

AVAILABLE NOW!



AVAILABLE FOR LEASE

## BEACHLINE LOGISTICS CENTER

8660 Transport Drive, Orlando, FL 32832

### HIGHLIGHTS

- 439,945 SF Available
- Move-In Ready
- Class A Cross Dock Building
- Convenient Access to 528 Beachline





# NOTABLE NEIGHBORS

Orlando is strategically located in the heart of Florida, making it a desirable logistics and distribution hub. Its central location provides easy access to major highways, interstates, and rail lines, allowing for efficient transportation and connectivity to key markets within Florida and beyond.



WARBY PARRER | IKEA | DSW | COSTCO WHOLESALE

rack Party City HomeGoods

Total Wine Marshalls HOBBY LOBBY TARGET

ULTA BEST BUY petco Academy

SHAKE SHACK | Dunkin' Donuts | Old Navy

ORLANDO FASHION SQUARE | FLOOR DECOR | DICK'S

Business | Dunkin' Donuts | Petco | Noodles

Wawa | Academy

YouFit | Cheddar's | 24

WAVELE HOUSE | chilis

Walmart

Home Depot | Family Gifts Party | PETSMART

TOLL 429

50 (52,526 VPD)

TOLL 408

(78,000 VPD)

(65,000 VPD)

417 (33,500 VPD)

SPINNING WHEELS | WALK

HOBBY LOBBY | Bealls | SPIRIT U.S. | Total Wine

ULTA | Marshalls | Old Navy | petco

WATERFORD LAKES TOWN CENTER | FLOOR DECOR

Home Depot | REGAL | KOHL'S

Walmart | HOBBY LOBBY | JOANN

at home | BEST BUY

WIDE WORLD OF GOLF | Ross

Walmart | FIVE GUYS | Rokka's

GO ORLANDO PREMIUM OUTLETS

Ka | Sun | Wolf | Burlington | Seabra Foods

TJ-maxx | Petco

Exit: 19 Sunbridge Pkwy

PORT CANAVERAL 45 MILES

528 (30,500 VPD)

IFLY | MILLER'S | HOWL

LAGUATIC | MAGGIANO'S LITTLE ITALY

Yard House | Wawa | Pennys

Convention Center

Orlando Int'l Airport

Walmart | Lowe's

Mobil



SeaWorld | AQUADICA | PINSTRIPES | ORLANDO VEBELAND PREMIUM OUTLETS

TARGET | ALDI | ROSS | The Cheesecake Factory | OUTBACK

crumbl | Wild Wings | Shake Shack | Shake Shack

Home Depot | Walmart | Bealls | ALDI

ESPORTA | Burlington | Marshalls

FIVE BEL'W

Lowe's | Walmart | TJ-maxx | PETSMART

ACE Hardware | Home Depot | Dunkin' Donuts | Dunkin' Donuts

Jack-in-the-Box | Wendy's

# KEY INSIGHTS

The property is conveniently located in East Orlando with excellent access to SR 528 (Beachline Expressway), 417 (Central Florida GreeneWay), and the Florida Turnpike. Site is minutes from Orlando International Airport (MCO), approximately 20 minutes from Downtown Orlando and Port Canaveral is 37 miles east of the property.

The Beachline is a crucial link in the transportation and distribution network of Central Florida. Its proximity to Orlando International Airport and other major transportation hubs facilitates seamless movement of goods between air, sea, and land modes of transport. This can be advantageous for businesses involved in international trade, as well as those requiring an efficient supply chain network.

# ACCESS TO PORT CANAVERAL

Access to Port Canaveral: The Beachline offers direct access to this harbor, providing businesses with an opportunity to tap into the import/export market, especially for goods related to the tourism and hospitality industries. This proximity to the port enables efficient distribution and logistics operations.

# REGIONAL DEMOGRAPHICS

	5 MILE	10 MILE	20 MILE
<b>TOTAL POPULATION</b>	26,415	276,517	1,426,347
<b>TRANSPORTATION / WAREHOUSING</b>	8	209	1,695
<b>AVERAGE HOUSEHOLD INCOME</b>	\$126,712	\$110,149	\$96,669



# LOCATED IN FLORIDA'S EPICENTER

## KEY DRIVE TIMES

### MAJOR CITIES

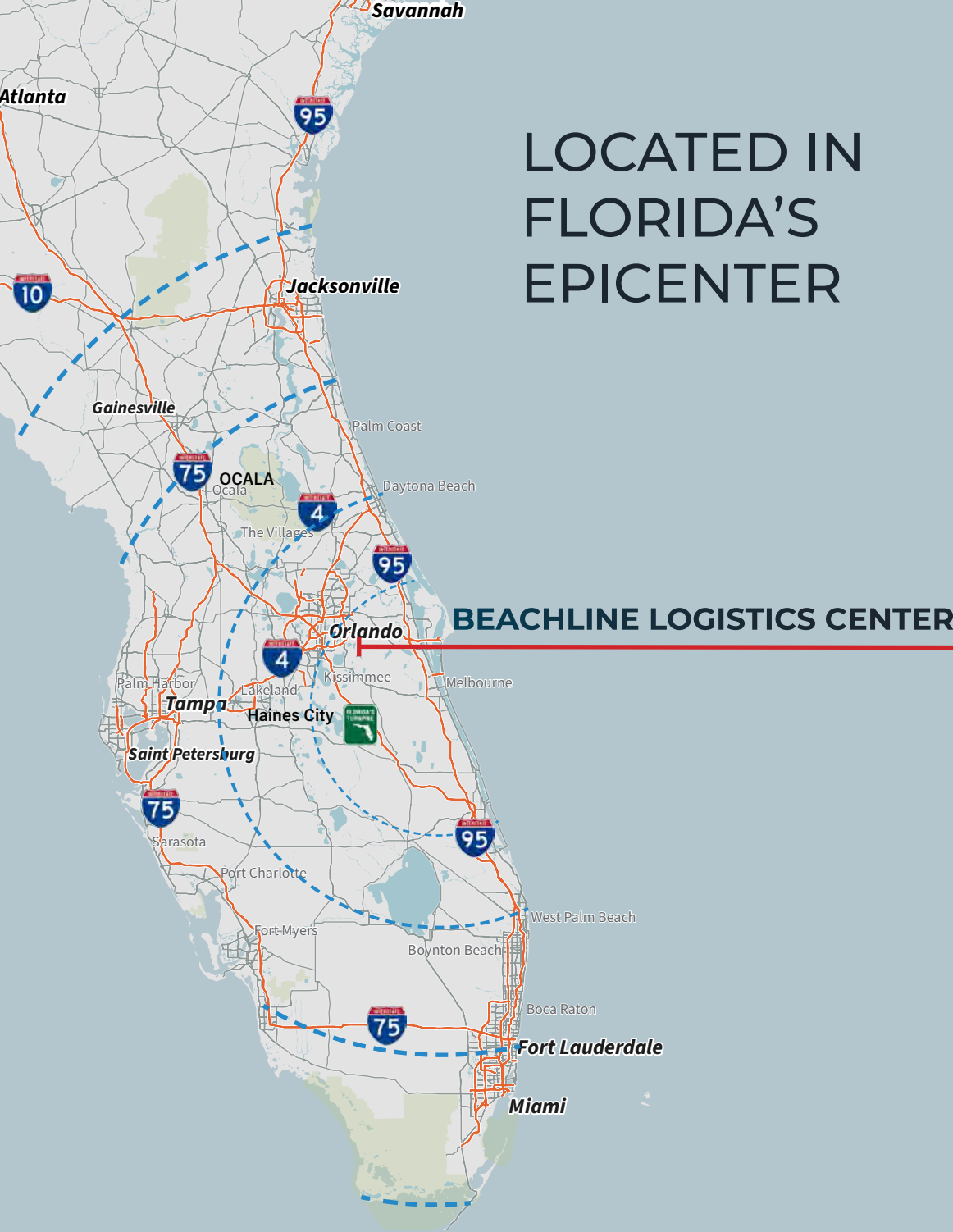
Tampa.....	95 Miles
Jacksonville.....	169 Miles
Miami.....	224 Miles
Savannah.....	296 Miles
Atlanta.....	457 Miles

### MAJOR TRANSPORTATION HUBS

Orlando Int'l Airport.....	12 Miles
Sanford Int'l Airport.....	34 Miles
Tampa Int'l Airport.....	93 Miles
Port Canaveral.....	37 Miles
Port of Tampa.....	96 Miles
Port of Jacksonville.....	160 Miles
Port of Everglades.....	207 Miles
Port of Miami.....	225 Miles
CSX Intermodal.....	17 Miles

### MAJOR HIGHWAYS & AMENITIES

SR 528.....	2 Miles
SR 417.....	6 Miles
SR 408.....	13 Miles
USTA.....	14 Miles
FL Turnpike.....	18 Miles
Orlando Convention Center.....	21 Miles
I-4.....	22 Miles
Downtown Orlando.....	24 Miles
I-95.....	30 Miles
SR 429.....	39 Miles




## BEACHLINE LOGISTICS CENTER

# YOUR PARTNERS IN COMMERCIAL REAL ESTATE



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