



**MAHOGANY
POINTE**
LOGISTICS PARK

FOR LEASE

BUILDING 100:

±39,032 SF

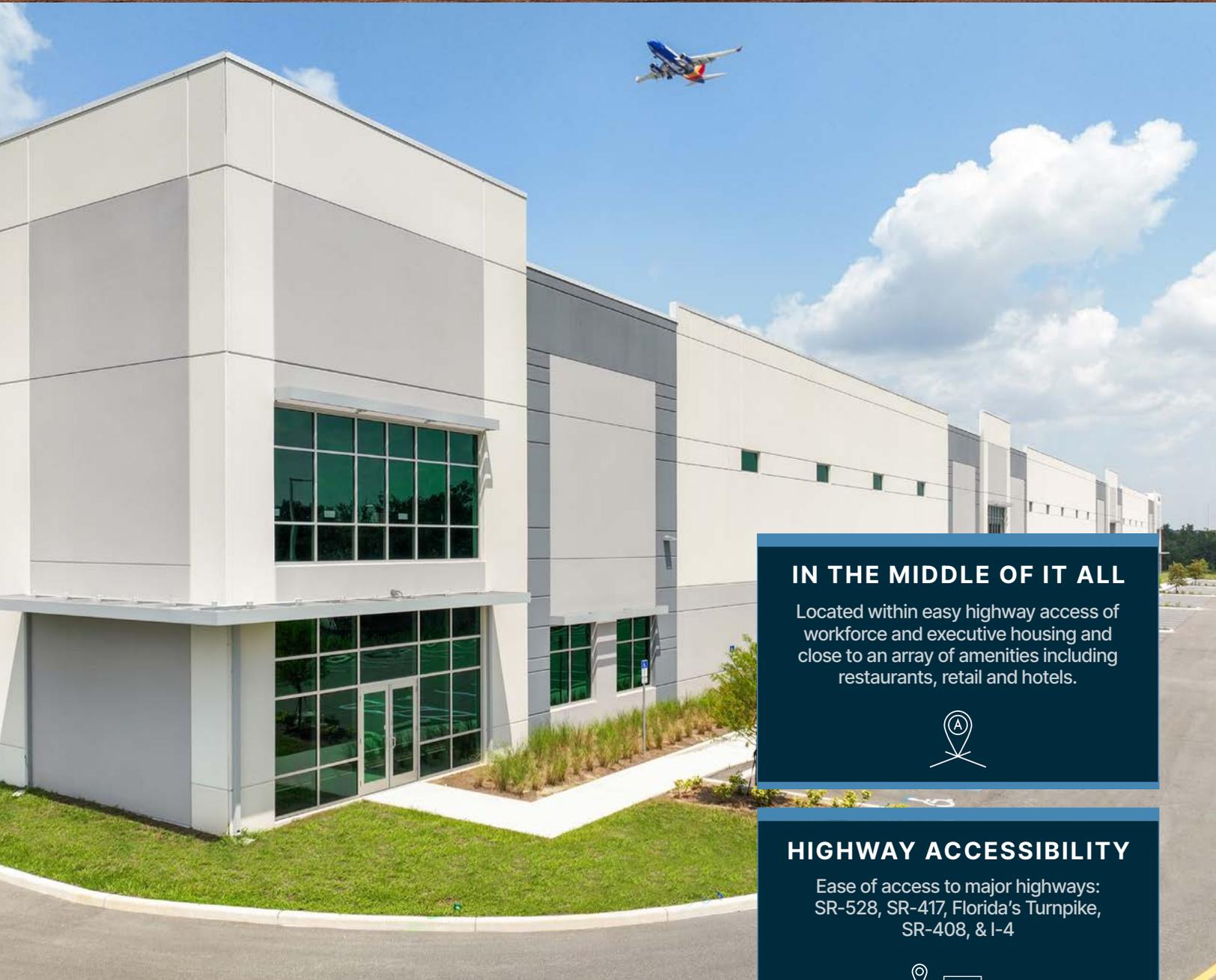
BUILDING 700:

±334,112 SF (Divisible)

CLASS A+ INDUSTRIAL PARK

**FLY IN
FLY OUT!**

Class-A +, Manicured, and Amenitized Logistics Park At The Doorstep of Orlando International Airport With Easy And Immediate Access To The Main Transportation Corridors Of Florida.



IN THE MIDDLE OF IT ALL

Located within easy highway access of workforce and executive housing and close to an array of amenities including restaurants, retail and hotels.

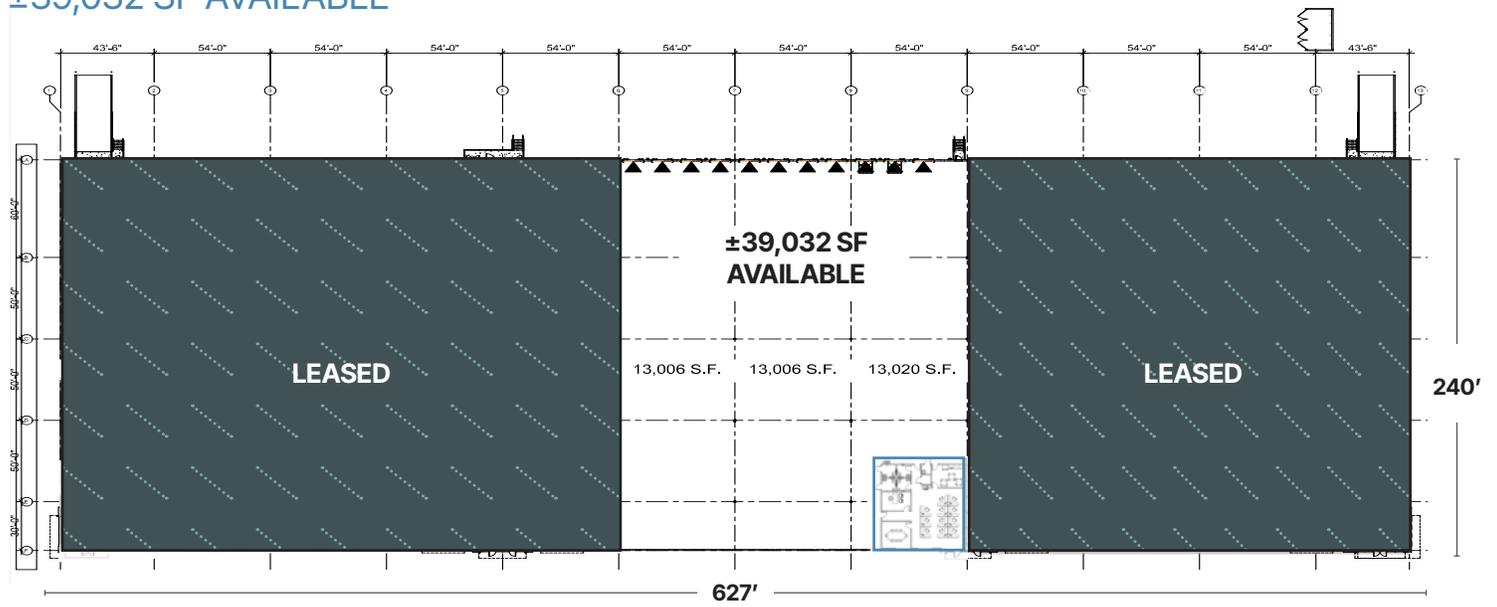


HIGHWAY ACCESSIBILITY

Ease of access to major highways:
SR-528, SR-417, Florida's Turnpike,
SR-408, & I-4



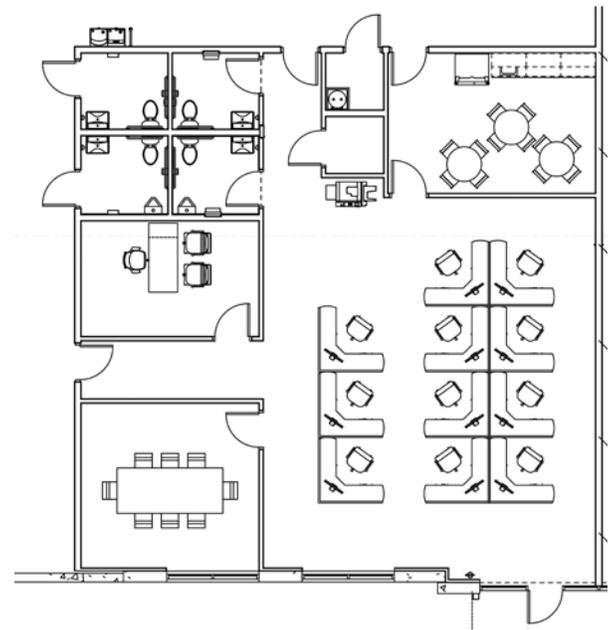
±39,032 SF AVAILABLE



SPECIFICATIONS - UNIT 0800

AVAILABLE SF	±39,032 SF
SPEC OFFICES SF	±2,117 SF
BUILDING DEPTH	240'
TYPICAL BAY SIZE	±13,008 SF
COLUMN SPACING	54' x 50'
CLEAR HEIGHT	36'
DOCK DOORS	11 – 9' x 10'
TRUCK COURT	185'
FIRE PROTECTION	ESFR
POWER	1,000A
AUTO PARKING	30
TRAILER PARKING	22

SPEC OFFICE - ±2,117 SF

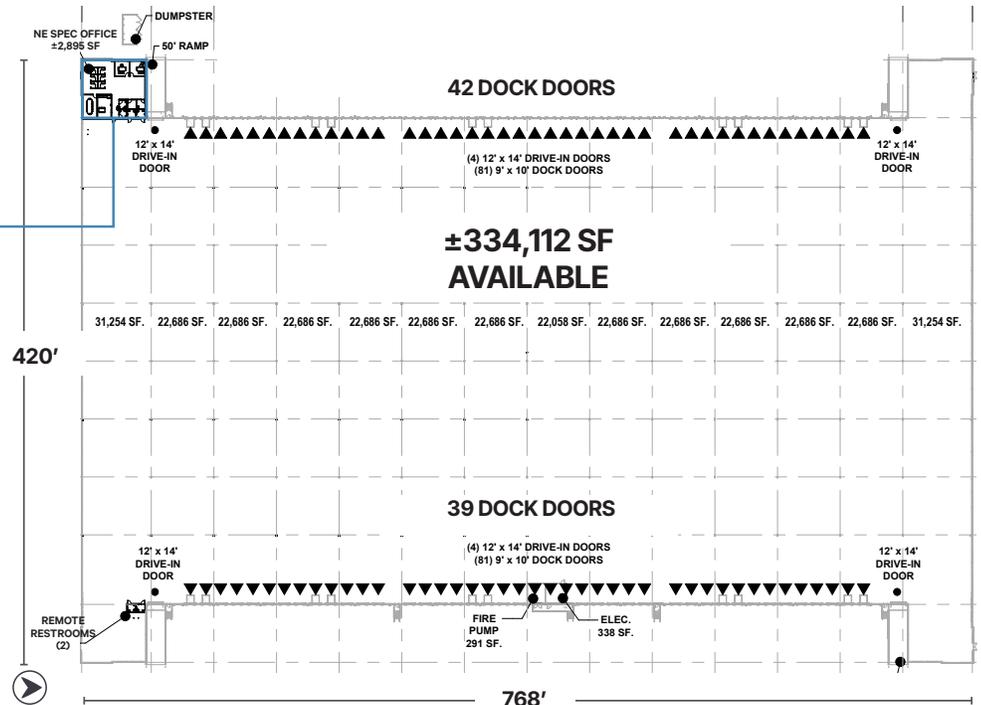
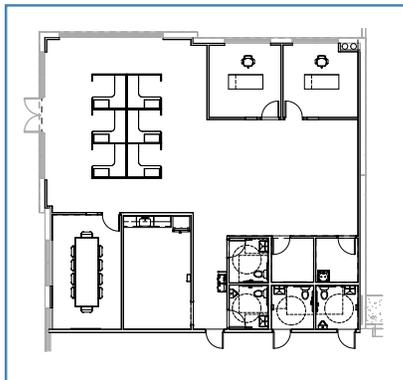


FEATURES:

- + Fully Equipped Dock Doors
- + Visibility from Conway Road
- + ±2,117 SF Spec Office
Above Standard Finishes
- + Minutes From SR-528
- + Off Dock Trailer Parking
- + Stand Alone Truck Court

±334,112 SF (Divisible) AVAILABLE

SPEC OFFICE - ±2,895 SF



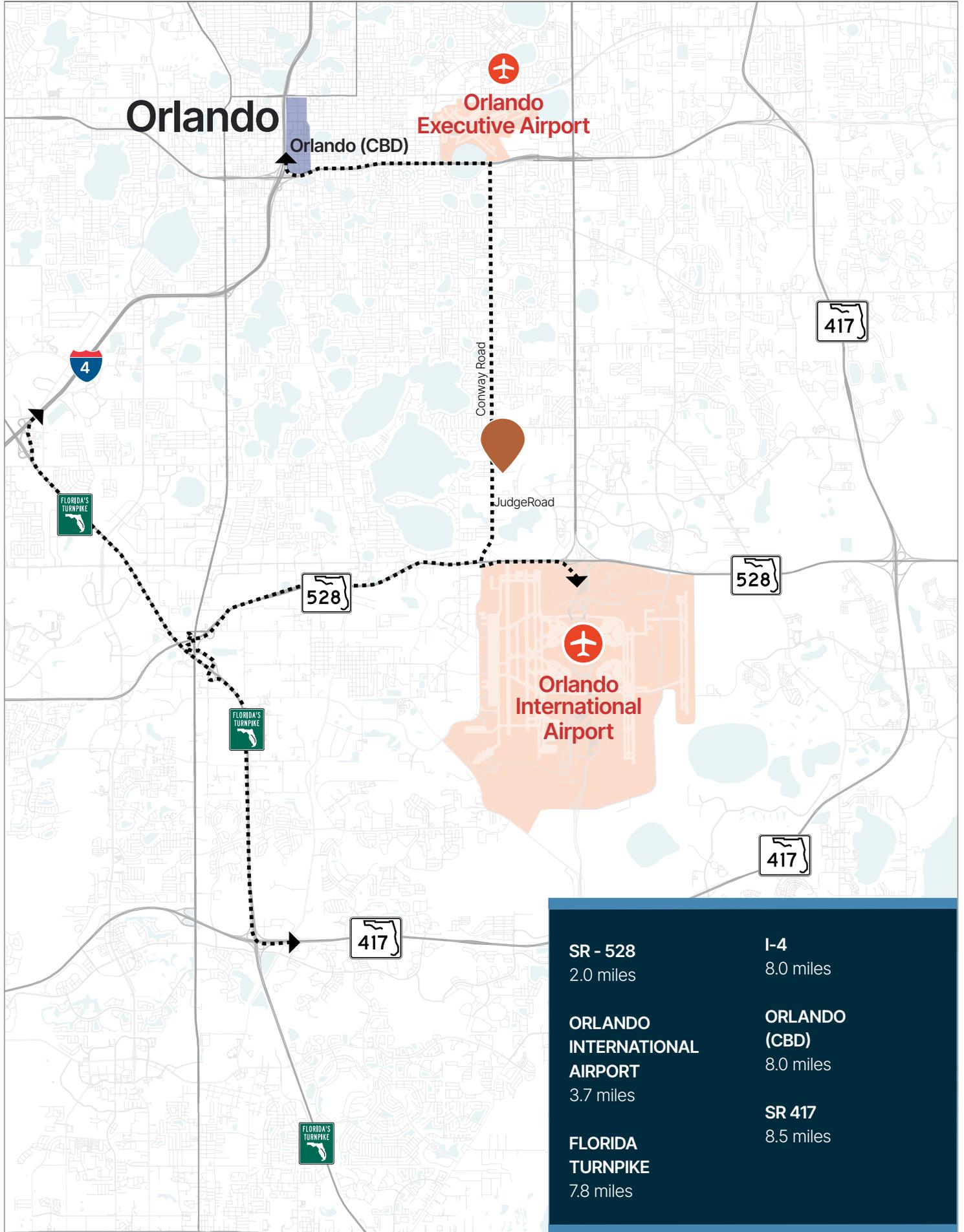
SPECIFICATIONS - BUILDING 700

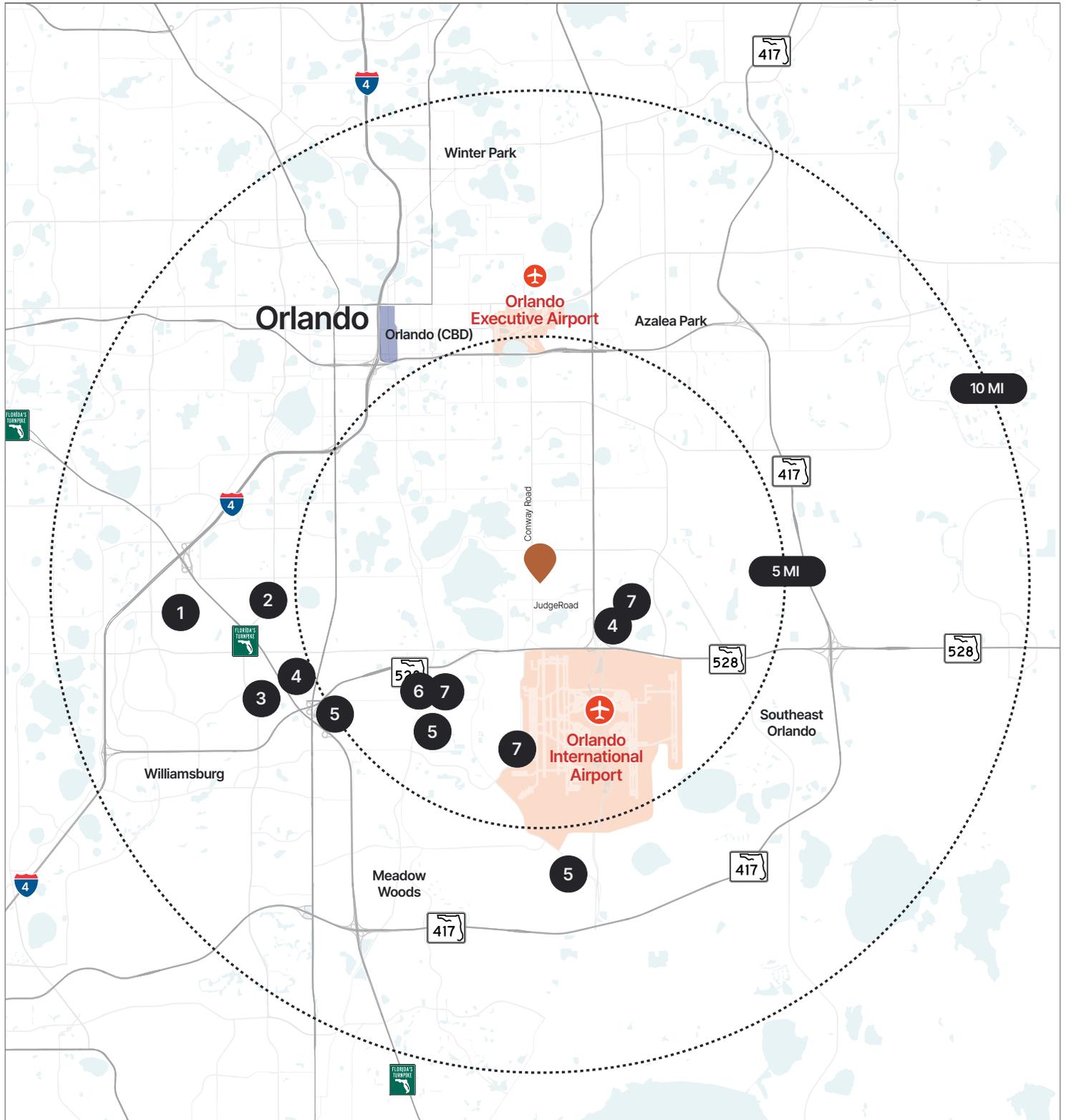
FEATURES:

AVAILABLE SF	±334,112 SF (Divisible)
SPEC OFFICES SF	±2,895 SF
BUILDING DEPTH	420'
TYPICAL BAY SIZE	±22,722 SF
COLUMN SPACING	54' x 50'
CLEAR HEIGHT	36'
▼ DOCK DOORS	81 - 9' x 10'
● DRIVE-IN DOORS	4 - 12' x 14'
TRUCK COURT	185'
FIRE PROTECTION	ESFR
POWER	3,000A at 277/480V
AUTO PARKING	311
TRAILER PARKING	110
CERTIFICATES	LEED Certified Silver

- + 20 Dock-Levelers
- + ±2,895 SF Spec Office
Above Standard Finishes
- + Motion Sensor LED Lighting
- + Cross-Dock Loading
- + Ample Trailer Parking







STRATEGIC LOCATION FOR E-COMMERCE

Mahogany Pointe is situated in the heart of Orlando within a 5 mile radius of major highway intersections, top e-commerce distribution/fulfillment centers, and the largest courier companies. This business park is uniquely capable to serve 1,706,109 residents in Central Florida.

E-COMMERCE DISTRIBUTION/ FULFILLMENT CENTERS

- 1 PrimeNow
- 5 Amazon
- 2 Lucky
- 6 UPS
- 3 FedEx
- 7 DHL
- 4 Publix

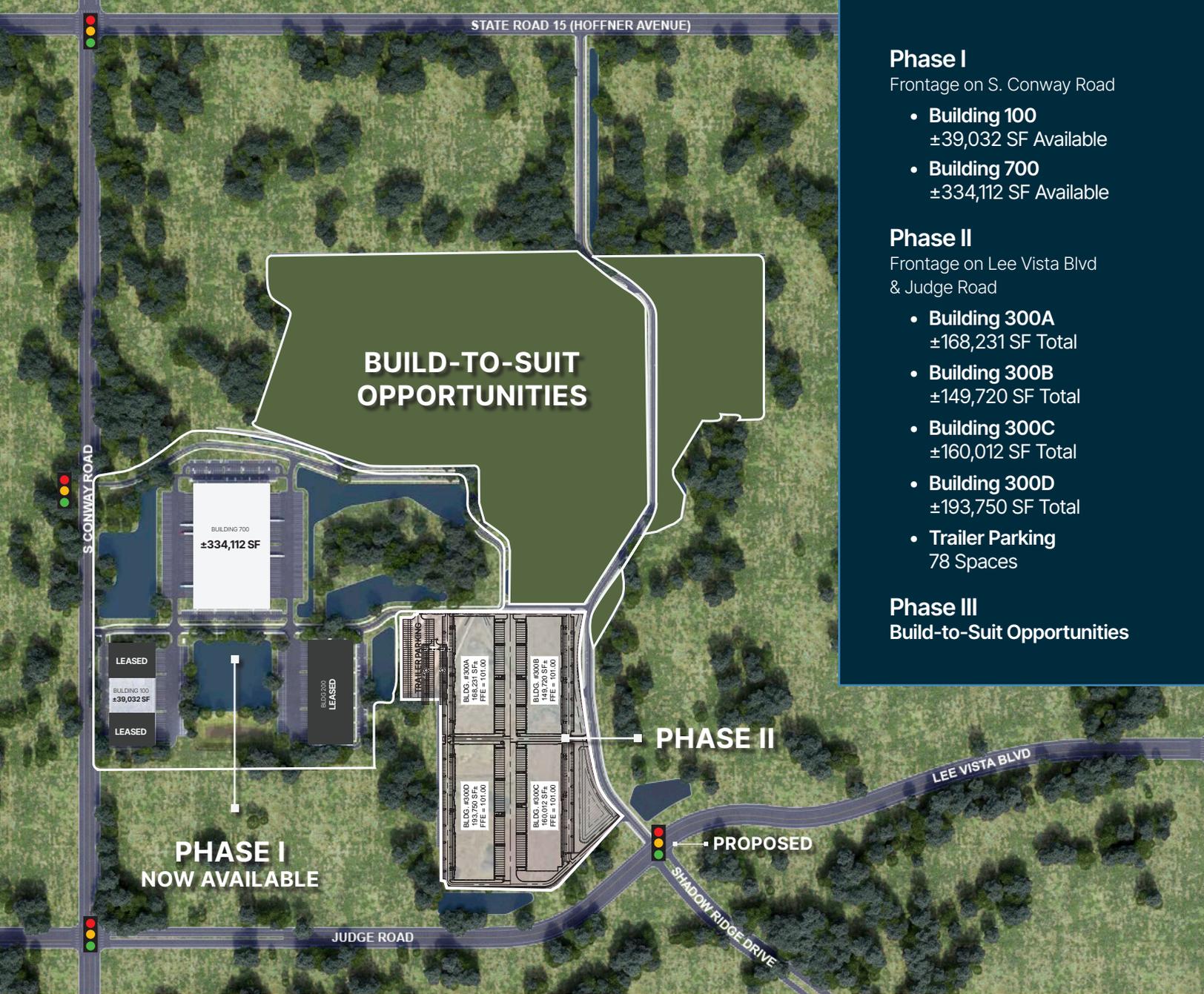
BUILDING 700



BUILDING 200

BUILDING 100





Phase I

Frontage on S. Conway Road

- **Building 100**
±39,032 SF Available
- **Building 700**
±334,112 SF Available

Phase II

Frontage on Lee Vista Blvd & Judge Road

- **Building 300A**
±168,231 SF Total
- **Building 300B**
±149,720 SF Total
- **Building 300C**
±160,012 SF Total
- **Building 300D**
±193,750 SF Total
- **Trailer Parking**
78 Spaces

Phase III

Build-to-Suit Opportunities

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CBRE

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