



AVAILABLE NOW



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FIRST LOOP LOGISTICS PARK

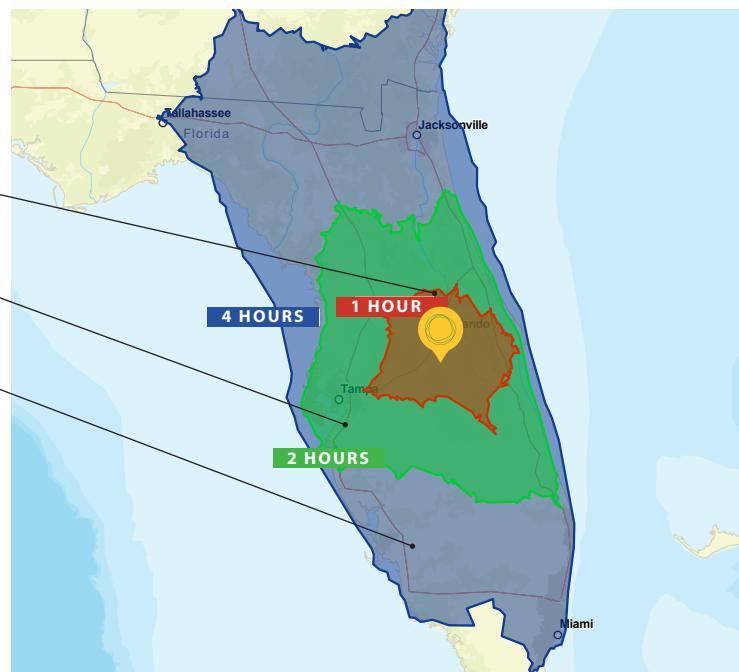
A LOGISTICS DREAM WITH LESS TRAFFIC & MORE ACCESS OPTIONS

First Loop Logistics Park is a development of Chicago-based REIT, First Industrial Realty Trust. First Industrial is dedicated to helping businesses stay ahead of their rapidly evolving real estate requirements. Through new construction, move-in ready spaces and build to suits, their success is tied to their ability to attract and retain customers for their properties. A company's supply chain network has never been more critical than it is today, that is why First Industrial is focused on high quality, well located properties in the nations top markets. [Learn more at www.firstindustrial.com](http://www.firstindustrial.com) or NYSE: FR

DEMOGRAPHICS

| 1 HOUR DRIVE RADIUS | |
|---------------------|------------|
| TOTAL POPULATION: | 3,427,550 |
| 2 HOUR DRIVE RADIUS | |
| TOTAL POPULATION: | 9,843,532 |
| 4 HOUR DRIVE RADIUS | |
| TOTAL POPULATION: | 20,471,979 |

**OVER 20 MILLION
PEOPLE LIVE WITHIN A
4 HOUR DRIVE OF FIRST
LOOP LOGISTICS PARK**



ABOUT THE PARK

First Loop Logistics Park encompasses 21st century architecture for efficiency and image, infill location for access to labor and primary roadways and flexible design to attract a variety of companies.

| | |
|----------------------|---------------------------|
| TOTAL SF: | 344,349 SF |
| NUMBER OF BUILDINGS: | 4 - One Phase Development |
| BUILDING TYPE: | Rearload |
| CLEAR: | 32' |
| PARKING: | 1.1 / 1,000 |

TRAVEL TIME TO DISTRIBUTION HUBS

| | | |
|--------------|------------|-----------|
| TAMPA | 1.3 hours | 75 miles |
| JACKSONVILLE | 2.5 hours | 165 miles |
| MIAMI | 3.15 hours | 225 miles |
| ATLANTA | 6.5 hours | 450 miles |



FIRST LOOP LOGISTICS PARK

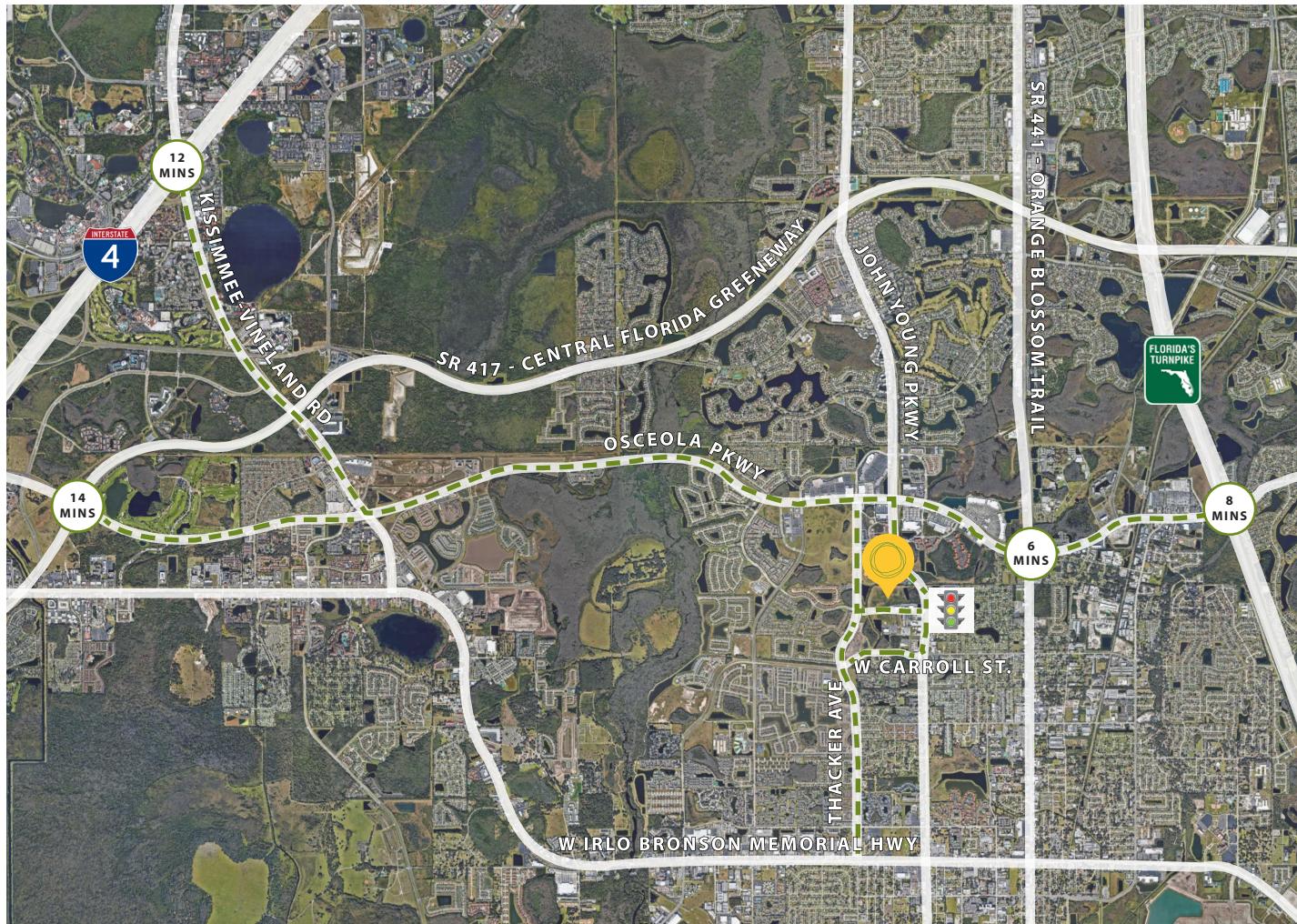
SOUTH ORLANDO ACCESS

MAJOR ROADWAYS

| | | |
|----------------------|------------|-----------|
| ORANGE BLOSSOM TRAIL | 6 minutes | 1.9 miles |
| FL TURNPIKE | 8 minutes | 3.2 miles |
| I-4 | 12 minutes | 8.2 miles |
| SR 417 | 14 minutes | 7.4 miles |

DEMAND DRIVERS

| | | |
|-------------------|------------|------------|
| DISNEY WORLD | 15 minutes | 8.7 miles |
| CONVENTION CENTER | 20 minutes | 10.4 miles |
| MCO AIRPORT | 22 minutes | 15.9 miles |
| UNIVERSAL STUDIOS | 30 minutes | 12.6 miles |
| DOWNTOWN ORL | 32 minutes | 18.2 miles |



FIRST LOOP LOGISTICS PARK

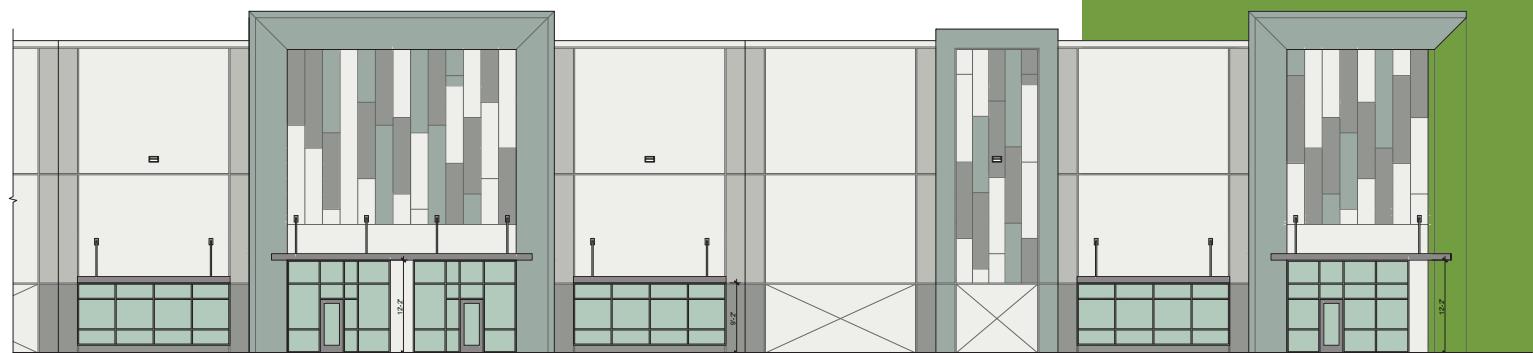
DESIGNED FOR LOGISTICS CLASS-A REAR LOAD BUILDINGS



PARK SPECIFICATIONS

| | |
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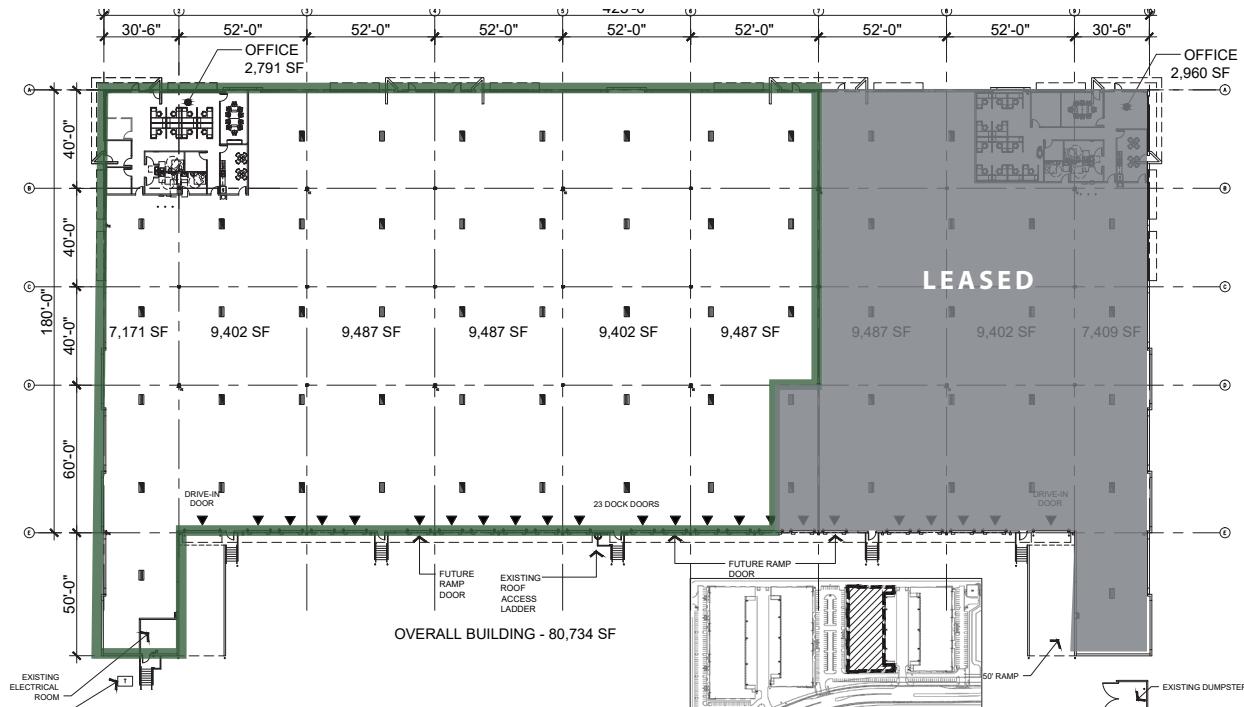
★ - Ingress/Egress



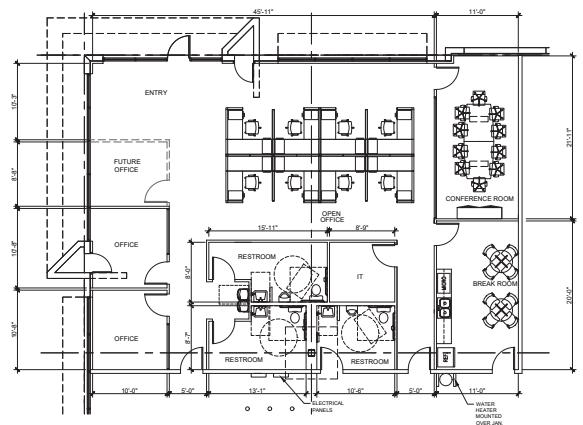
FIRST LOOP LOGISTICS PARK

FLOOR PLANS

BUILDING II



2,791 SF OFFICE



BUILDING II

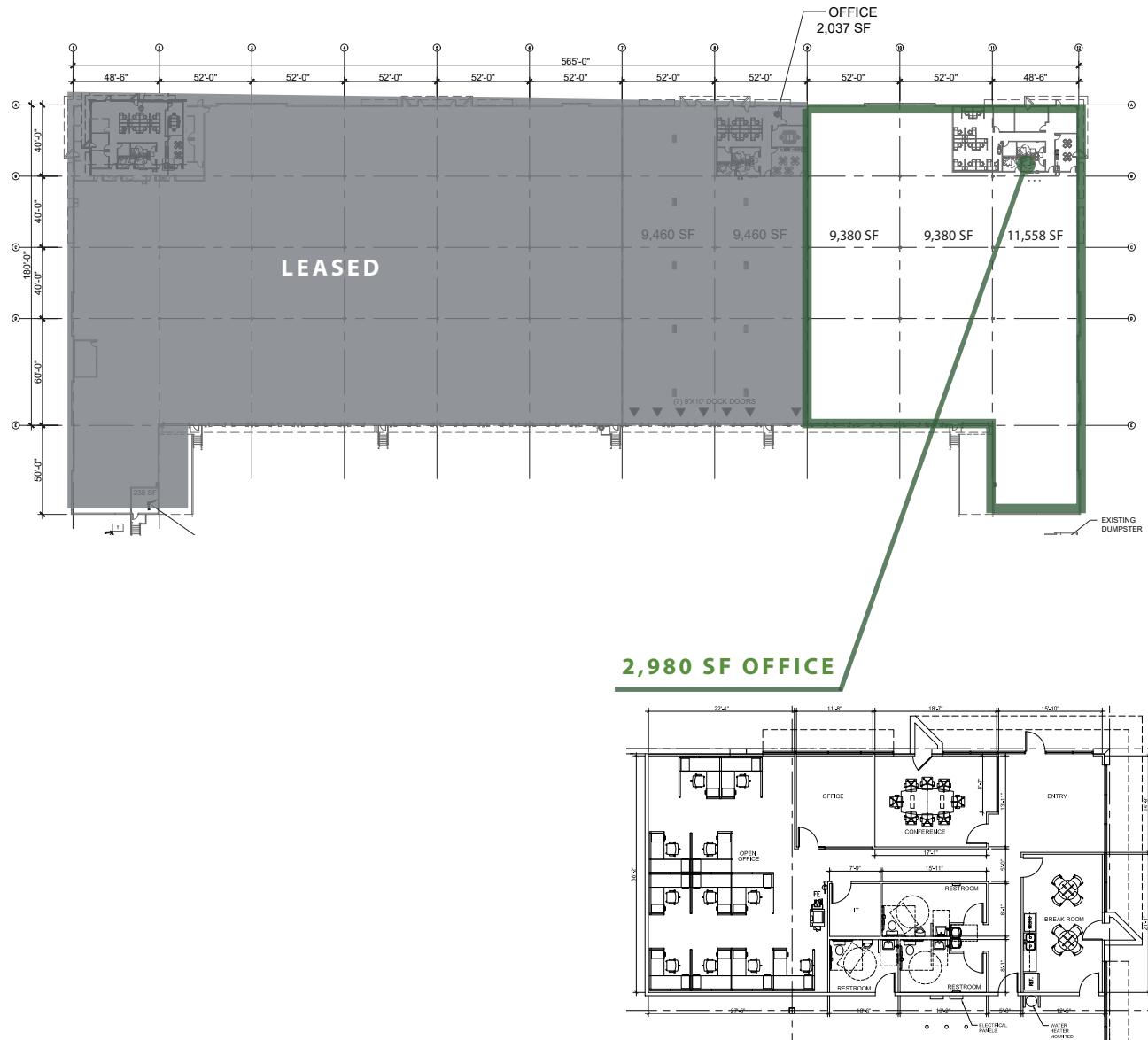


FIRST LOOP LOGISTICS PARK

FIRST LOOP LOGISTICS PARK

FLOOR PLANS

BUILDING IV



BUILDING IV 1701-1737

| | |
|----------------------|-------------|
| TOTAL SF AVAILABLE: | 30,318 |
| OFFICE SF AVAILABLE: | 2,980 |
| BUILDING TYPE: | Rear Load |
| BUILDING DEPTH: | 180' |
| CLEAR: | 32' |
| COLUMN WIDTH: | 52' |
| OVERHEAD DOORS: | 14 (1 Ramp) |
| TRUCK COURT DEPTH: | 180' |
| FIRE PROTECTION: | ESFR |
| LIGHTING: | LED |
| CLERESTORY WINDOWS: | Yes |



FIRST LOOP
LOGISTICS PARK