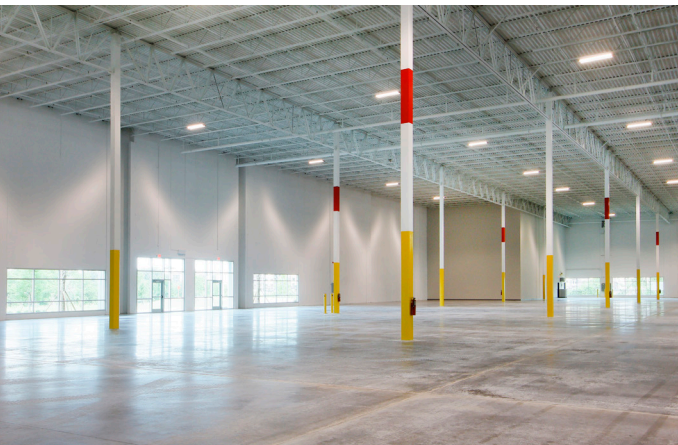




# FIRST LOOP LOGISTICS PARK

1301-1737 FLORA BLVD., KISSIMMEE, FLORIDA

**AVAILABLE NOW**



## LEASING INQUIRIES:

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## FIRST LOOP LOGISTICS PARK

# A LOGISTICS DREAM

## WITH LESS TRAFFIC & MORE ACCESS OPTIONS

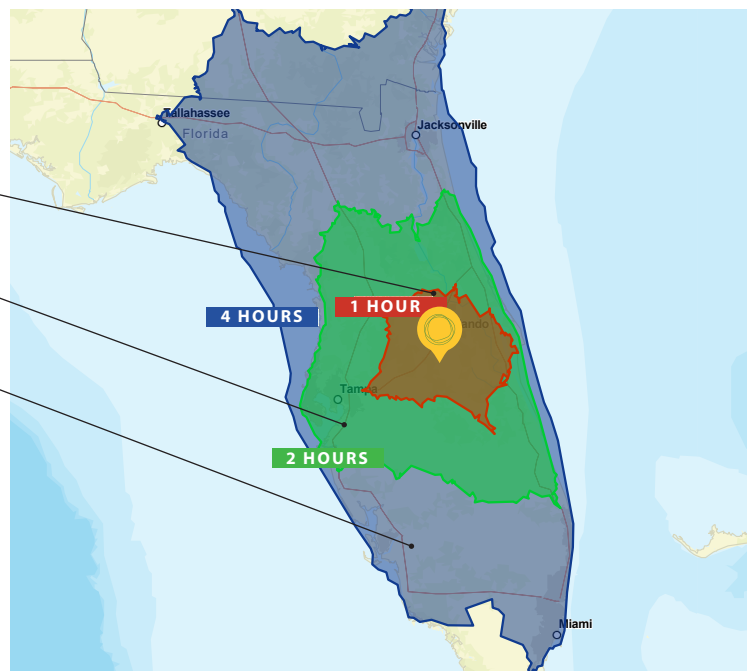
First Loop Logistics Park is a development of Chicago-based REIT, First Industrial Realty Trust. First Industrial is dedicated to helping businesses stay ahead of their rapidly evolving real estate requirements. Through new construction, move-in ready spaces and build to suits, their success is tied 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**

**IF ACCESS & LABOR ARE  
ESSENTIAL FOR YOUR  
CENTRAL FLORIDA  
SPACE, YOU WON'T FIND  
A BETTER LOCATION.**

## DEMOGRAPHICS

<b>1 HOUR DRIVE RADIUS</b> TOTAL POPULATION:	3,427,550
<b>2 HOUR DRIVE RADIUS</b> TOTAL POPULATION:	9,843,532
<b>4 HOUR DRIVE RADIUS</b> 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 21<sup>st</sup> 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



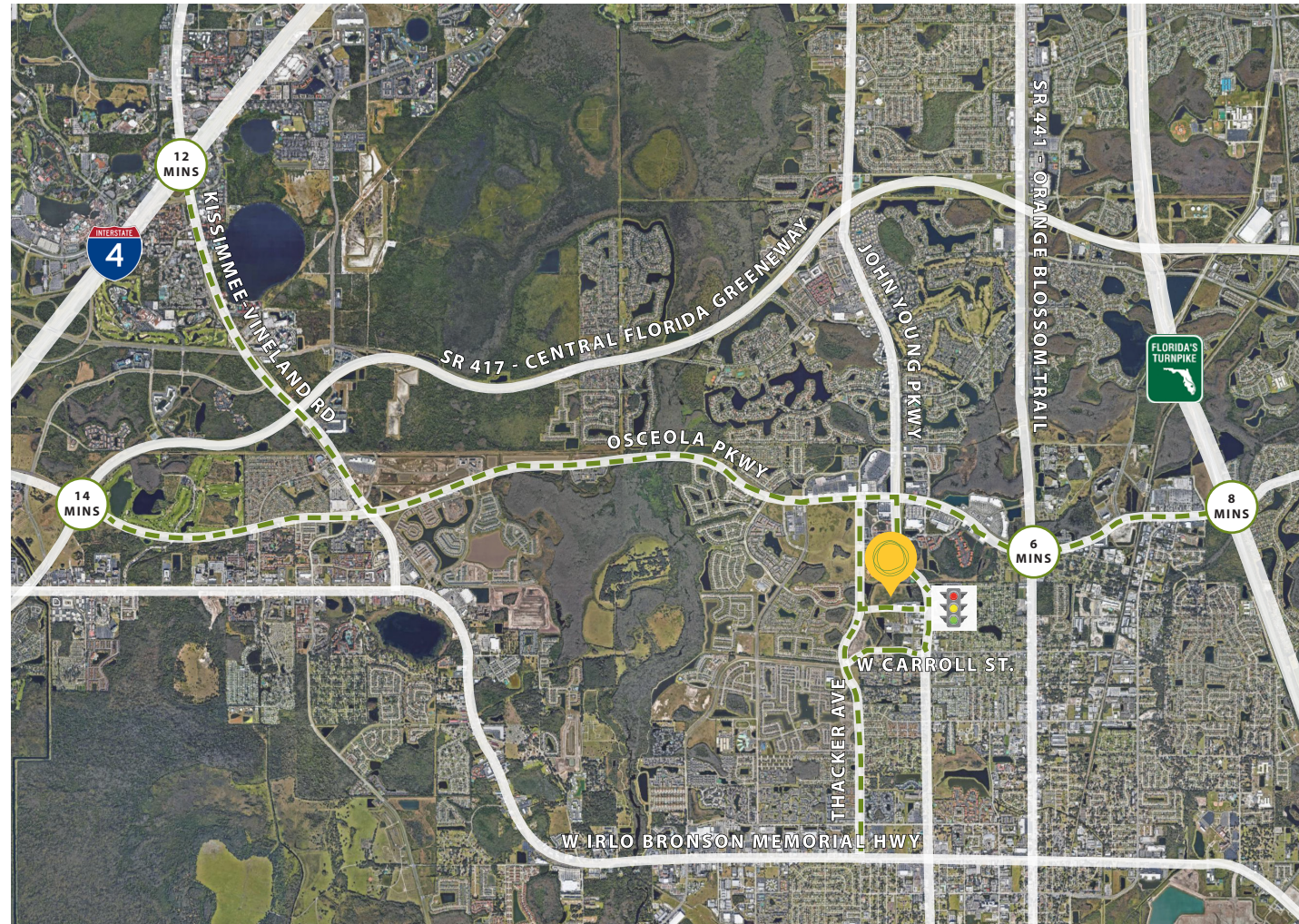
# SOUTH ORLANDO ACCESS

## 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

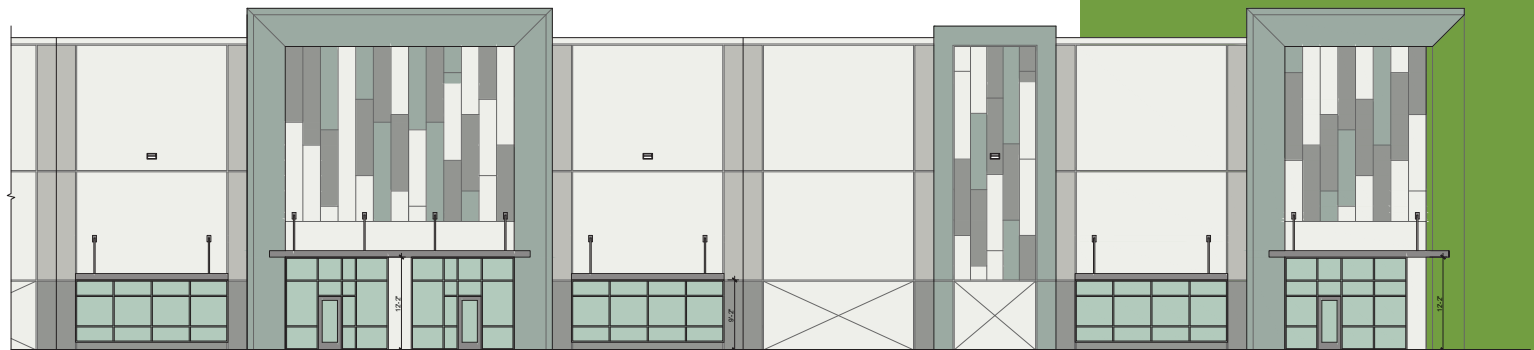
CLASS-A REAR LOAD BUILDINGS



## PARK SPECIFICATIONS

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

★ - Ingress/Egress



## FLOOR PLANS

Overall building floor plan showing dimensions, room areas, and layout. The plan includes a large central area labeled "LEASED" and various smaller rooms and utility spaces. Dimensions are provided for the overall building and individual sections. Room areas are listed in square feet (SF).

Dimensions (Overall Building): 180'-0" (Total Length), 60'-0" (Total Width), 50'-0" (Bottom Section Width).

Room Areas (Overall Building): 7,171 SF, 9,402 SF, 9,487 SF, 9,487 SF, 9,402 SF, 9,487 SF, 9,487 SF, 9,402 SF, 7,409 SF.

Room Areas (Leased Area): 9,487 SF, 9,402 SF, 7,409 SF.

Room Areas (Office): 2,791 SF, 2,960 SF.

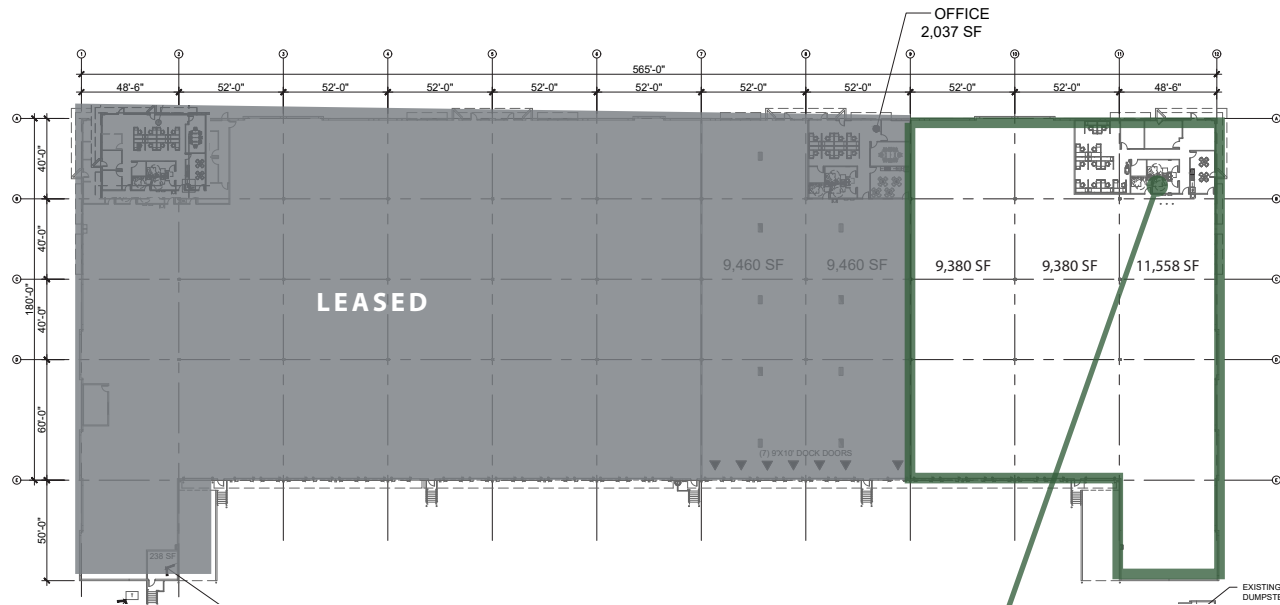
Other Labels: DRIVE-IN DOOR, 23 DOCK DOORS, FUTURE RAMP DOOR, EXISTING ROOF ACCESS LADDER, EXISTING ELECTRICAL ROOM TRANSFORMER, KEY PLAN, EXISTING DUMPSITE.

[illegible]

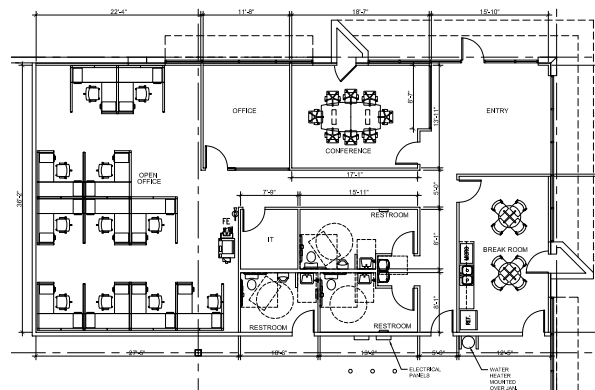
**FIRST LOOP**  
LOGISTICS PARK

# FLOOR PLANS

## BUILDING IV



### 2,980 SF OFFICE



## 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