

AVAILABLE NOW



# FIRST LOOP LOGISTICS PARK

1301-1737 FLORA BLVD., KISSIMMEE, FLORIDA



FIRST LOOP LOGISTICS PARK

# A LOGISTICS DREAM

## WITH LESS TRAFFIC & MORE ACCESS OPTIONS

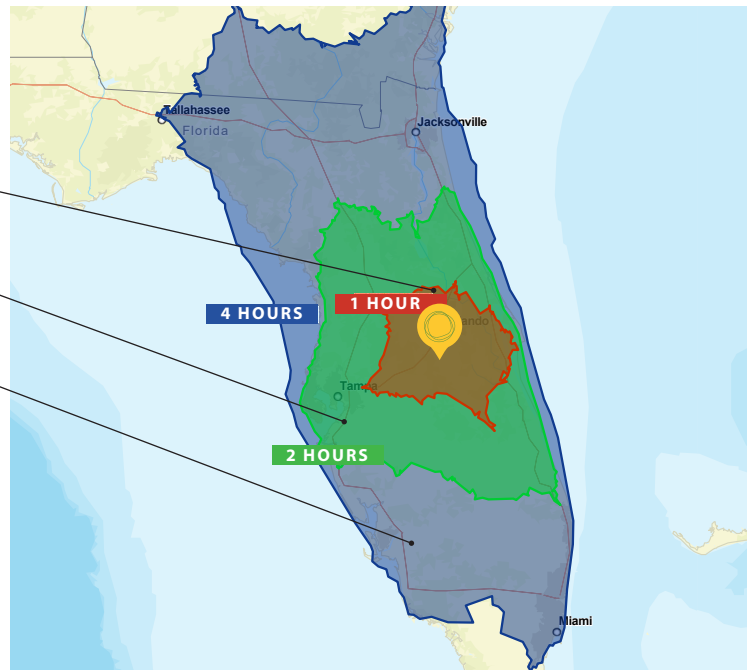
First Loop Logistics Park is a development of Chicago-based REIT, First Industrial Realty Trust. First Industrial is dedicated to helping businesses stay ahead of their rapidly evolving real estate requirements. Through new construction, move-in ready spaces and build to suits, their success is tied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

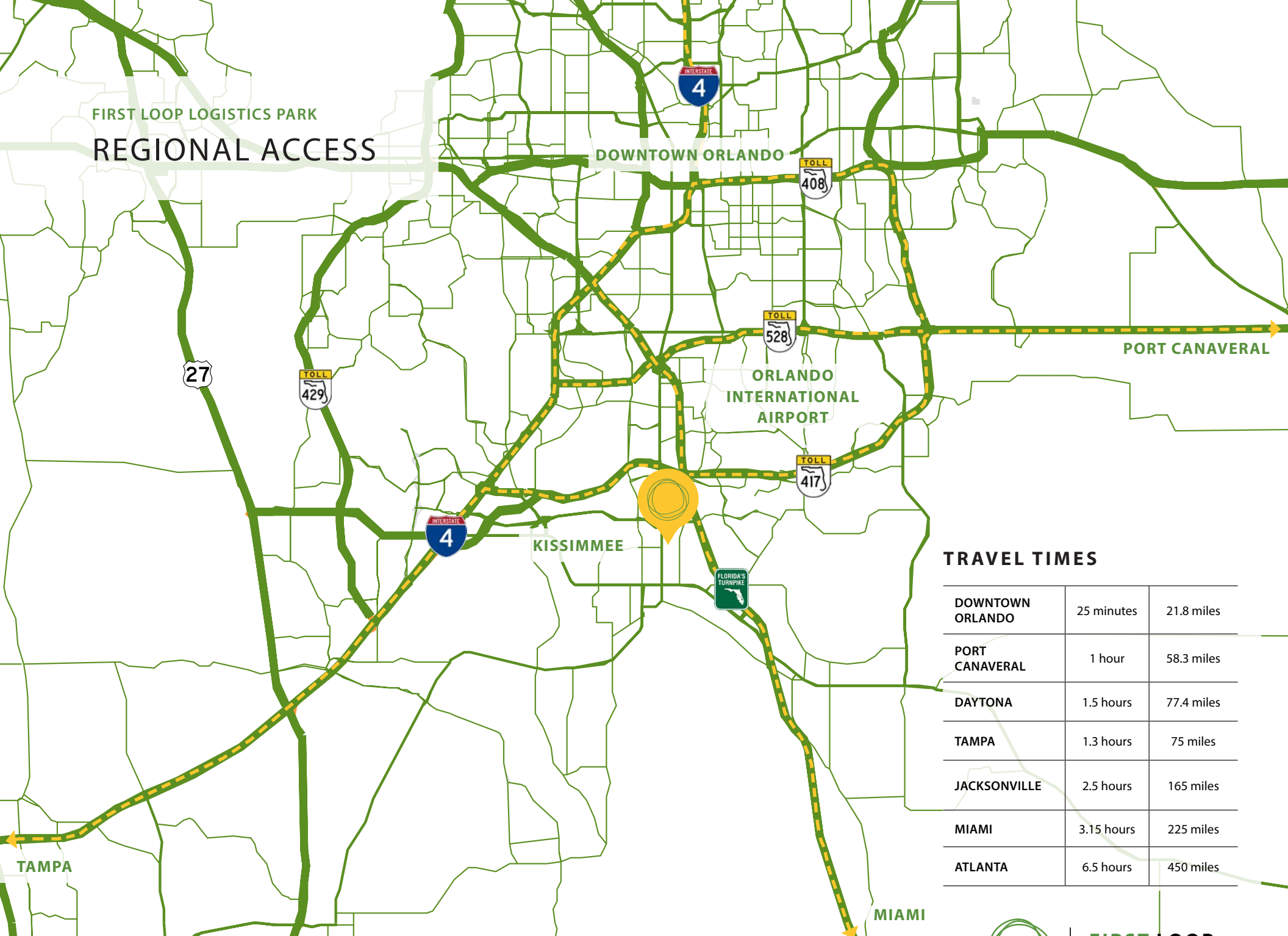
TOTAL SF:	344,349 SF
NUMBER OF BUILDINGS:	4 - One Phase Development
BUILDING TYPE:	Rearload
CLEAR:	32'
PARKING:	1.1 / 1,000

### 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



FIRST LOOP LOGISTICS PARK  
REGIONAL ACCESS



**TRAVEL TIMES**

DOWNTOWN ORLANDO	25 minutes	21.8 miles
PORT CANAVERAL	1 hour	58.3 miles
DAYTONA	1.5 hours	77.4 miles
TAMPA	1.3 hours	75 miles
JACKSONVILLE	2.5 hours	165 miles
MIAMI	3.15 hours	225 miles
ATLANTA	6.5 hours	450 miles



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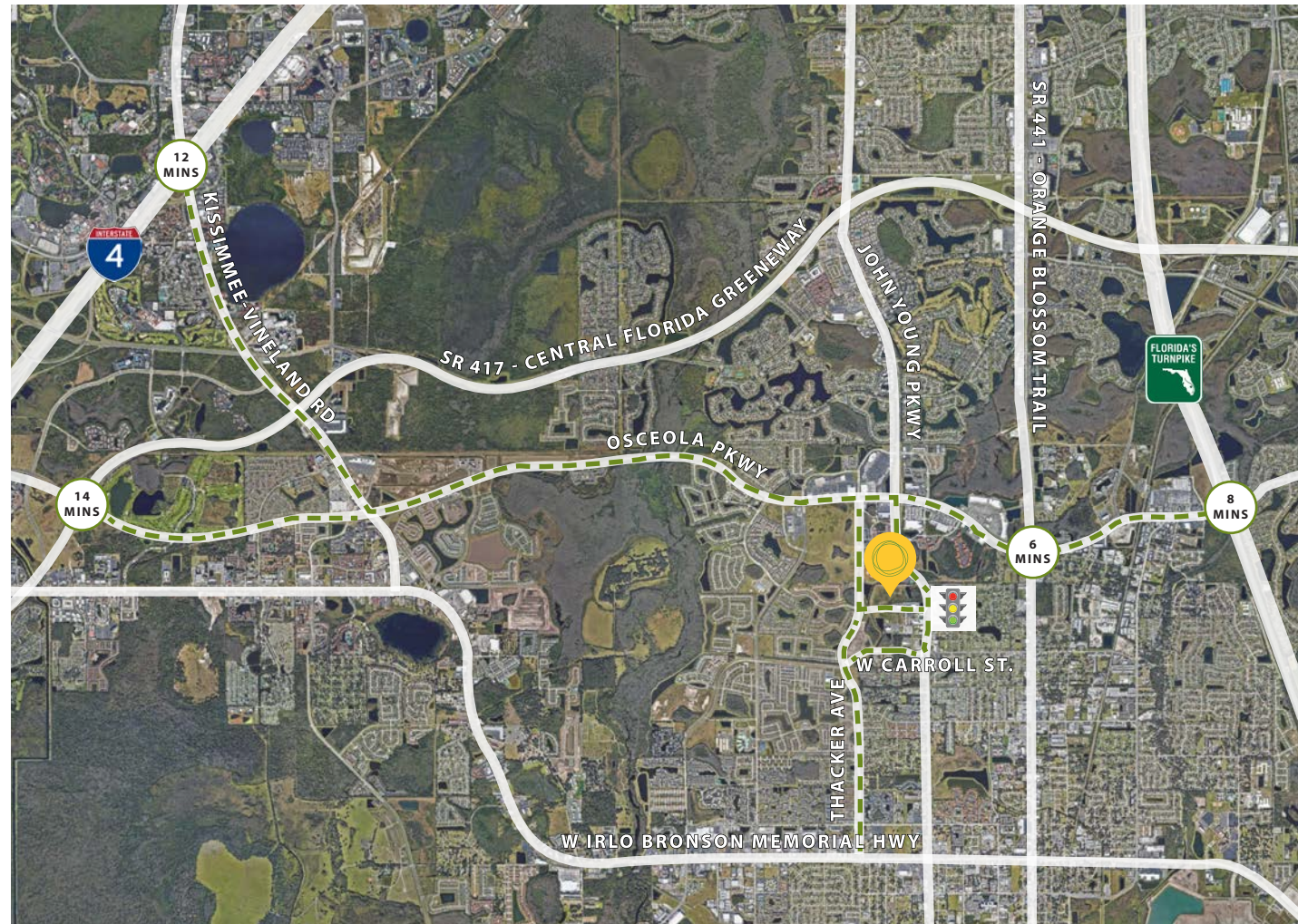
# SOUTH ORLANDO ACCESS

## 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

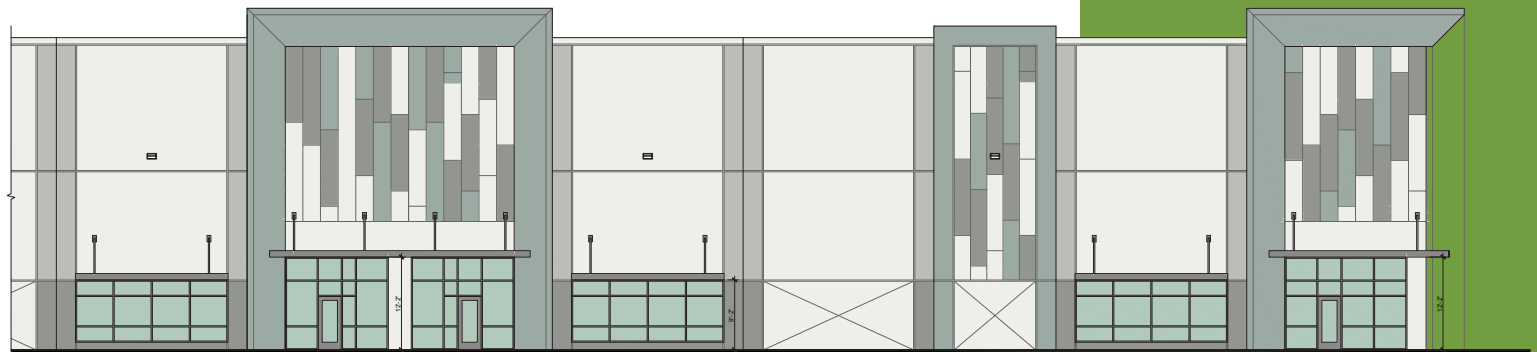
## CLASS-A REARLOAD BUILDINGS



### PARK SPECIFICATIONS

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

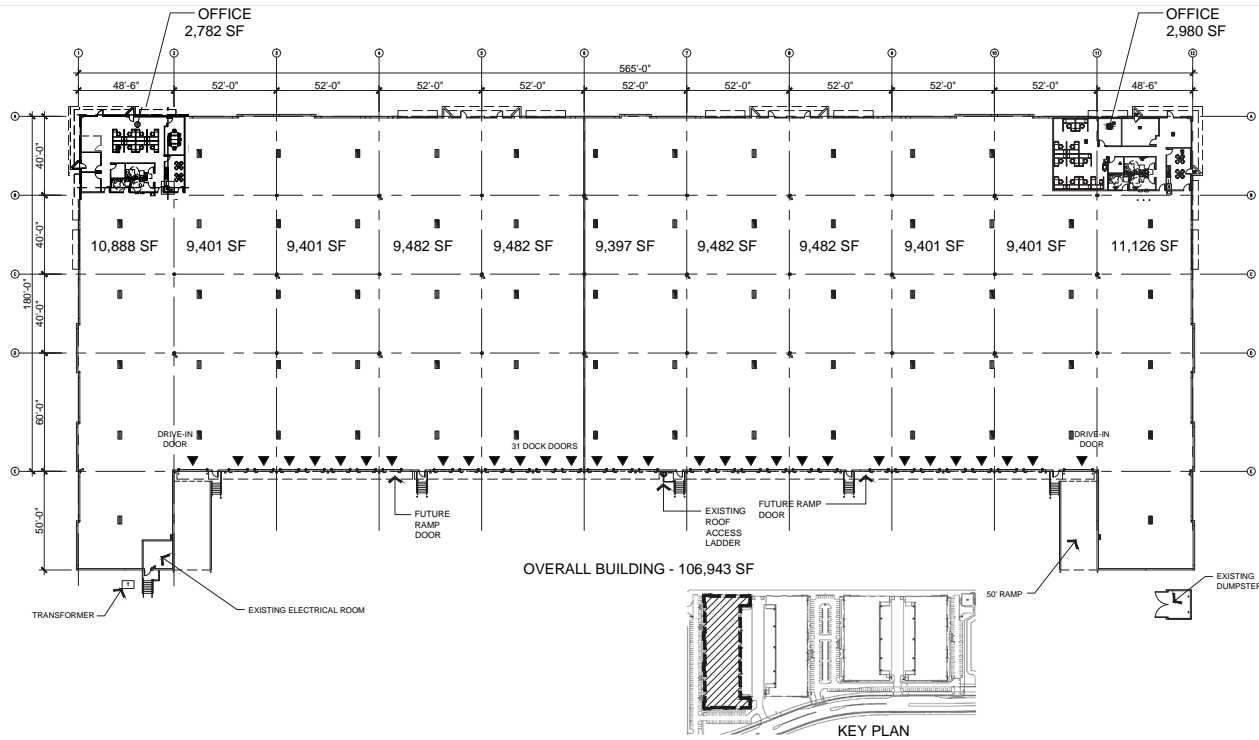
★ - Ingress/Egress



FIRST LOOP LOGISTICS PARK

# FLOOR PLANS

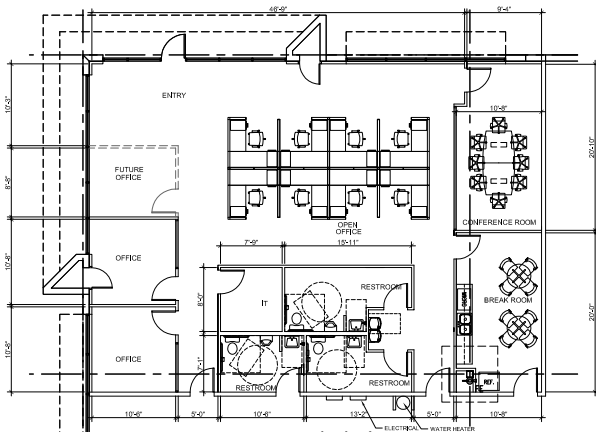
## BUILDING IV



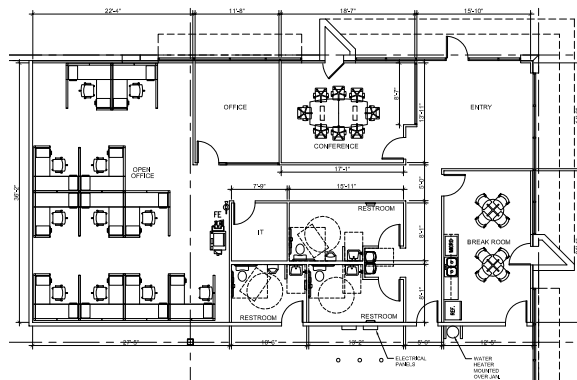
### BUILDING IV 1701-1737

TOTAL SF:	29,690 - 106,943
BUILDING TYPE:	Rearload
BUILDING DEPTH:	180'
CLEAR:	32'
COLUMN WIDTH:	50'
OVERHEAD DOORS:	31 (2 Ramps)
TRUCK COURT DEPTH:	180'
FIRE PROTECTION:	ESFR
LIGHTING:	LED
CLERESTORY WINDOWS:	Yes

### 2,782 SF OFFICE

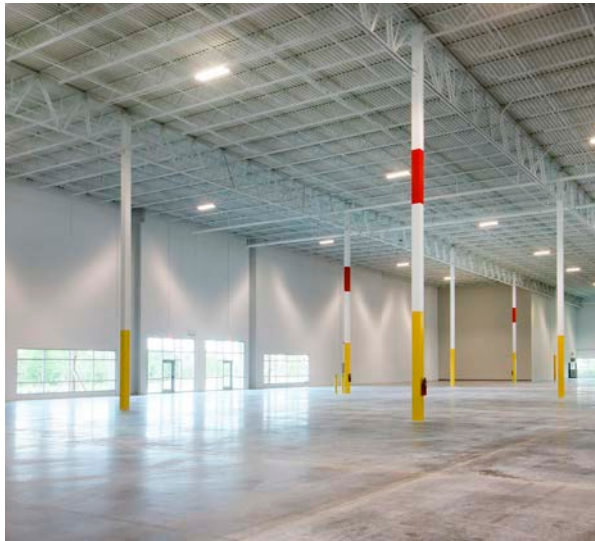


### 2,980 SF OFFICE



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# BRAND NEW CLASS-A INDUSTRIAL PROPERTY IMAGES





## FIRST LOOP LOGISTICS PARK

### LEASING INQUIRIES:

JUSTIN RUBY, CCIM, SIOR  
407.540.7727 | [justin.ruby@foundrycommercial.com](mailto:justin.ruby@foundrycommercial.com)

JOEY WOODMAN  
407.748.5888 | [joey.woodman@foundrycommercial.com](mailto:joey.woodman@foundrycommercial.com)

TRAVIS HAMMOND  
407.401.1707 | [travis.hammond@foundrycommercial.com](mailto:travis.hammond@foundrycommercial.com)

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