



ARES
INDUSTRIAL
MANAGEMENT

THE PARK @ 429

641 EAST CROWN POINT ROAD, OCOEE, FL 32761

FOR LEASE | 27,112 - 106,590 SQ FT | Class A Warehouse Facility



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DEVELOPED BY

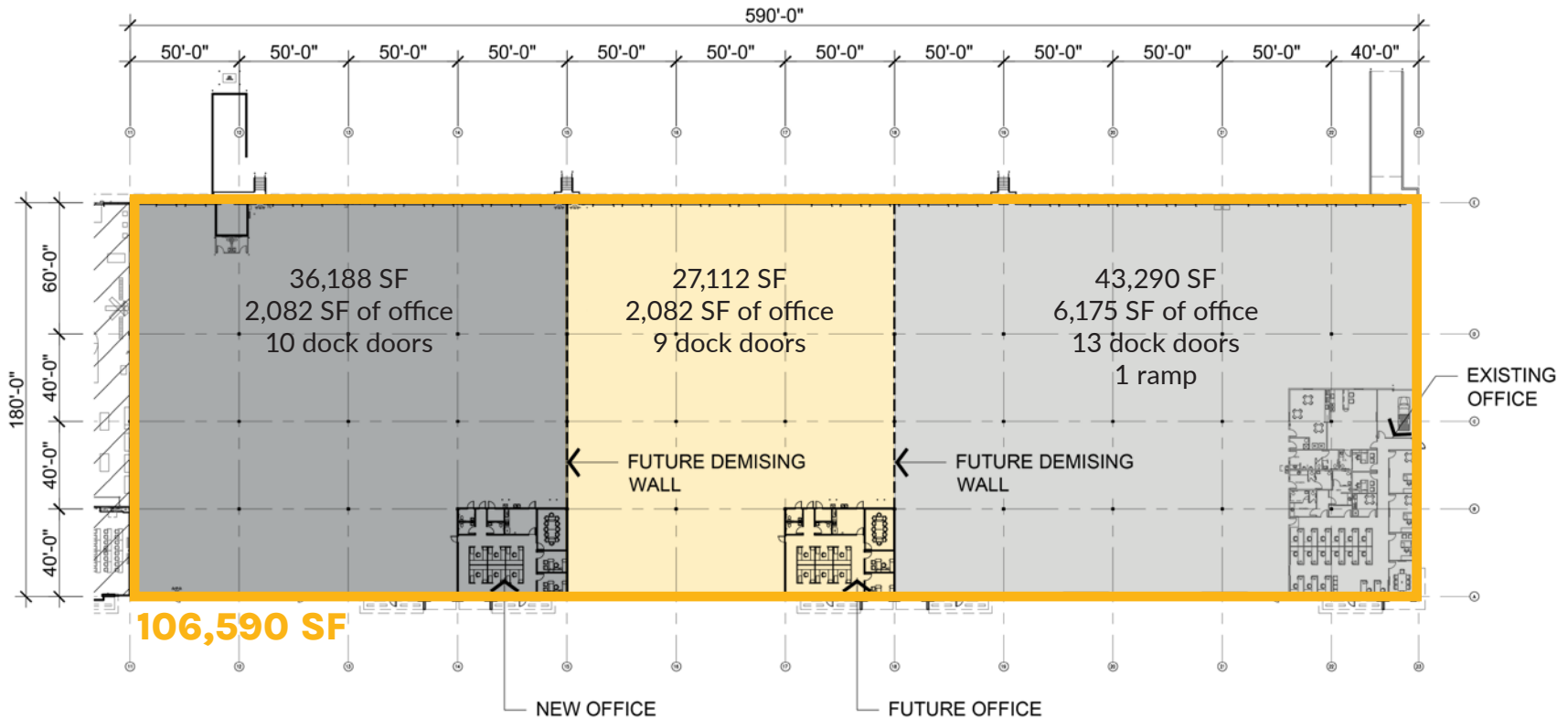


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Property FEATURES

- 106,590 SF available
- Multiple demising options
- **Now divisible to 27,112 SF**
- 6,175 SF of existing office
- 32' clear height
- 32 - 9' x 10' dock doors
- One ramp
- Rear load
- ESFR fire protection
- 130' truck court with 50' concrete apron
- 1.10/1,000 SF parking ratio
- From \$9.50/s.f. NNN

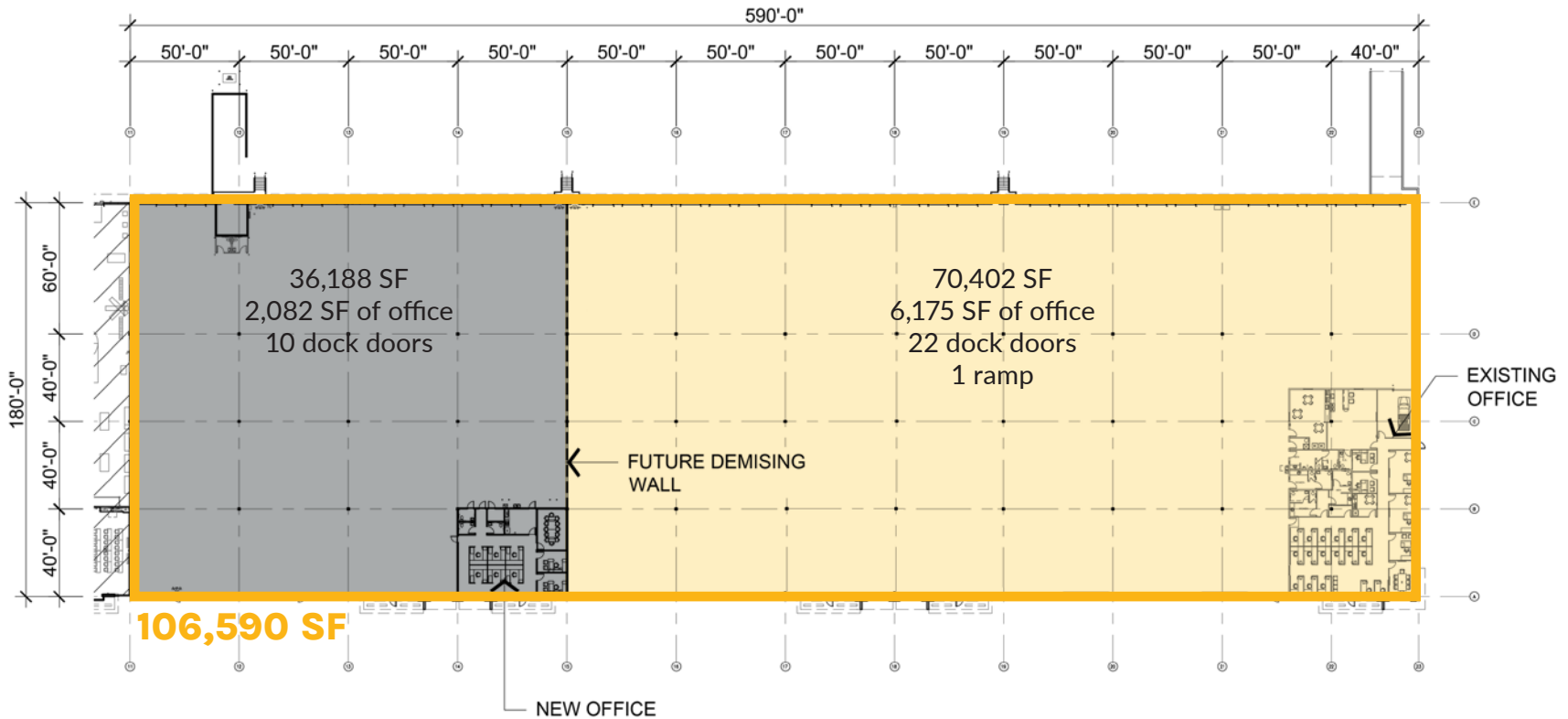
DEMISING OPTION A



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DEMISING OPTION B



Property
PHOTOS

**MAKE-READY
COMPLETE**



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Location HIGHLIGHTS

- Immediate access to SR 429
- Five minutes to Florida Turnpike-SR 408 interchange
- Minutes from downtown Ocoee and downtown Winter Garden
- Tenants in the area include City Furniture, Express Signs and Paradise Grills
- Numerous restaurants and big box retailers such as Wal-mart and Lowe's, along with the West Oaks Mall are within 15 minutes



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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