

READY FOR OCCUPANCY



aerial
Innovations

6965
Market Place Dr

Orlando, Florida 32822

Owner/developer

DRG
DISTRIBUTION
REALTY GROUP

Leasing agent

JLL

167,561 RSF available

Property overview

TOTAL SF	196,114 SF
AVAILABLE SF	167,561 SF
DIVISIBLE TO	30,000± SF
SITE SIZE	13.34± acres
ZONING	PD/AN, City of Orlando
CONSTRUCTION	Tilt wall
SPRINKLERS	ESFR
UTILITIES	Electric - OUC Water - Orange County

6965 Market Place Drive offers users a first generation Class A industrial building in the premier Southeast Orange industrial submarket. The property is located at the intersection of Narcoossee Road and Market Place Drive, with approximately 522' of frontage on Narcoossee Road, which boasts over 21,500 cars per day. The site provides immediate access to the Beachline Expressway (State Road 528) within six minutes and the Central Florida Greenway (State Road 417) within eight minutes. Orlando International Airport, one of the busiest airports in the country with an average of 40 million passengers per year, is just south of the property.

Building details



196,114 s.f.
Building



1,705 s.f.
Office



32'
Clear height



18
Dock doors
(9 with levelers)
Expandable to 56



Two
Ramps



54' x 44'4"
Column spacing



194'
Building depth



190
Auto parking

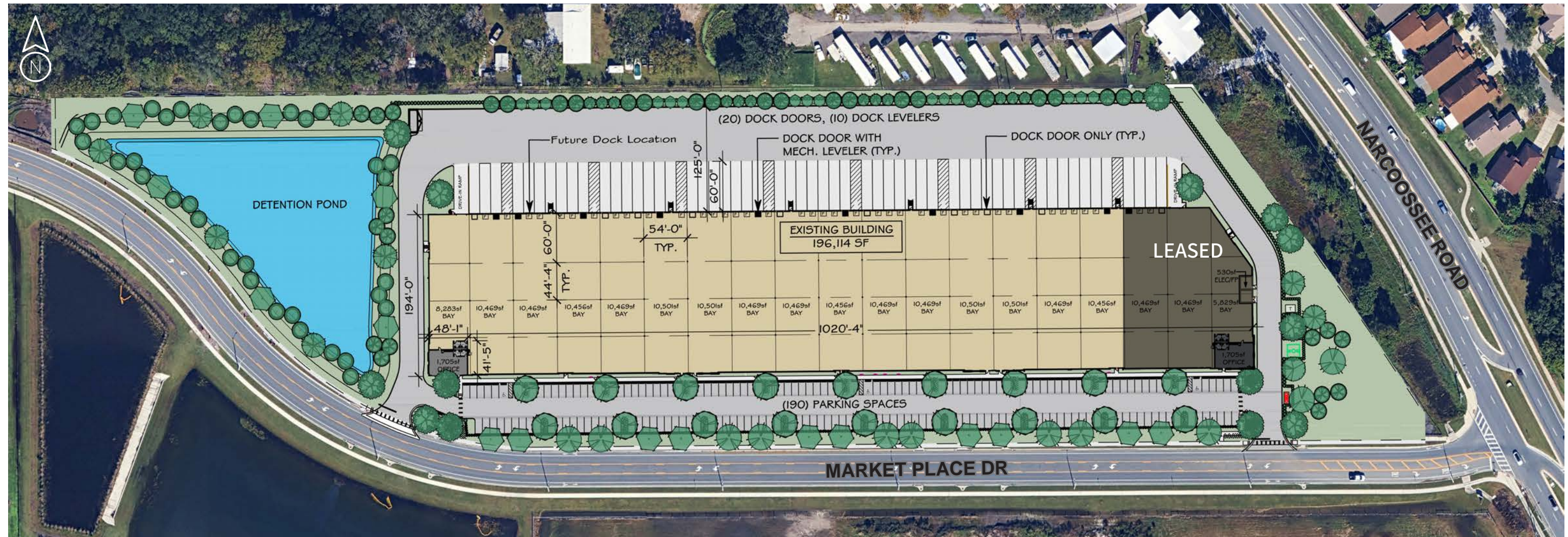


0.97/1,000 SF
Parking ratio

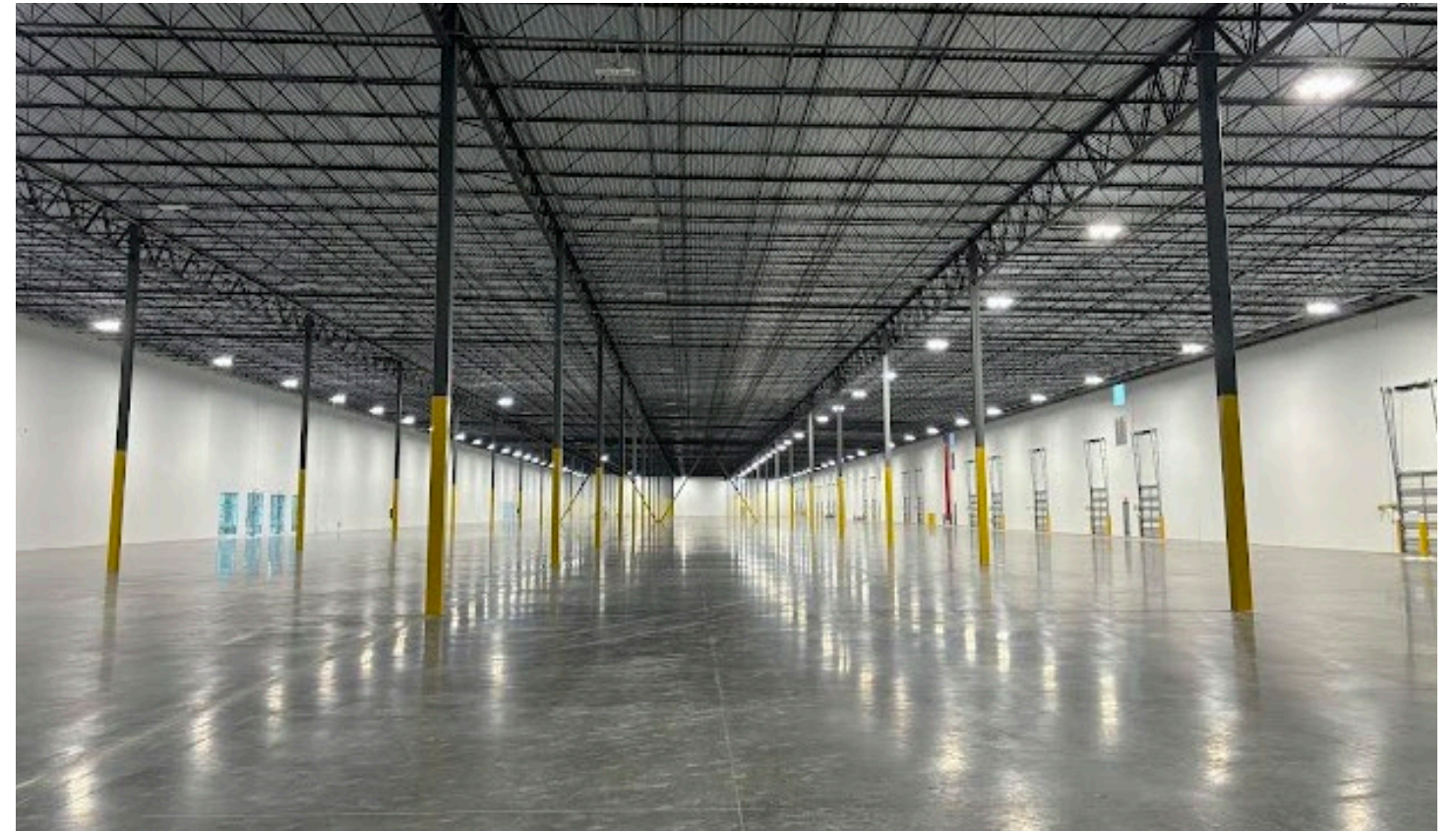


Ready for
Occupancy

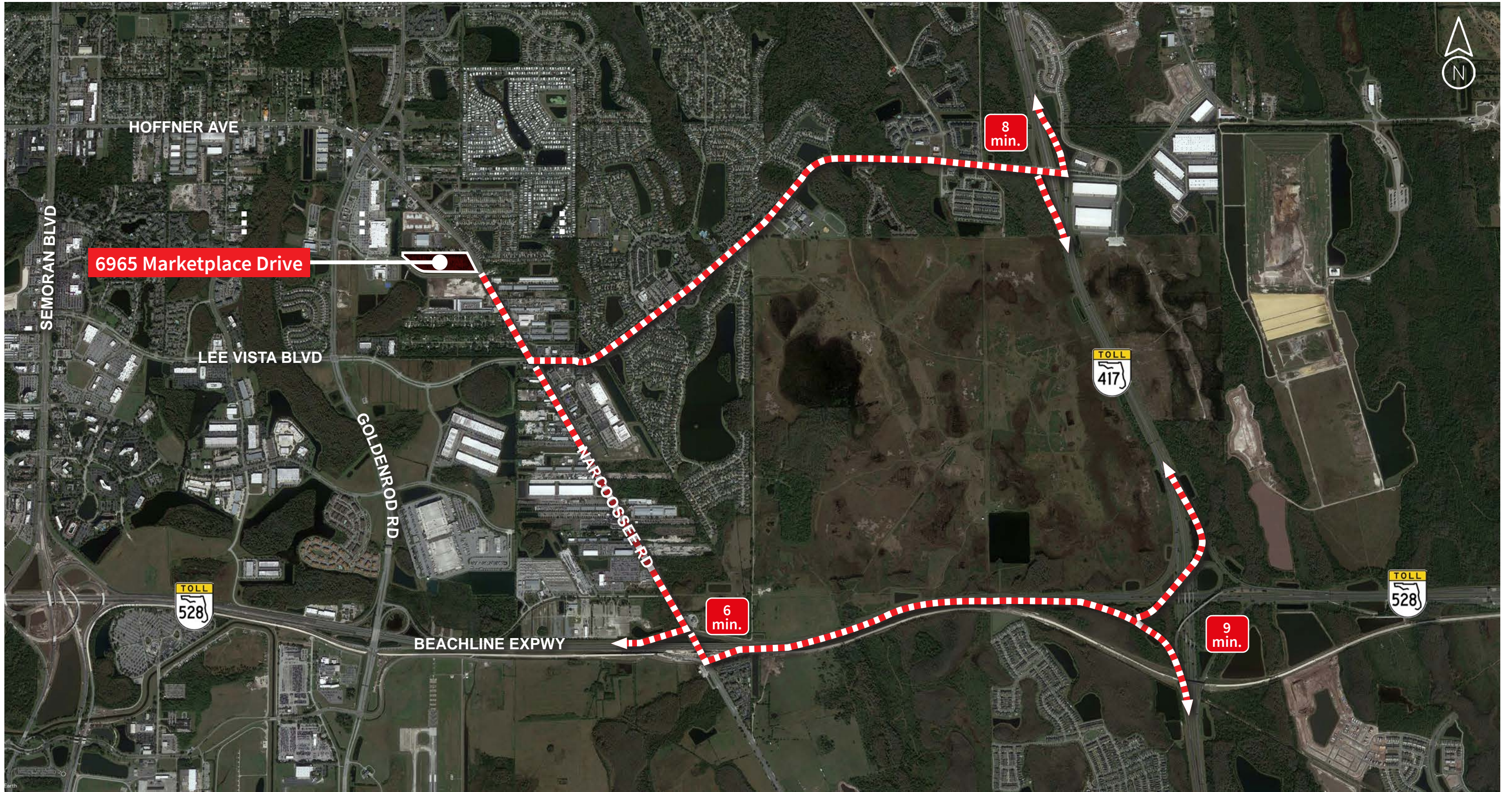
Site plan



Construction progress (September 2024)



528 and 417 access

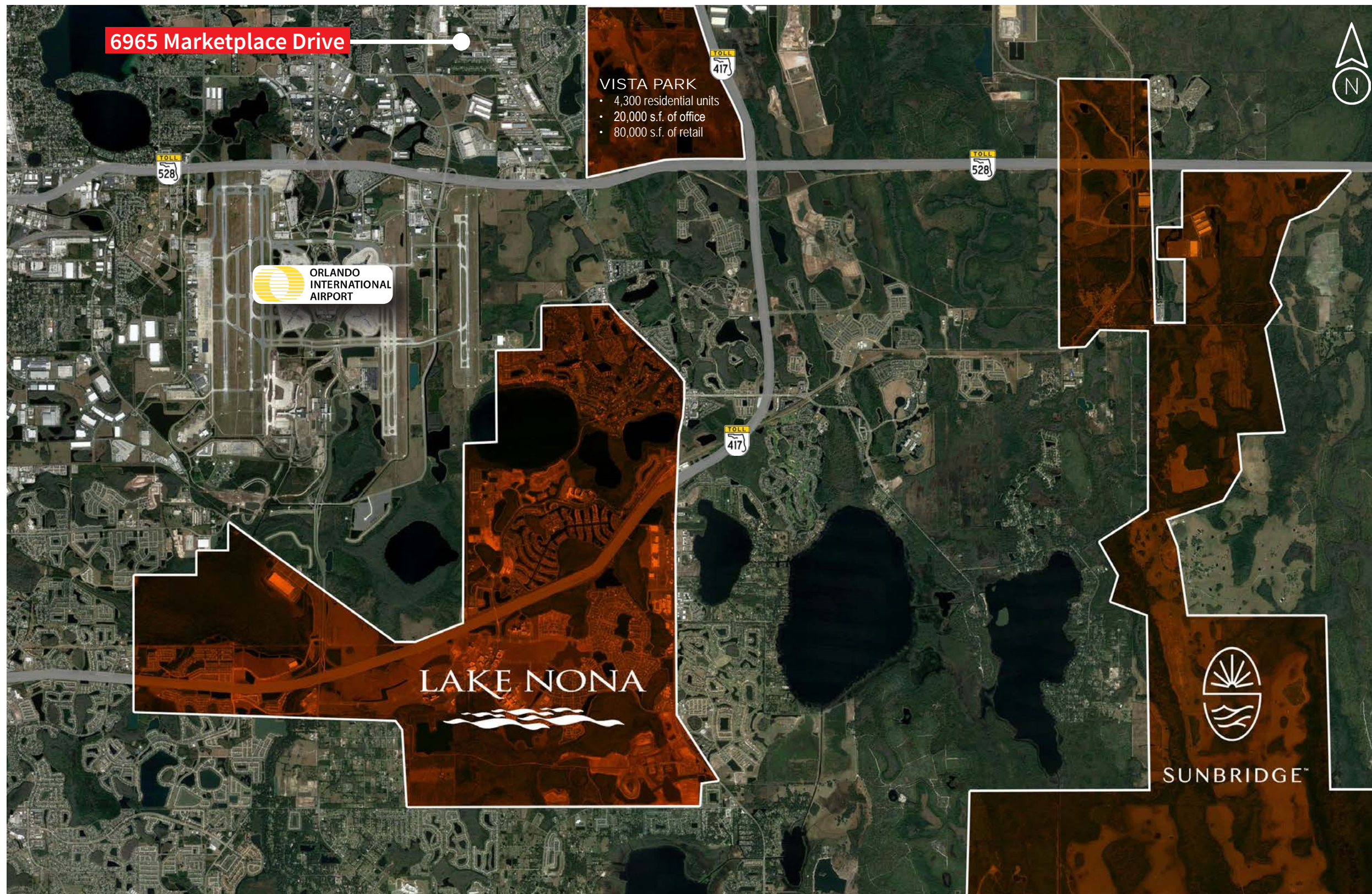


Area amenities



 Hotel (3,900± rooms)

Lake Nona



Residential growth

Lake Nona ([link to website](#))

Lake Nona is the fastest growing community in Orlando with eleven neighborhoods, which includes single family homes, townhomes and multi-family apartments. It is also home to Nemours Children's Hospital, UF Research and Academic Center, UCF College of Medicine, and the Orlando VA Medical Center. It is the first and only community in the United States to be designated a Cisco Iconic Smart + Connected Community.

Sunbridge ([link to website](#))

Coming to life on ~27,000 acres in Central Florida between metro Orlando and the Space Coast, Sunbridge is a regional-scale, multi-decade initiative in the early stages of planning and development. Upon completion, the project will be comprised of:

Orange County

- 5,720 single-family homes
- 1,650 multi-family units
- 490 hotel rooms
- 5,470,000 s.f. of office
- 2,900,000 s.f. of industrial
- 880,000 s.f. of retail

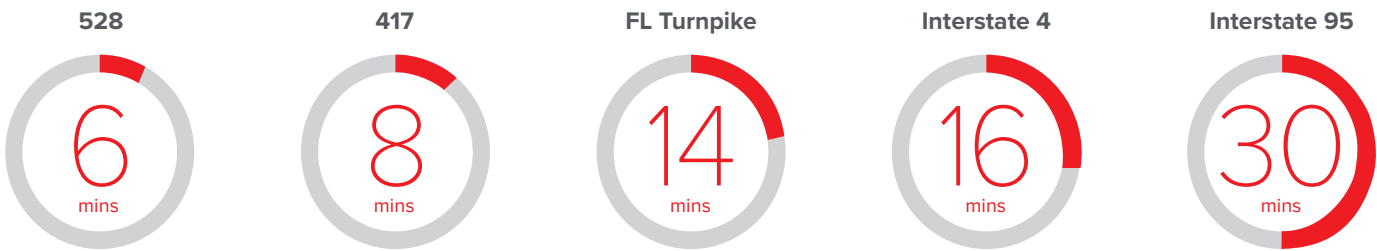
Osceola County

- 16,980 single-family homes
- 12,340 multi-family homes
- 5,000 hotel rooms
- 5,720,000 s.f. of office
- 1,820,000 s.f. of commercial
- 1,000,000 s.f. of industrial




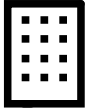

Source: Tavistock Development Co.



Traffic scores



Demographics

					
Drive Time	Total Pop	Households	Avg HH Income	Businesses	Employees
60 minutes	3,568,437	1,335,662	\$95,076	149,973	1,454,309
120 minutes	8,841,726	3,480,540	\$90,796	358,581	3,523,929
240 minutes	20,902,254	8,283,791	\$96,057	1,011,720	8,835,151

For more information, please contact:

Bobby Isola, SIOR, CCIM
 Executive Managing Director
 +1 407 930 1804
bobby.isola@jll.com

Cameron Montgomery
 Senior Associate
 +1 407 982 8650
cameron.montgomery@jll.com

Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker across the US | 250 South Orange Avenue, Suite 700P, Orlando, Florida 32801

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