



CLASS A INDUSTRIAL SPACE AVAILABLE  
**575,000 SF LOGISTICS PARK**



**AOPKA LOGISTICS PKWY, AOPKA, FL**  
**NOW PRE-LEASING**  
*SUMMER 2024 DELIVERY*

For leasing information, contact:



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OWNED & DEVELOPED BY:



## PROPERTY HIGHLIGHTS

**TradeStar Logistics Center** is a Class A, 575,000 SF, 3-building industrial development centrally located within the Northwest Orange County sub-market - one of the fastest growing, highly desirable industrial markets in the country, providing users immediate access to highways, various amenities and services, and strong labor force.

## CLASS A BUILDINGS & PARK

- 3 buildings with sizes ranging from 120,217 - 300,448 SF; divisible down to 30,000 SF
- Cross-dock and rear load configurations
- Tilt-wall construction with 32' - 36' clear ceiling heights
- Dock high and grade level loading
- Developed with high-tech, energy-efficient features
- High-quality, first-class finishes



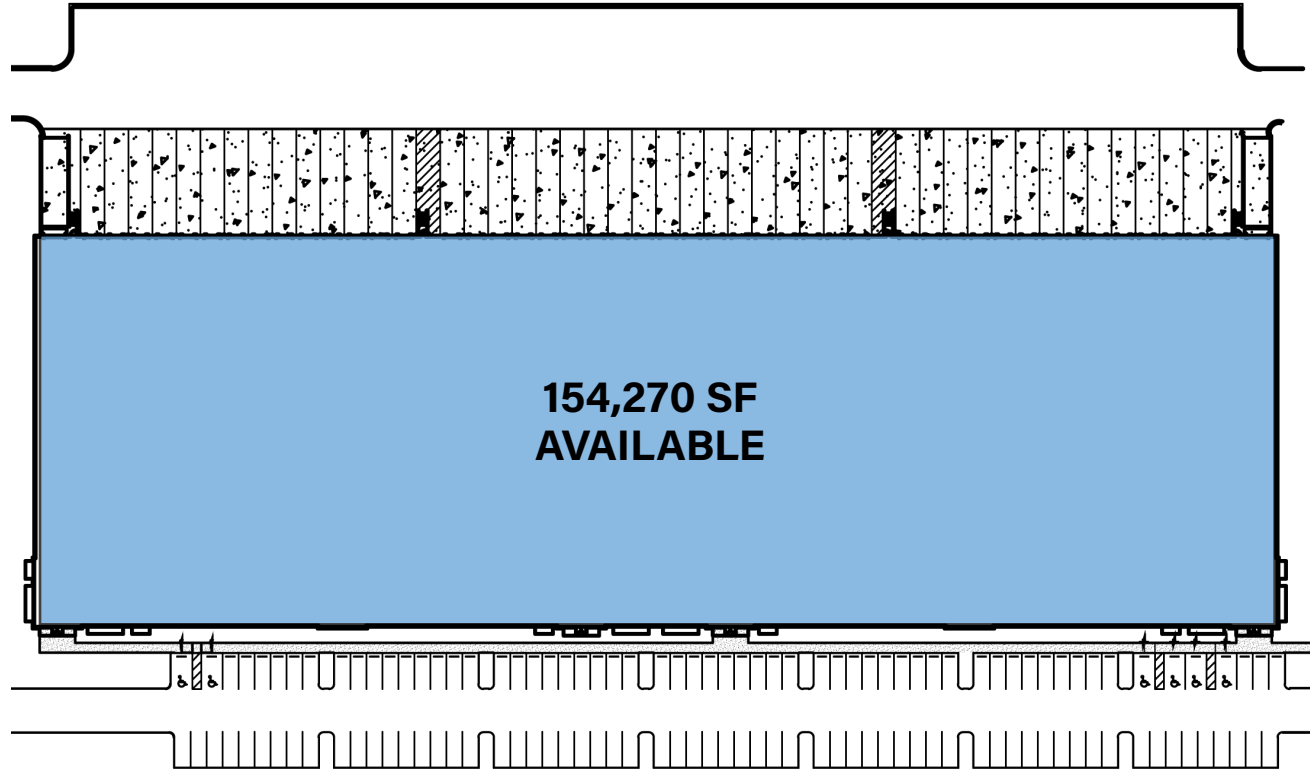
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**INDUS**  
INDUS REALTY TRUST

 **JLL**

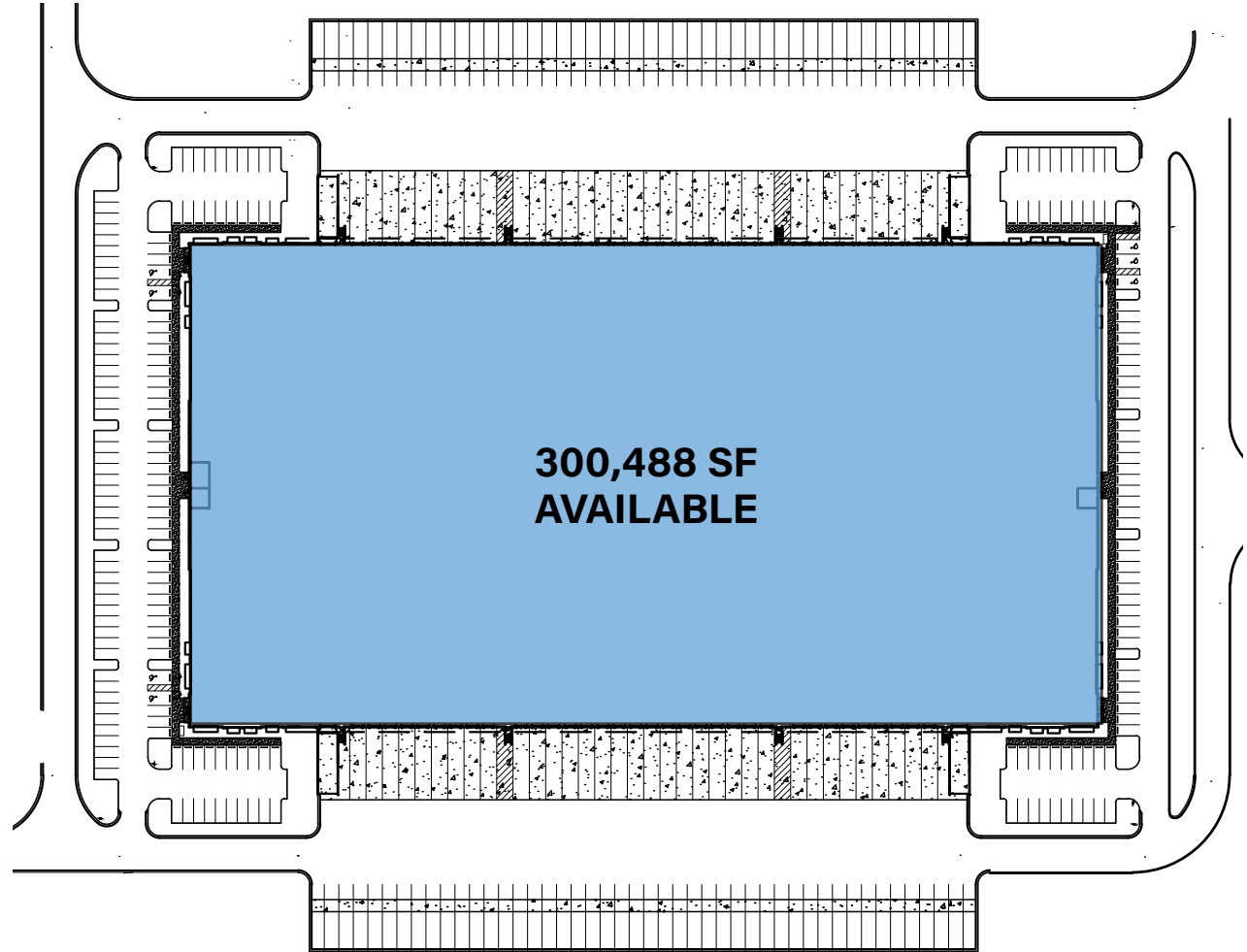
## BUILDING 1

TOTAL AVAILABLE SF:	154,270 SF
MIN. DIVISIBLE:	30,000 SF
CLEAR HEIGHT:	32'
COLUMN SPACING:	54'w x 50'd 60' speed bay
BUILDING DEPTH:	220'
PARKING:	126 spaces 0.82/1,000 SF
ELECTRIC SERVICE:	3,000 Amp / 480 Volt 3 Phase
FIRE PROTECTION:	ESFR
LOADING:	Rear load configuration
DOCKS:	43 (9' x 10') dock-high doors with vision panels
DRIVE-INS:	2 (12' x 14') ramp doors
TRUCK COURT DEPTH:	130' total depth with 60' concrete apron



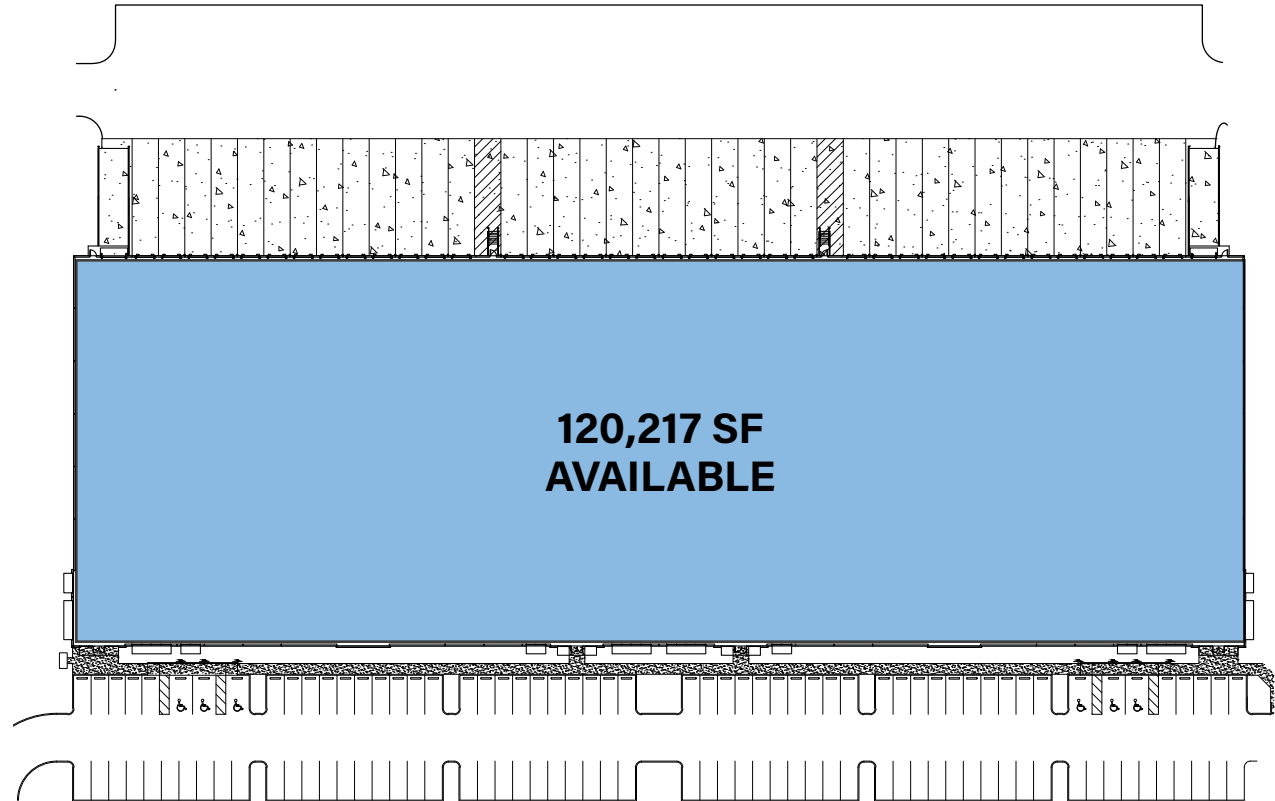
## BUILDING 2

TOTAL AVAILABLE SF:	300,448 SF
MIN. DIVISIBLE:	100,000 SF
CLEAR HEIGHT:	36'
COLUMN SPACING:	54'w x 56'd 60' speed bay
BUILDING DEPTH:	400'
PARKING:	214 spaces 0.70/1,000
ELECTRIC SERVICE:	3,000 Amp / 480 Volt 3 Phase
FIRE PROTECTION:	ESFR
LOADING:	Cross dock configuration
DOCKS:	88 (9' x 10') dock-high doors with vision panels
DRIVE-INS:	4 (12' x 14') ramp doors
TRUCK COURT DEPTH:	185' total depth with 60' concrete apron



## BUILDING 3

TOTAL AVAILABLE SF:	120,217 SF
MIN. DIVISIBLE:	30,000 SF
CLEAR HEIGHT:	32'
COLUMN SPACING:	54'w x 47'd 60' speed bay
BUILDING DEPTH:	200'
PARKING:	120 spaces 0.81/1,000
ELECTRIC SERVICE:	3,000 Amp / 480 Volt 3 Phase
FIRE PROTECTION:	ESFR
LOADING:	Rear load configuration
DOCKS:	46 (9' x 10') dock-high doors with vision panels
DRIVE-INS:	2 (12' x 14') ramp doors
TRUCK COURT DEPTH:	130' total depth with 60' concrete apron





## EXCEPTIONAL TRANSPORTATION DYNAMICS

LOCATION	DISTANCE	DRIVE TIME
Tampa	95 miles	1.5 hours
Jacksonville	145 miles	2.25 hours
Miami	249 miles	3.5 hours
Charleston	380 miles	6 hours
Atlanta	438 miles	6.50 hours
Charlotte	525 miles	7.75 hours
Birmingham	584 miles	8.25 hours
New Orleans	640 miles	9 hours
Nashville	687 miles	10 hours
Memphis	822 miles	11.75 hours

**CAPABLE OF SERVING 3,607,369 RESIDENTS & 145,578 BUSINESSES WITHIN A 60 MINUTE RADIUS**

## LOCATION HIGHLIGHTS

- Located within Northwest Orange County. One of Central Florida's fastest growing sub-markets
- 3 minutes to SR 429
- 25 minutes to I-4
- 35 minutes to Orlando Airport
- 50 minutes to I-75
- 90 minutes to Tampa Airport
- 90 minutes to Port Canaveral



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