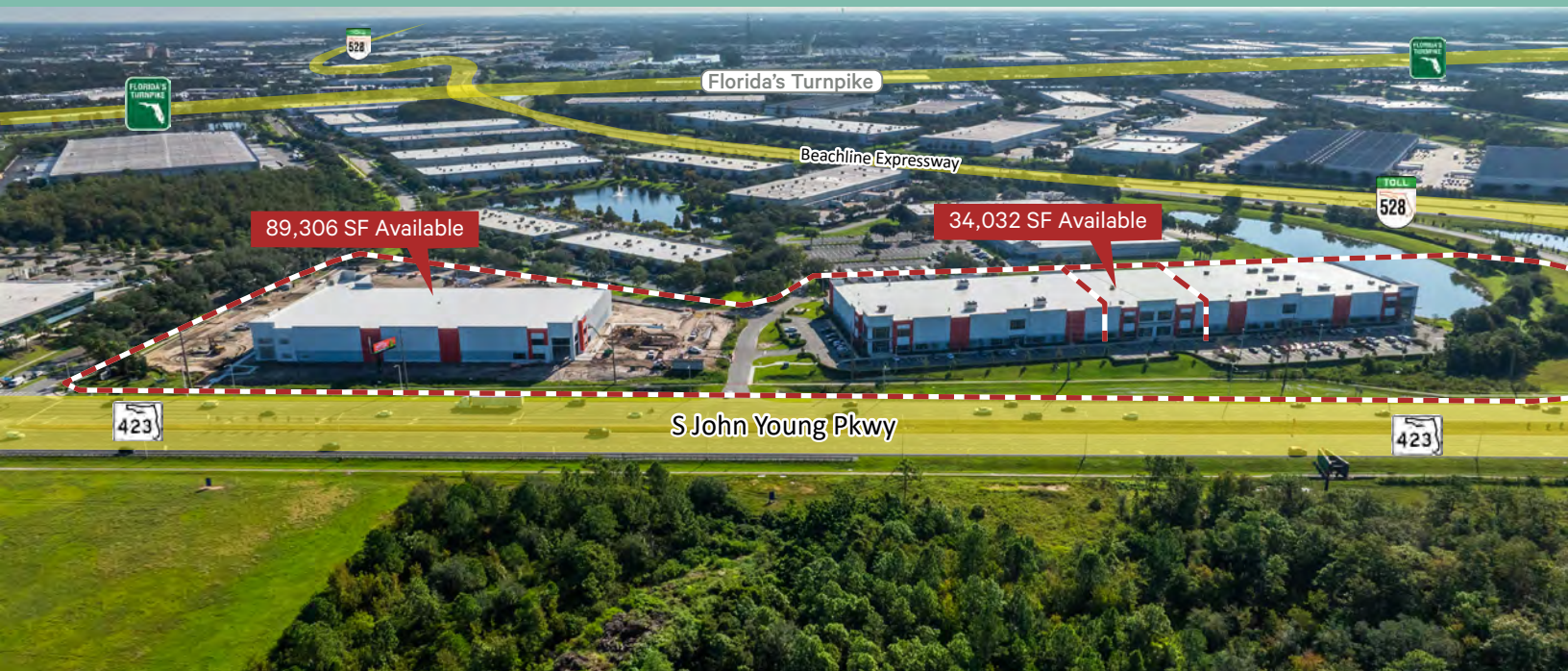


Beachline West Distribution Center

Class A Distribution Facility
Orlando, Florida

Bldg 1 - 9545 S John Young Parkway
Bldg 2 - 9485 S John Young Parkway
Orlando, Florida 32819
[Google Maps](#)

34,032 - 89,306 SF AVAILABLE



Location Highlights

- + Immediate access to Beachline Expressway and Florida's Turnpike
- + Less than 20 minutes to all major Central Florida highways
- + Excellent location adjacent to established business parks
- + Minutes from Orlando's theme parks and I-Drive tourist corridor
- + Prime frontage on John Young Parkway with 72,000 AADT
- + Reach almost four million people within a 1-hour drive





Building I

9545 S John Young Parkway

UNIT 160 - Available December 1, 2024

Total SF:	34,032 SF
Office:	1,647 SF
Clear height:	32'
Dock doors:	8 - 9' x 10'
Loading:	Rear Load
Building depth:	220'
Column spacing:	54' x 50', deep typical
Fire suppression:	ESFR
Construction:	Tilt wall
Parking ratio:	1.07/1,000 SF
Truck court:	130'
Zoning:	I-4, Orange County
Warehouse Lighting:	LED lighting with approximately 30 FC at the ground
Power:	3 Phase, 800amps
Utilities:	Duke, City Water & Sewer

Building II

9485 S John Young Parkway

Under Construction - Available January 1, 2025

Total SF:	89,306 SF
Office:	2,397 SF BTS
Clear height:	32'
Dock doors:	20 - 9' x 10'
Grade doors:	2 - 14' x 16'
Loading:	Rear Load
Building depth:	220'
Column spacing:	52' x 53'4" typical
Fire suppression:	ESFR
Construction:	Tilt wall
Parking ratio:	1.68/1,000 SF
Trailer parking:	20 stalls
Truck court:	100' to 130'
Zoning:	I-4, Orange County
Warehouse Lighting:	LED lighting with approximately 30 FC at the ground
Power:	3 Phase, 2000 amps
Utilities:	Duke, City Water & Sewer

Demographics

POPULATION (2024)

260,168 15-Minute Drive Radius

1,680,075 30-Minute Drive Radius

4,082,017 1-Hour Drive Radius

1-HOUR STATISTICS (2024)

163,874
Businesses

\$74,847
Median HH Income

1,760,318
Employees

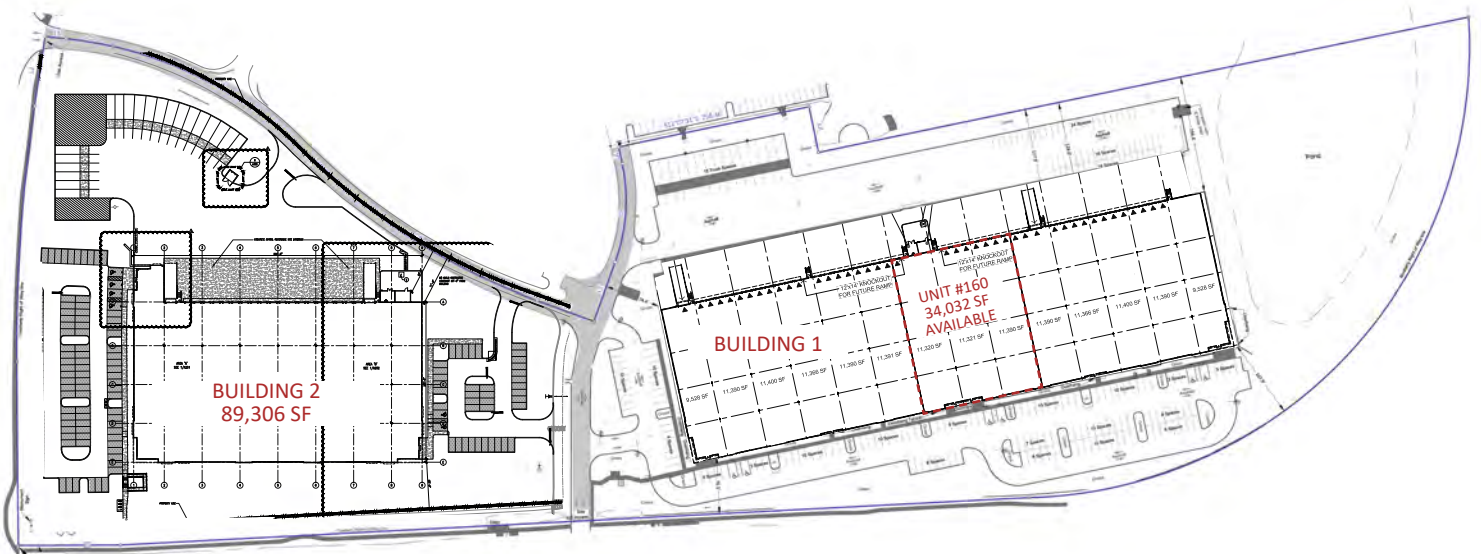
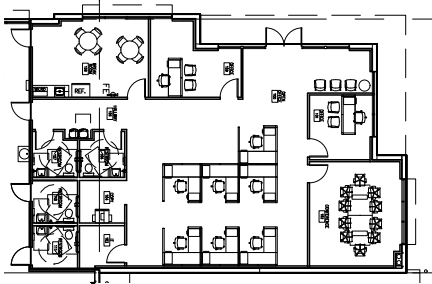
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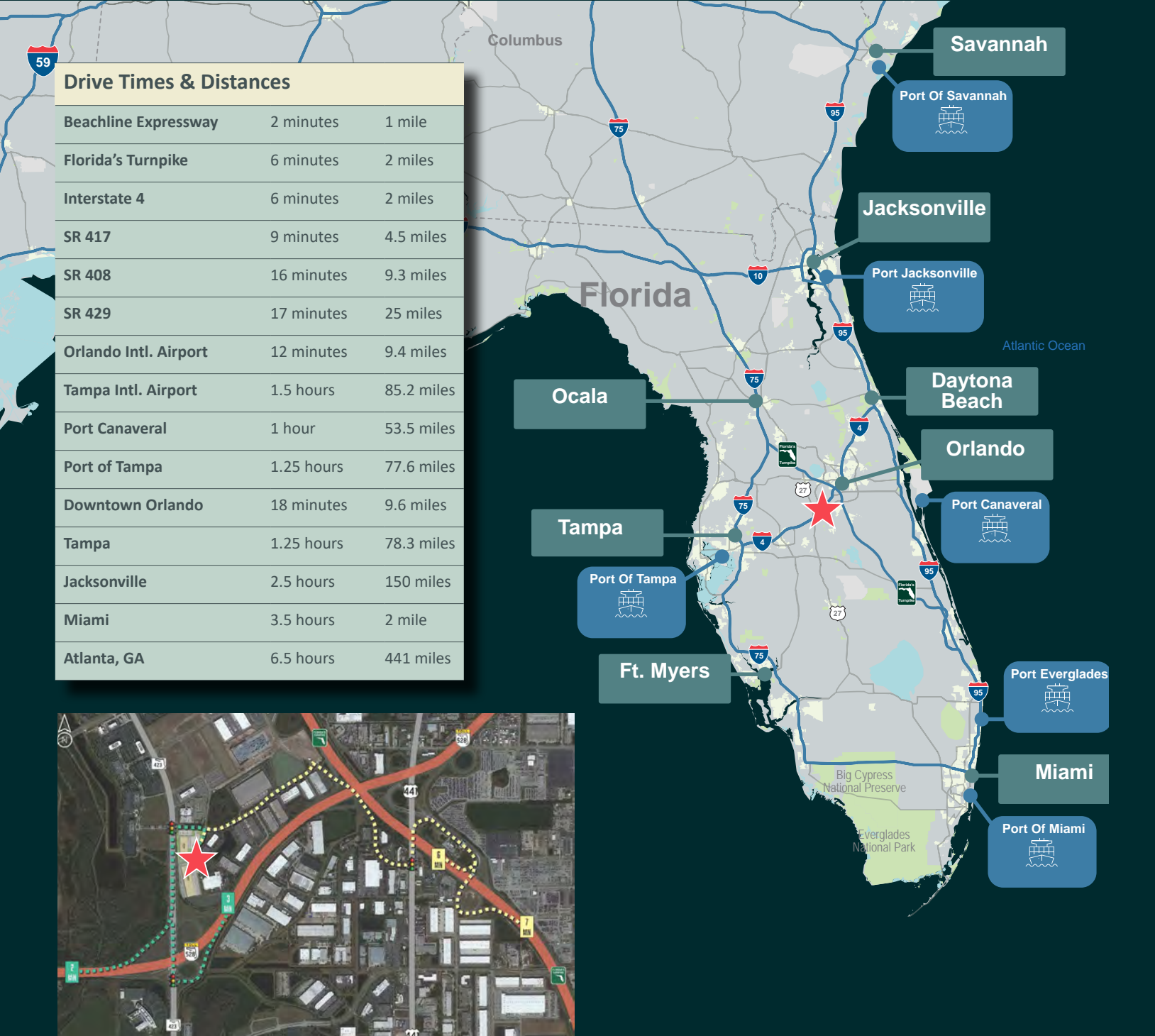


Property Overview

A Class A distribution facility in Orlando, FL, known as Beachline West, is available for lease. The facility, Building 2, spans 89,305 square feet and offers customizable office space, a 32-foot clear height, 20 dock doors, and extensive parking options. Strategically located near major highways, Orlando International Airport, and other transportation hubs, the facility provides unparalleled access to key markets and cities in Florida. The site is ideal for businesses looking to benefit from a prime location with excellent transport connectivity.

Building II: Office Floor Plan





Florida Industrial & Logistics Contact Us:

David Murphy
 Vice Chairman
 +1 407 404 5020
david.murphy@cbre.com

Monica Wonus
 Senior Vice President
 +1 407 404 5042
monica.wonus@cbre.com

Gaby Gissy
 Associate
 +1 407 404 5012
gaby.gissy@cbre.com

Lee Earle
 Client Services Specialist
 +1 407 404 5095
lee.earle@cbre.com

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