

AVAILABLE NOW!



AVAILABLE FOR LEASE

BEACHLINE LOGISTICS CENTER

8660 Transport Drive, Orlando, FL 32832

HIGHLIGHTS

- 439,945 SF Available
- Move-In Ready
- Class A Cross Dock Building
- Foreign Trade Zone (FTZ)
- Convenient Access to 528 Beachline





BUILDING SPECIFICATIONS

BUILDING SIZE	439,945 SF
CONSTRUCTION TYPE	TILT WALL
BUILDING DIMENSIONS	914' X 480'
LOADING DESIGN	CROSS DOCK
OFFICE SPACE	2,280 SF
CLEAR HEIGHT	36'
COLUMN SPACING	50' X 56'
SPEED BAY	65'
EMPLOYEE PARKING	355 SPACES
TRAILER PARKING	153 SPACES
LOADING DOORS	98 (9' x 10')
DRIVE IN DOOR	4 (12' X 14')
TRUCK COURT DEPTH	185'
POWER	1,400 AMPS
WAREHOUSE LIGHTING	HIGH BAY LED 30 FC AT 36" AFF
ROOF	60 MIL WHITE TPO - 15 YEAR NDL
SPRINKLER	ESFR
SLAB	7" NON-REINFORCED W/ DOWEL BASKETS IN SPEED BAYS
UTILITIES	OUC
ZONING	INDUSTRIAL

NOTABLE NEIGHBORS

The property is conveniently located in East Orlando with excellent access to SR 528 (Beachline Expressway), 417 (Central Florida GreeneWay), and the Florida Turnpike. Site is minutes from Orlando International Airport (MCO), approximately 20 minutes from Downtown Orlando and Port Canaveral is 37 miles east of the property.



← 11 Miles to MCO Cargo Terminal

→ +/- 45 Miles to Port Canaveral



2.3 MILES
TO 528
EXIT 19
(SUNBRIDGE
PKWY)

Innovation Way

Correct Craft
Making Life Better

KRATOS

**DISNEY
CRUISE LINE**

**ESCALADE
SPORTS**

Electrolux

J.B. HUNT

**ACE
RELOCATION SYSTEMS®
ORLANDO**

Aerospace Pkwy

Transport Dr





WARRY PARKER
IKEA DSW COSTCO WHOLESALE
rack PartyCity HomeGoods
Total Wine Marshalls HOBBY LOBBY TARGET
ULTA BEST BUY petco Academy
SHAKE SHACK Arby's Dunkin' Old Navy

ORLANDO PASHO SQUARE
FLOOR DECOR DICK'S
Gymnastics LUNCHBOX DEL TACO noodles

Wawa Academy
YouFit Cheddar's
WHEEL HOUSE chilis

Walmart

Home Depot
PET SMART

50 (52,526 VPD)

(65,000 VPD)

408

(78,000 VPD)

Walmart
Rokka's

HOBBY LOBBY Bealls SPORTS Total Wine
ULTA Marshalls Old Navy petco

Walmart TJ-maxx ROSS
CA A Dunkin' McDonald's

WATERFORD LAKES TOWN CENTER
FLOOR DECOR
Home Depot REGAL KOHL'S
Walmart HOBBY LOBBY JOANN
at home BEST BUY

Walmart
Michael's ROSS
FIVE GUYS

GO ORLANDO PREMIUM OUTLETS
Kia Sunoco
Burlington Seabra Foods
TJ-maxx

417 (33,500 VPD)

Exit: 19
Sunbridge Pkwy

PORT CANAVERAL
45 MILES

IFLY Miller's HOWL AT THE BEER
AQUATIC
FRIDAYS MAGGIANO'S LITTLE ITALY
Yard House Wawa
SHAKE SHACK WILD WINGS Denny's

Convention Center

Walmart
Lowe's

Orlando Int'l Airport

THE FLORIDA MALL

Publix McDonald's
Mobil



528

(30,500 VPD)

SeaWorld
Target Publix ALDI
FORENZA'S TACOS
The Cheesecake Factory
OUTBACK
SHAKE SHACK

Home Depot Walmart Bealls Publix ALDI
ESPORTA Burlington Marshalls
five BELOW

Lowe's Walmart TJ-maxx PET SMART
Bach's Sam's Club
Olive Garden Chick-fil-A ACE Hardware
Jack-in-the-Box Tostitos Wendy's

KEY INSIGHTS

FOREIGN TRADE ZONE ADVANTAGE

- **Duty Deferral & Elimination** – Pay duties only when goods enter U.S. commerce, or not at all if re-exported.
- **Inventory Control** – Store goods duty-free, improving cash flow.
- **Manufacturing Savings** – Reduce costs by assembling or processing imported materials inside the FTZ.
- **Global Connectivity** – Located near Orlando International Airport, major highways, and ports for easy distribution.

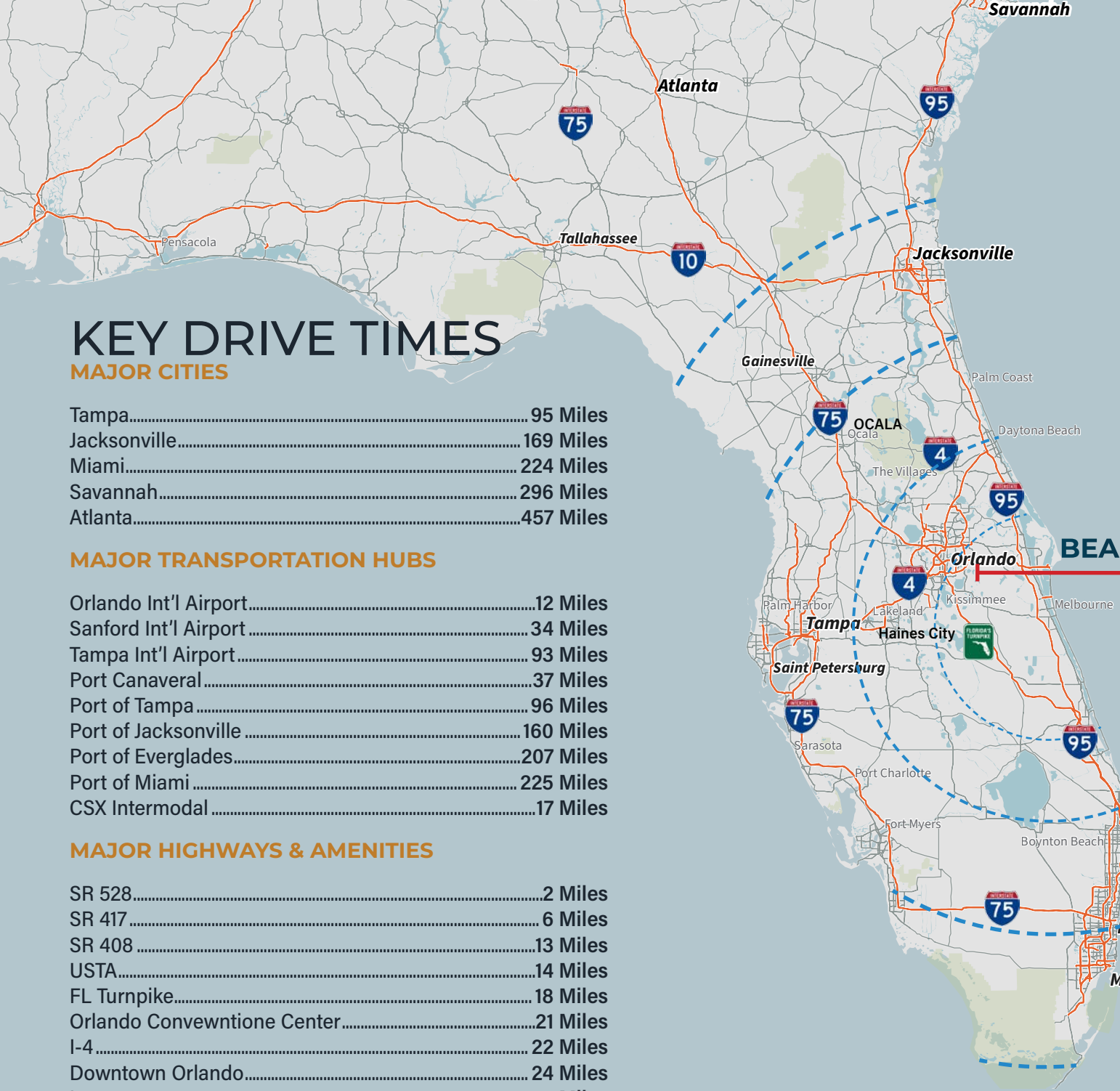
ACCESS TO PORT CANAVERAL

Access to Port Canaveral: The Beachline offers direct access to this harbor, providing businesses with an opportunity to tap into the import/export market, especially for goods related to the tourism and hospitality industries. This proximity to the port enables efficient distribution and logistics operations.

REGIONAL DEMOGRAPHICS

	5 MILE	10 MILE	20 MILE
TOTAL POPULATION	26,415	276,517	1,426,347
TRANSPORTATION / WAREHOUSING	8	209	1,695
AVERAGE HOUSEHOLD INCOME	\$126,712	\$110,149	\$96,669





LOCATED IN
FLORIDA'S
EPICENTER

KEY DRIVE TIMES

MAJOR CITIES

Tampa.....	95 Miles
Jacksonville.....	169 Miles
Miami.....	224 Miles
Savannah.....	296 Miles
Atlanta.....	457 Miles

MAJOR TRANSPORTATION HUBS

Orlando Int'l Airport.....	12 Miles
Sanford Int'l Airport.....	34 Miles
Tampa Int'l Airport.....	93 Miles
Port Canaveral.....	37 Miles
Port of Tampa.....	96 Miles
Port of Jacksonville.....	160 Miles
Port of Everglades.....	207 Miles
Port of Miami.....	225 Miles
CSX Intermodal.....	17 Miles

MAJOR HIGHWAYS & AMENITIES

SR 528.....	2 Miles
SR 417.....	6 Miles
SR 408.....	13 Miles
USTA.....	14 Miles
FL Turnpike.....	18 Miles
Orlando Convention Center.....	21 Miles
I-4.....	22 Miles
Downtown Orlando.....	24 Miles
I-95.....	30 Miles
SR 429.....	39 Miles


BEACHLINE LOGISTICS CENTER

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