABLE			1	Yes	Front	-	\$7.95 NNN	\$2.30	
Lease		West Park VII	50,161	4177	12,050	1,723	Mar 1	Tilt Wall	18'-20'	1	1	Yes	Front	-	\$6.25 NNN	\$1.48	Frontage on LB McLeod Rd; 132' building depth
Lease		West Park X	76,225	-	8,754-35,020	1,200-1,833	Now	Tilt Wall	18'-20'	17	0	Yes	Front	-	From \$5.75-\$7.25 NNN	\$1.48	2 bays-\$7.25/SF NNN 3 bays-\$6.50/SF NNN
Lease		West Park XI	76,564	-	8,755-62,363	1,119-1,202	Now	Tilt Wall	18'-20'	21	1	Yes	Front	-	From \$5.75-\$7.25 NNN	\$1.48	4 bays-\$5.75/SF NNN Frontage on LB McLeod Rd
<b>Southeast Orange County</b>																	
Sale		875 Central Florida Pkwy Orlando	32,512	-	32,512	5,300	Now	BACK ON THE MARKET					Front/Side	\$2,950,000 (\$90.74/SF)	-	-	<b>Investment Opportunity;</b> 100% leased to single tenant; absolute net lease
Lease		1850 Cypress Lake Dr Orlando	150,516	350	88,139	5,051	Jan 1	Tilt Wall	30'	10	2	ESFR	Front	-	\$5.50 NNN	\$1.58	200' building depth; 220' shared truck court; 1.17/1,000 SF parking ratio
Lease		9901 Satellite Blvd Orlando	33,600	-	33,600	6,166	May 1	Tilt Wall	22'-24'	6	1	Yes	Rear	-	\$6.25 NNN	TBD	120' building depth; 3.41 acres; 3.15/1,000 SF parking ratio; zoned I-4, Orange County
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



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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>																	
Lease		145 Candace Dr Maitland	12,160	-	12,160	5,600	Now	Metal	11'4"-15'3"	0	1	No	Front	-	\$6.95 Net	-	Real Estate Tax = \$404.64 month; 20 shared parking spaces
Sale		325 Rand Yard Rd Sanford	10,320	-	10,320	1,757	Mar 1	Block/Metal	12'-14'	1	3	TBD	Front	\$1,035,000 (\$100.29/SF)	-	-	<b>Outside storage available</b> ; 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	-	65,900-500,000	BTS	Q2 2019	Tilt Wall	30'-36'	Yes	Yes	Yes	Cross/Rear	-	TBD	TBD	<b>New build-to-suit opportunity</b> ; minutes from downtown Sanford, Orlando-Sanford Int'l Airport and Seminole Towne Center
<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 200,000	-	90,000-200,000	BTS	TBD	Tilt Wall	30'-36'	TBD	TBD	ESFR	TBD	-	TBD	TBD	<b>Only three sites available</b> ; can accommodate up to 200,000 SF; cross/front/rear loading options; T-5 warehouse lighting; zoned MI-1/MI-2; excellent location near the I-75/US interchange



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## 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	<del>\$225,000</del> <b>REDUCED!</b> <b>UNDER CONTRACT!</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
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
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 Lot 2 - 14.82 Lot 3 - 19.72	PD PD PD	TBD <b>UNDER CONTRACT!</b> TBD	City of Sanford; minutes from downtown Sanford, Orlando-Sanford International Airport and Seminole Towne Center
<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	<b>\$1,250,000</b> <b>(\$43,584/acre)</b> <b>REDUCED!</b>	<b>MOTIVATED SELLER! 4% paid to Buyer's Broker;</b> zoned PD, Light Industrial; excellent access to US 17/92 and Poinciana Blvd; new SunRail station planned north of the site



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<b>Polk County</b>							
Sale		Mount Olive Rd Auburndale	35 acres	-	I	\$6,500,000 (\$185,714/acre)	<b>Frontage on I-4</b> ; 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	15 to 29 acres	-	MI-1 MI-2	Negotiable Lease Rate	<b>Only three sites available</b> ; can accommodate up to 200,000 SF; zoned MI-1/MI-2; excellent location near the I-75/US interchange