

PROLOGIS[®] PARK AT AIPO



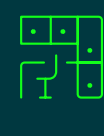
Build-to-Suit
Opportunity

10990 Boggy Creek Road, Orlando, FL 32824



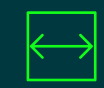
Flexible Specs


Building approved with following features; subject to change according to your needs.


 Two 2,550 SF spec offices

 Cross-dock loading

 36' clear height

 952' L x 360' D building dimensions

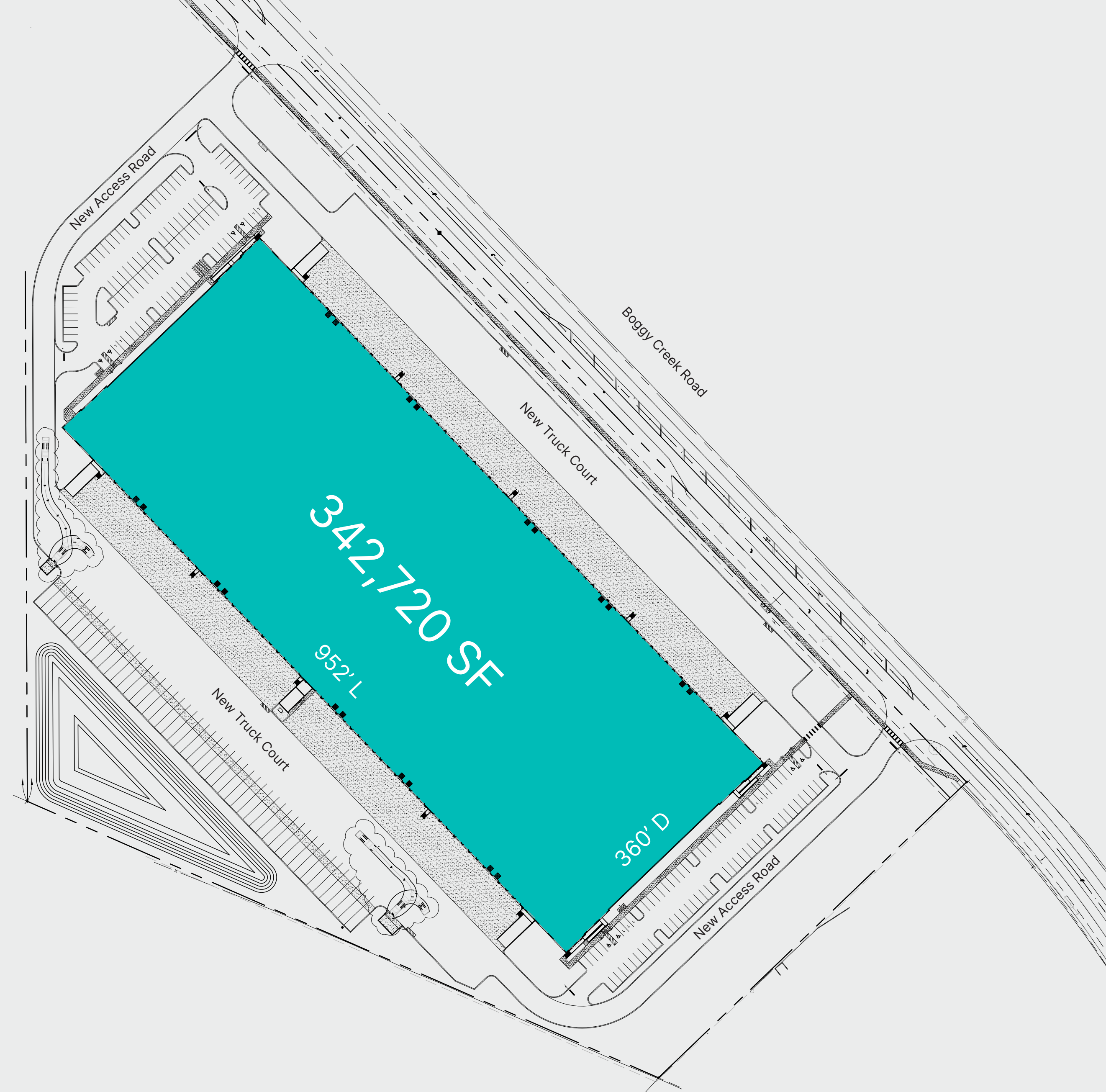
 130' truck court

 66/1,000 SF parking

 87 trailer parking spaces

 LED lighting in office and warehouse

 ESFR sprinkler system

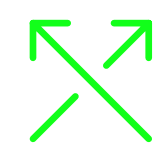


All You Need, Where it's Needed

Prologis Park at AIPO is your Central Florida advantage. Custom-built for your business, this facility comes with the backing of the most experienced name in industrial real estate.



Positioned for Success



Available for custom
build-to-suit design



Robust power
capabilities and
utilities on-site



Future mass transit
infrastructure
planned for the park

The Central Florida Advantage



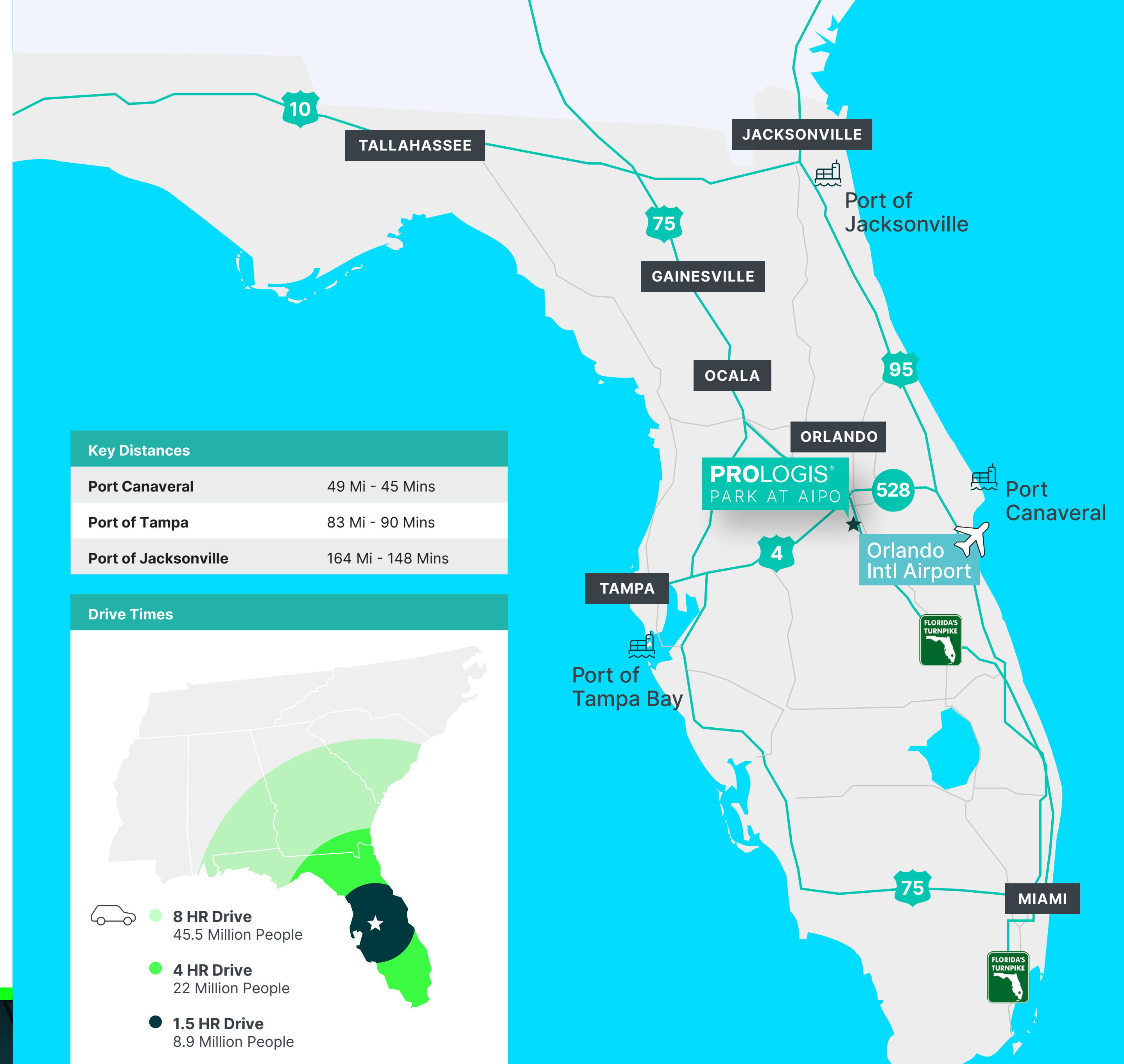
Centrally located in the country's third most populous state



Between the Port of Tampa Bay and the Port of Jacksonville



22 million people, 22 metropolitan areas all in a day's drive



Access Everywhere

Move the materials and goods you need with access to prominent roadways and Orlando International Airport.

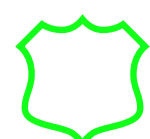


Directly adjacent to Orlando International Airport

In 2023, MCO handled 57.7 million passengers, ranking it among the busiest airports in the country



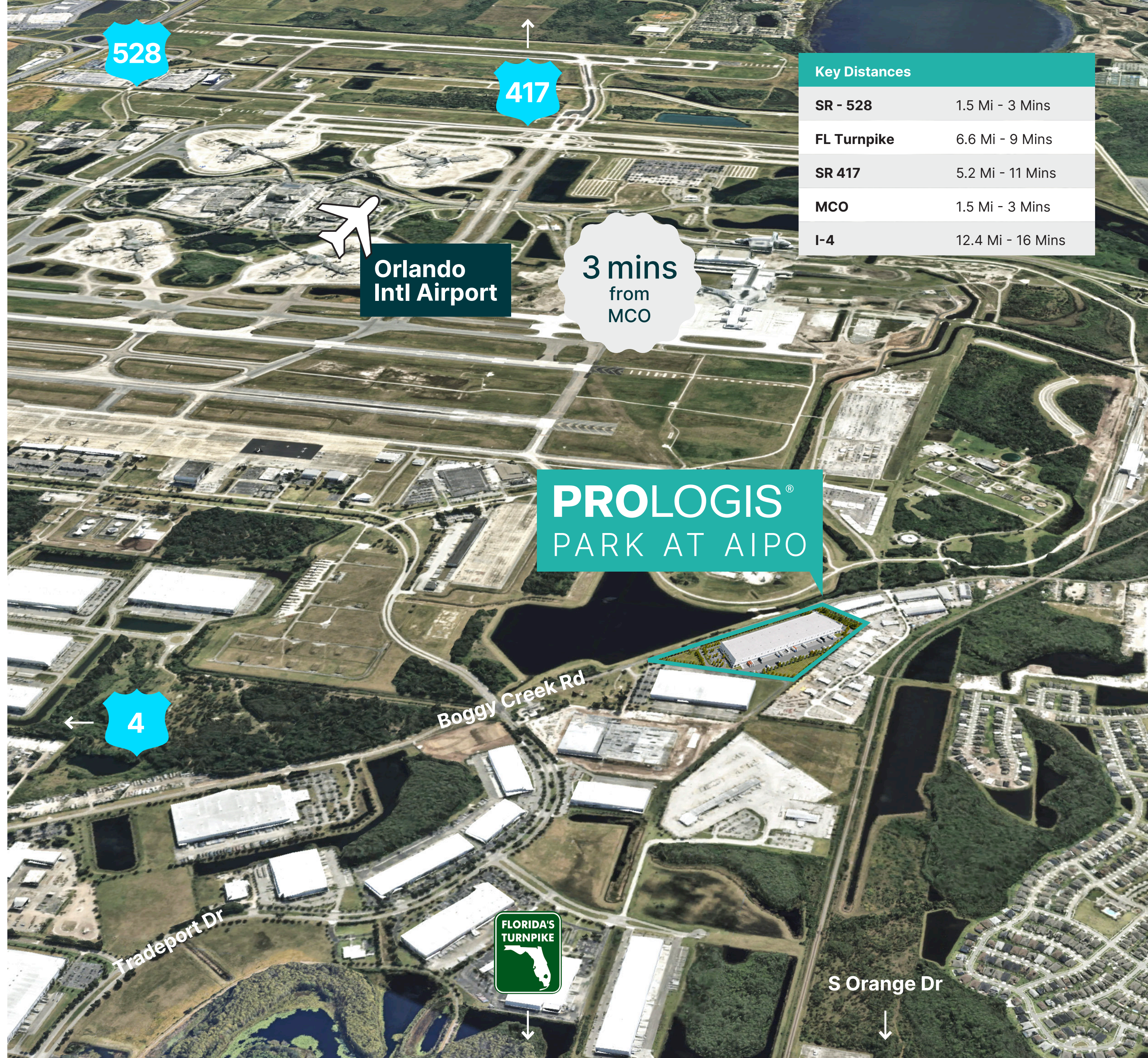
Strategically located near the Florida turnpike and between the 528 and the 417



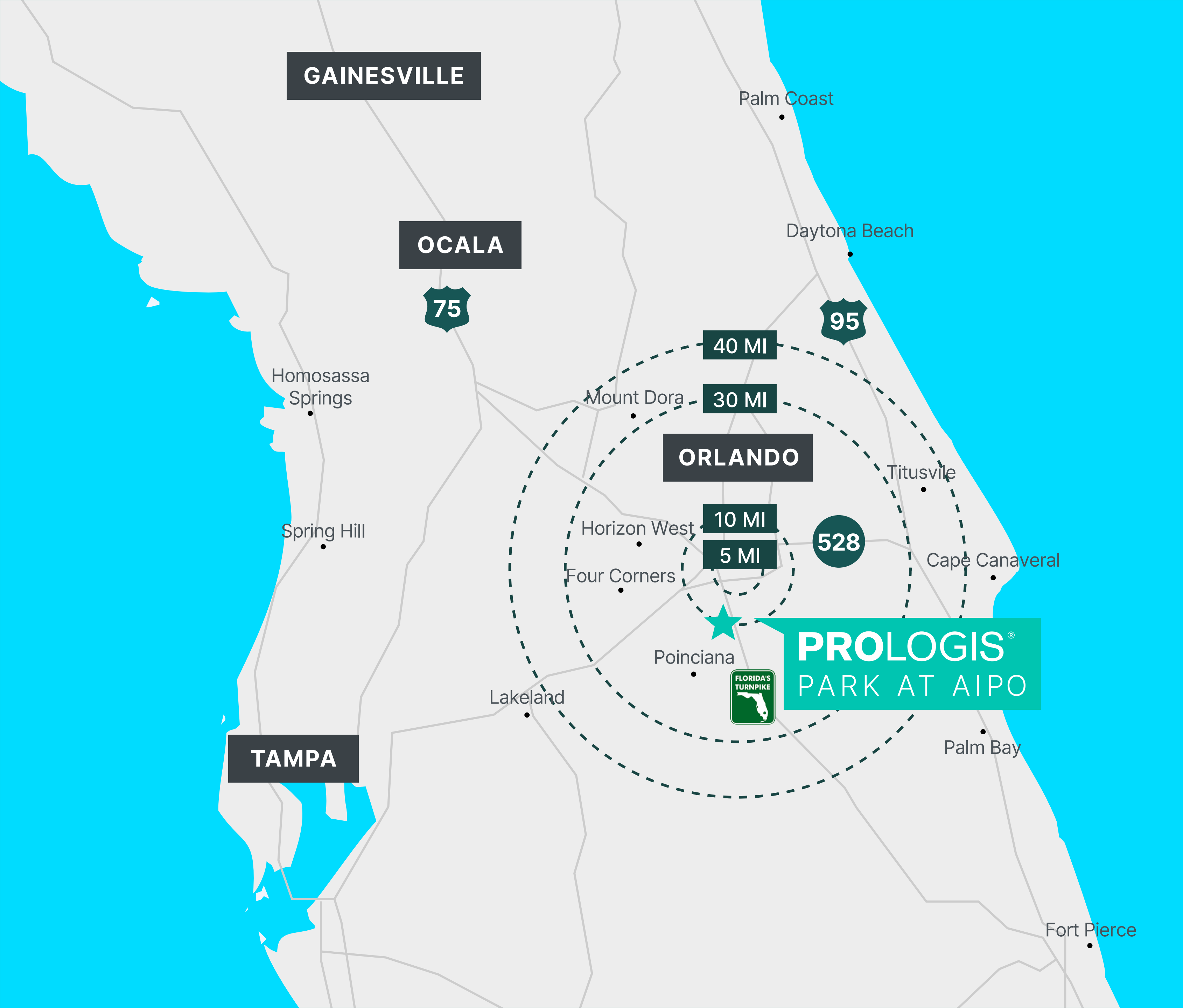
South of the Beachline Expressway (SR 528)



Excellent access to Tradeport Drive, S. Orange Avenue, Florida's Turnpike, and Orange Blossom Trail (US 441)



Key Distances	
SR - 528	1.5 Mi - 3 Mins
FL Turnpike	6.6 Mi - 9 Mins
SR 417	5.2 Mi - 11 Mins
MCO	1.5 Mi - 3 Mins
I-4	12.4 Mi - 16 Mins



People Power in Place

Orlando, Florida's largest inland city, has the personnel you need to run your business.

Access to Talent

5 MILES	79,018 2024 Total Workforce	7,281 Warehouse Employees
10 MILES	430,085 2024 Total Workforce	35,267 Warehouse Employees
30 MILES	1,494,142 2024 Total Workforce	90,642 Warehouse Employees
40 MILES	1,845,245 2024 Total Workforce	109,155 Warehouse Employees

Access to Consumers

5 MILES	\$72,690 Median HH Income	147,565 Total Population
10 MILES	\$67,475 Median HH Income	784,378 Total Population
30 MILES	\$76,626 Median HH Income	2,803,039 Total Population
40 MILES	\$75,424 Median HH Income	3,611,111 Total Population

Built For You, Powered by Prologis



Optimize your operation with a build-to-suit product backed by **the expertise of the world's largest industrial real estate brand.**

Built-to-Suit Partnerships

amazon

FedEx®

McKesson



SIEMENS



154+
custom-built projects
completed in just
the US over the
past 5 years.

Benefits of Customer Led Development



Speed to Market

Available as a fully entitled project, Prologis Park is ready to begin construction almost immediately. Accommodating industrial zoning makes plan modifications easy.



Flexible Development

From building materials and design to flexible deal terms and new markets, we customize and build to your requirements.



Turnkey Offerings

Prologis Essentials provides the certainty and ease of professional, full-service facilities solutions throughout your tenancy.

Prologis Essentials

Keeping You Ahead of What's Next.

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.



LEARN MORE



Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions

Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Instawork achieves 90%+ fill rates due to their large workforce network
- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification



DISCOVER THE BENEFITS

Partner with Prologis

Clear,
Simple,
Service.



You can count on us as your trusted partner.

Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team in CFL is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

**At Prologis, we deliver on our promises
so you can deliver on yours.**

PROLOGIS[®]

PARK AT AIPO



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The Central Florida Advantage

