

UNDER CONSTRUCTION

CBRE

INDUSTRIAL

747,824 TOTAL SF | 59.9 AC

FOR SALE OR LEASE

6942 INNOVATION WAY, ORLANDO, FL 32831



PROJECT DATA

Site Area

Lot Size 59.9 AC
2,610,943 SF

Building Area

Building 100 339,691 SF
Building 200 408,133 SF
Combined Area 747,824 SF

Power

Site Capacity 16+ mW

Parking

Building 100
Auto 282 Spaces
Trailer 75 Spaces

Building 200
Auto 337 Spaces
Trailer 87 Spaces

Combined
Auto 619 Spaces
Trailer 162 Spaces

CONSTRUCTION PROGRESS - WALL TILTING



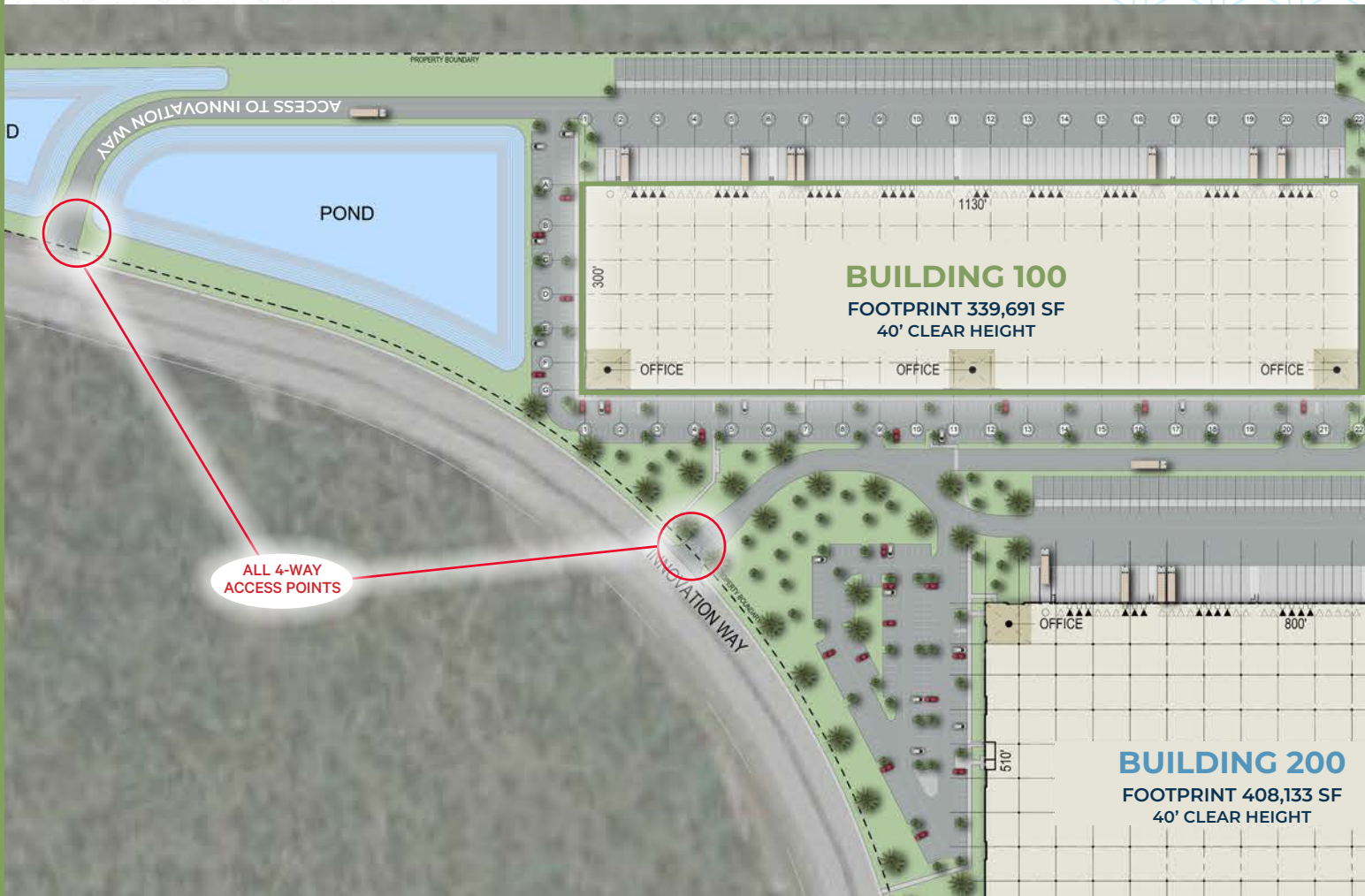
 **Venture Park**
Beachline II & III



BUILDING DATA

Building Footprint.....	339,691 SF
Clear Height.....	40'
Building Dimensions.....	1,130' X 300'
Column Spacing.....	54'x50' (60' Speed Bay)
Dock-High Doors.....	73
Postions with Pit Levelers.....	34 (40k lb Capacity)

Drive-In Doors.....	2
Power.....	4,000 A (Expandable)
Sprinkler.....	ESFR
Auto Parking.....	282 Stalls (0.83 per 1,000 SF)
Trailer Parking.....	75 Stalls
Truck Court.....	185' (Private)



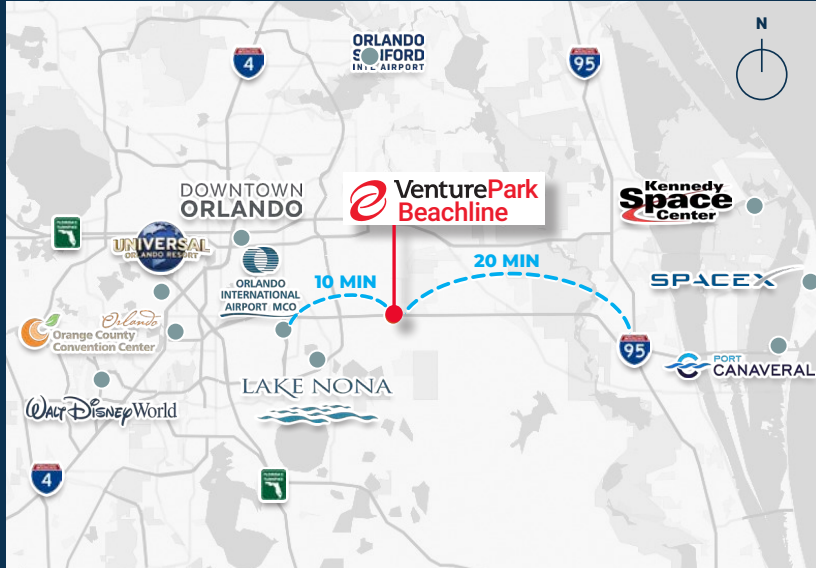


BUILDING DATA

Building Footprint.....408,133 SF
 Clear Height.....40'
 Building Dimensions.....800' X 510'
 Column Spacing.....54'x50' (60' Speed Bay)
 Dock-High Doors.....82
 Postions with Pit Levelers.....40 (40k lb Capacity)

Drive-In Doors.....4
 Power.....4,000 A (Expandable)
 Sprinkler.....ESFR
 Auto Parking.....337 Stalls (0.83 per 1,000 SF)
 Trailer Parking.....87 Stalls
 Truck Court.....185' (Private)

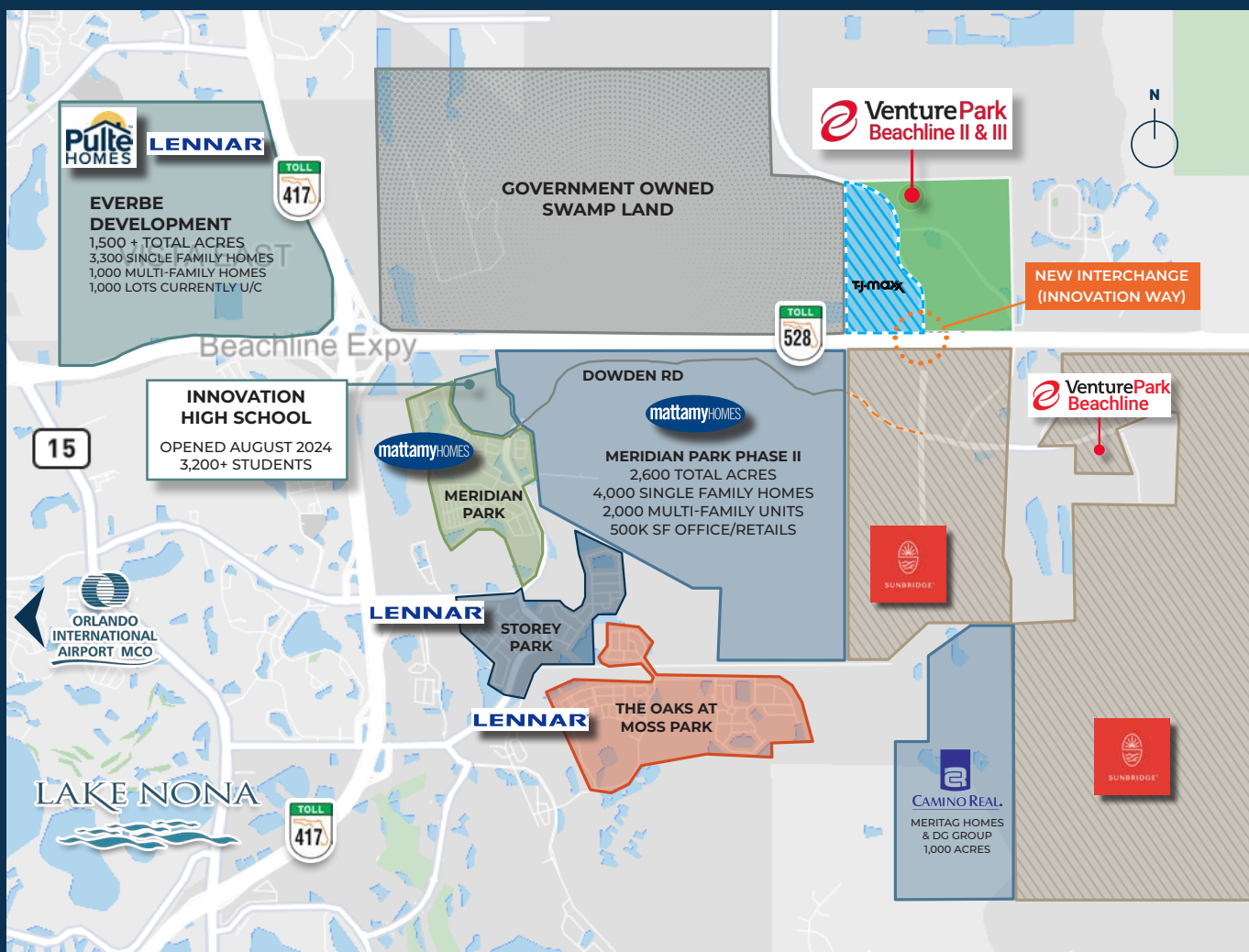




KEY HIGHLIGHTS



- Site has potential for 16+ mW of power, accompanied with dual feeds and redundant circuits
- Available For Lease or User-Owner Sale
- 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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