

2002 Directors Row

ORLANDO, FLORIDA 32809

181,930 sq. ft.
AVAILABLE

27 total
DOCK DOORS

5,000 sq. ft.
MAIN OFFICE AREA

1,000 sq. ft.
SHIPPING OFFICE AREA

24' to 28'
CLEAR HEIGHT

296'
BUILDING DEPTH

Features

A 181,930 sq. ft. building
on a 8.6 acre lot.

Efficient operations with
27 dock doors.

Ample parking for 96 cars

160' Truck Court Fully Fenced

Located in Orlando Central Park

Excess Land for Storage Available



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

74M+

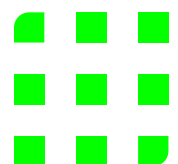
square feet of logistics space

550+

warehouse, distribution and cold storage properties

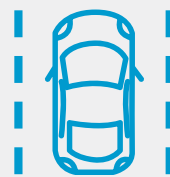
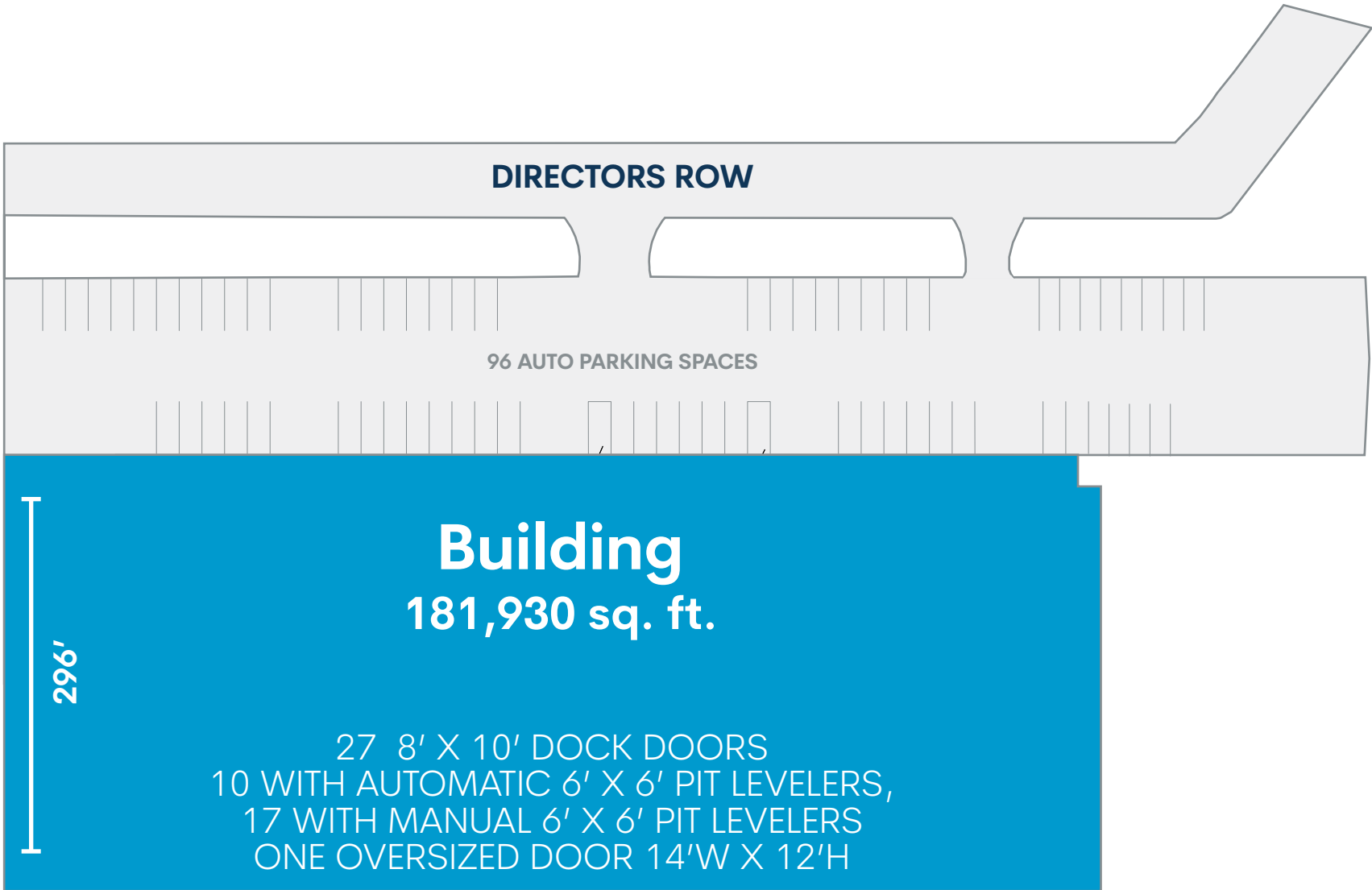
90M+

square foot development pipeline



Building Specifications

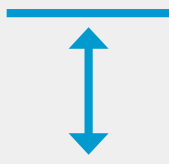
Building Size	181,930 sq. ft.
Available	181,930 sq. ft.
Office Space	Main Warehouse 5,000 sq. ft. Shipping/Receiving 1,000 sq. ft.
Clear Height	24' to 28'
Building Depth	296'
Column Spacing	Main Warehouse 50'W x 40' D Expansion Warehouse 50'D -37-50'W
Dock Doors	27 (8' x 10') doors
Truck Court	160' Fully Fenced
Loading	Front Load
Trailer Parking	35+
Automobile Parking	96 spaces
Sprinklers	Class IV System with many upgrades
Lighting	New LED fixtures on motion sensors
Power:	277/480V, 3-Phase, 800 Amps



96
Automobile
Parking



35
Trailer
Parking



24' - 28'
Clear
Height



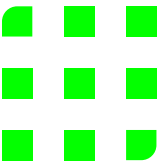
50'x40'
50'x37'
Column
Spacing



27
Dock Doors/
column space



160'
Truck Court
Depth





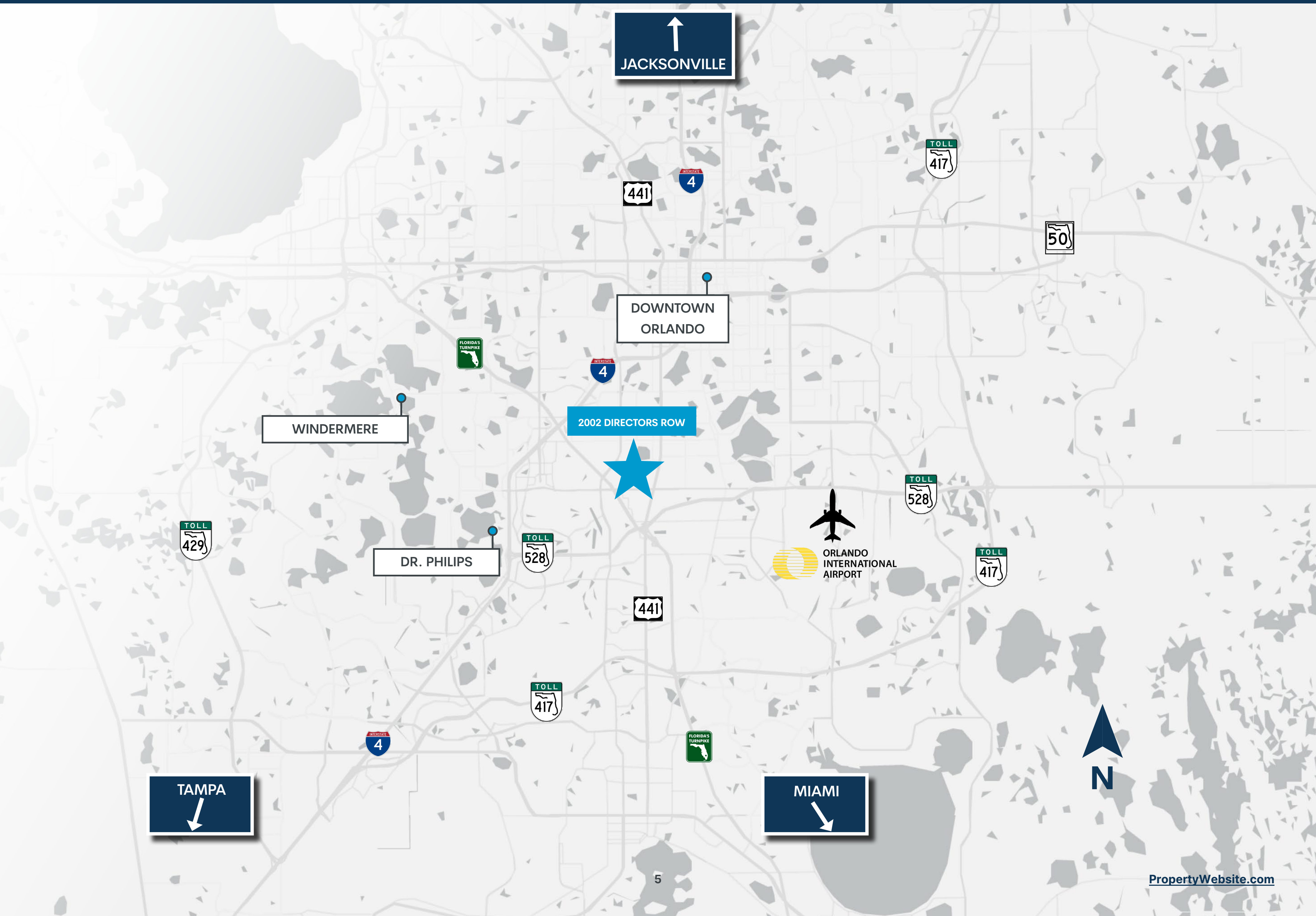
Key Distances

Florida Turnpike & Beachline 528	2.54 miles
Interstate 4 East Side	3.97 miles
Interstate 4 West Side	4.2 miles
Orlando International Airport	7.2 miles
Orange County Convention Ctr	7.1 miles
Tampa	80.6 miles
Miami	227 miles
Jacksonville	146 miles

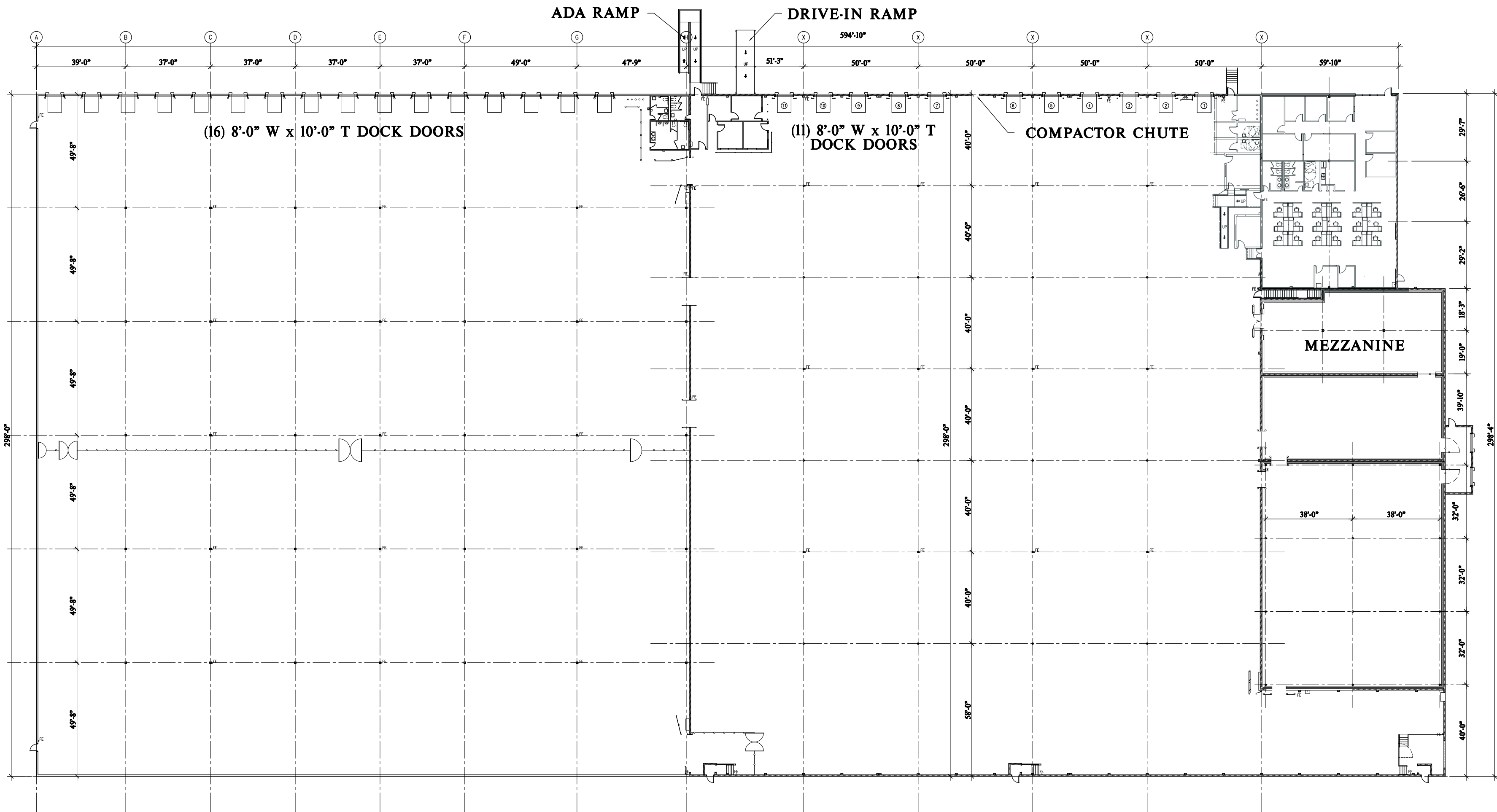




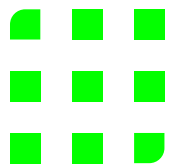
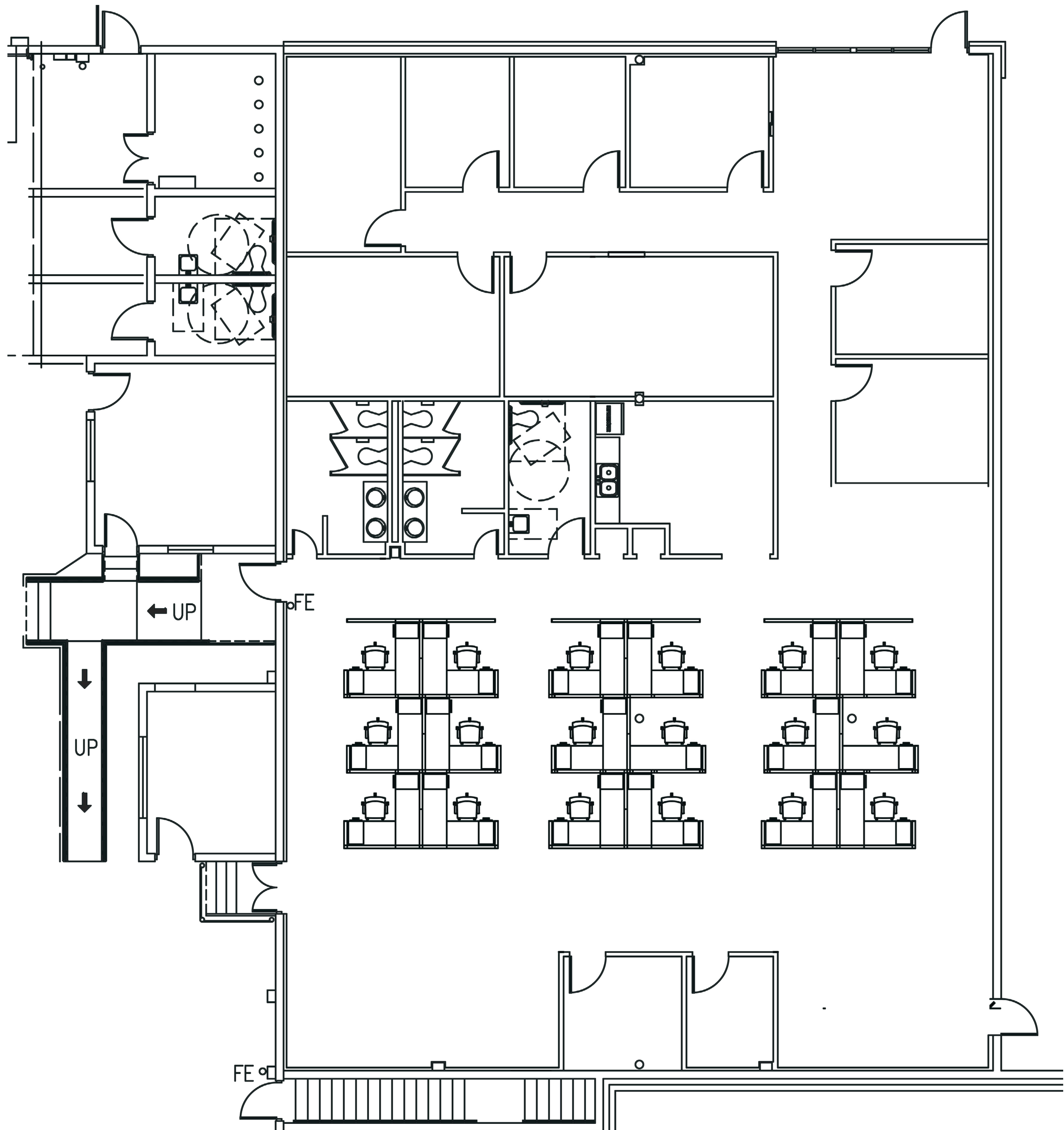
Area Map & Key Distances



OVERALL FLOOR PLAN



OFFICE PLAN





2002 DIRECTORS ROW

ORLANDO, FLORIDA 32809



Leasing Contacts



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