

# VenturePark Beachline IV

AEROSPACE PARKWAY & TRANSPORT DRIVE | ORLANDO, FL

## VENTURE PARK BEACHLINE IV

Site Area .....27.5 AC

### Proposed Building Area

Building 100 .....185,900 SF

Building 200.....212,400 SF

Combined Area.....398,300 SF

## INDUSTRIAL FOR LEASE OR SALE

# 185,900 - 398,300 SF



	TOTAL SF	CLEAR HEIGHT	BUILDING DEPTH	DOCK DOORS	DRIVE-IN DOORS	TRUCK COURT DEPTH	TRAILER STALLS	CAR STALLS	POWER
<b>Building 1</b>	185,900 SF	36'	260'	44	2	130' - 185'	27 (1.5 per 10,000 SF)	153 (0.8 per 1,000 SF)	4,000A (Expandable)
<b>Building 2</b>	212,400 SF	36'	260'	50	2	185'	51 (2.1 per 10,000 SF)	176 (0.8 per 1,000 SF)	4,000A (Expandable)
<b>Total</b>	398,300 SF	-	-	94	4	-	78 (2.0 per 10,000 SF)	329 (0.8 per 1,000 SF)	-

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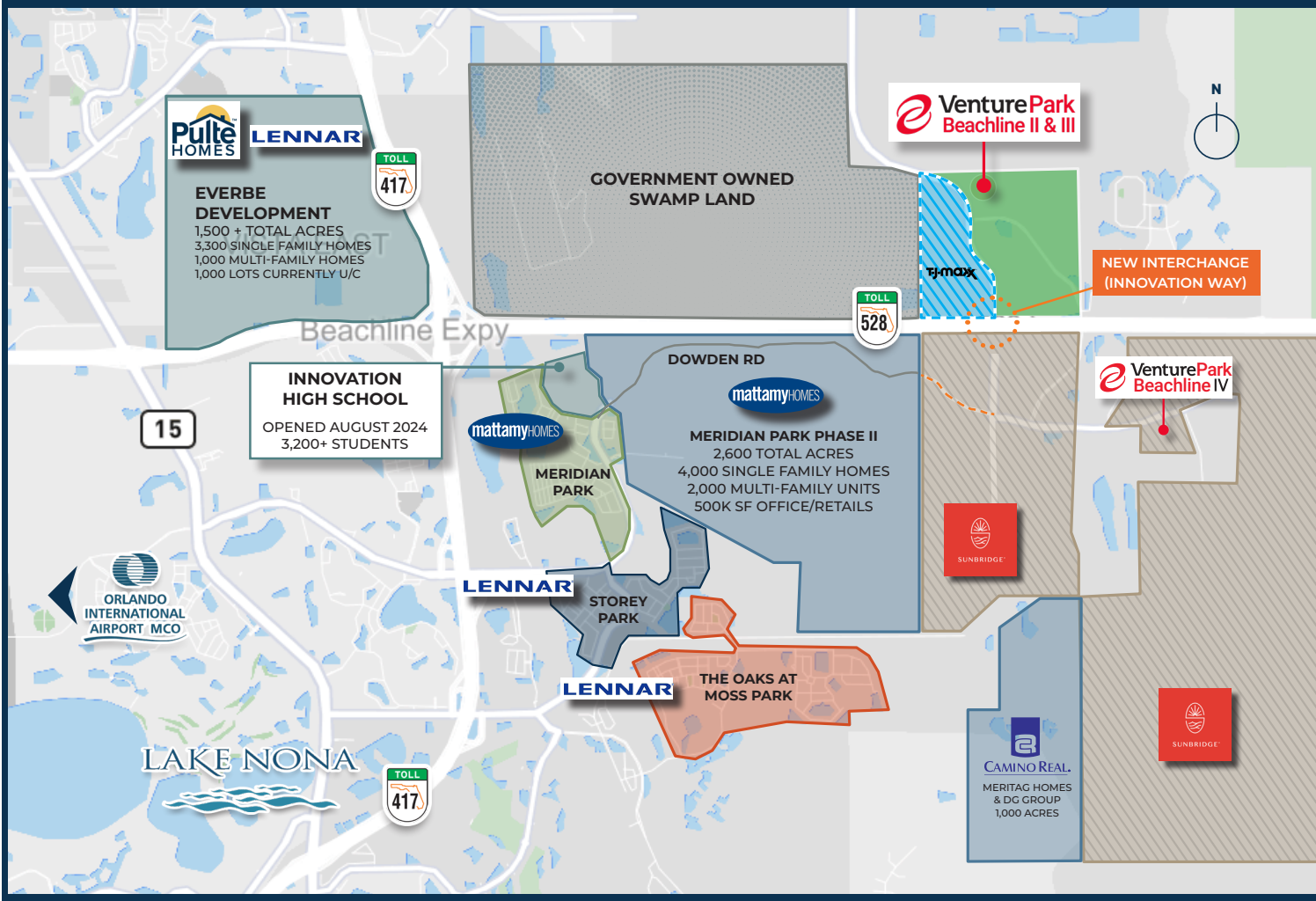
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## KEY HIGHLIGHTS



- Flexibility to Sell Individual Buildings
- Available as Build-to-Suit to Own or Lease
- High growth area with 6,000 single-family homes and 2,000 multifamily units planning within a 3-mile radius of site
- Less than 1 Mile to SR-528/Beachline Highway, providing immediate access to Orlando International, SR-417, I-95, and the Space Coast
- Within a one-day turn-around of **22 million** customers, and eight hours of **45 million**



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