

INDUSTRIAL

CBRE

747,824 TOTAL SF | 59.9 AC

FOR SALE OR LEASE

7895 MONUMENT PARKWAY, ORLANDO, FL



PROJECT DATA

Site Area

Lot Size 59.9 AC
2,610,943 SF

Building Area

Building 100 339,691 SF
Building 200 408,133 SF
Combined Area 747,824 SF

Parking

Building 100
Auto 282 Spaces
Trailer 75 Spaces

Building 200
Auto 337 Spaces
Trailer 87 Spaces

Combined
Auto 619 Spaces
Trailer 162 Spaces

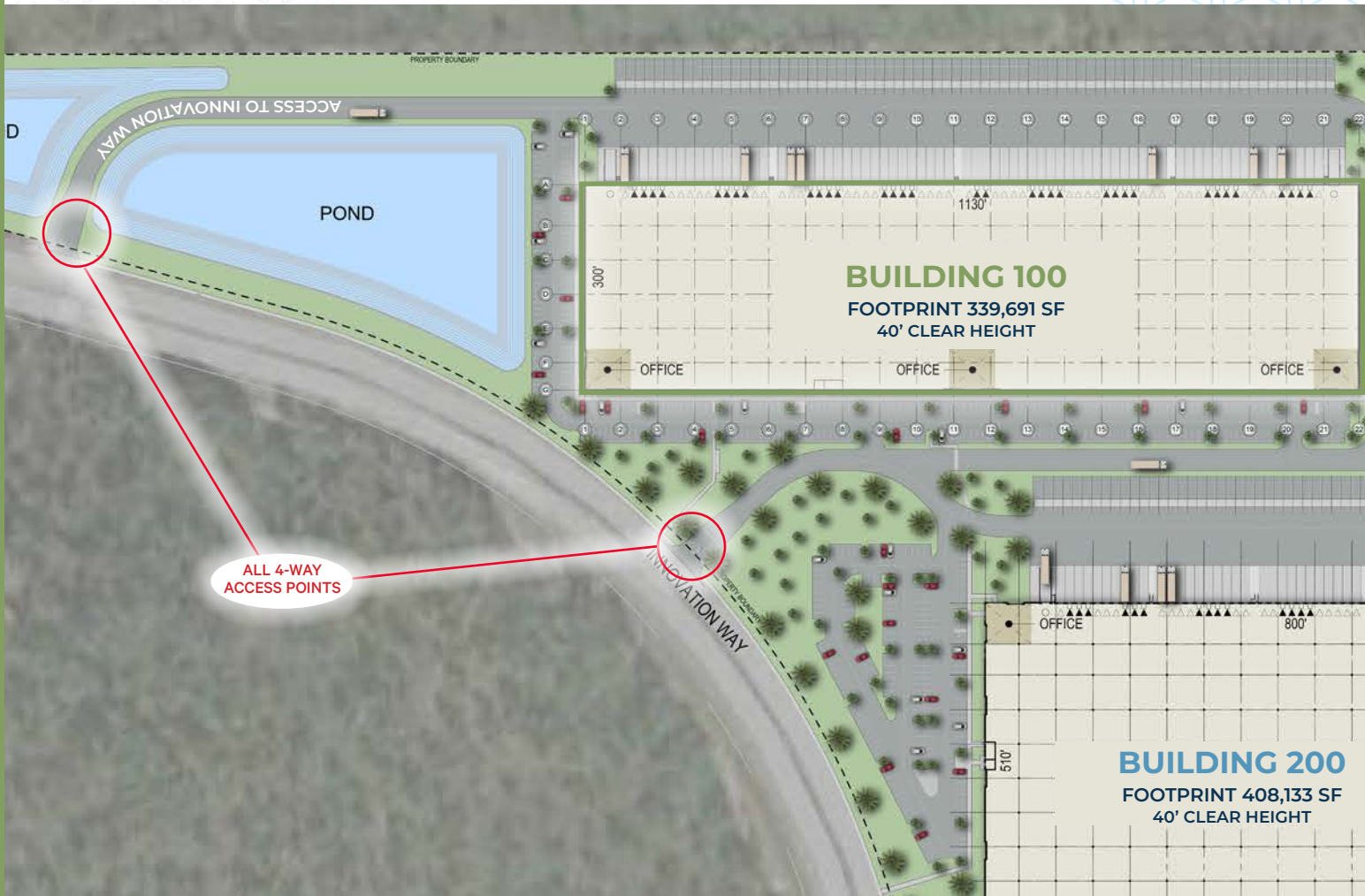
 **Venture Park**
Beachline II & III



BUILDING DATA

Building Footprint.....	339,691 SF
Clear Height.....	40'
Building Dimensions.....	1,130' X 300'
Column Spacing.....	54'x50' (60' Speed Bay)
Dock-High Doors.....	73
Postions with Pit Levelers.....	34 (40k lb Capacity)

Drive-In Doors.....	2
Power.....	4,000 A (Expandable)
Sprinkler.....	ESFR
Auto Parking.....	282 Stalls (0.83 per 1,000 SF)
Trailer Parking.....	75 Stalls
Truck Court.....	185' (Private)



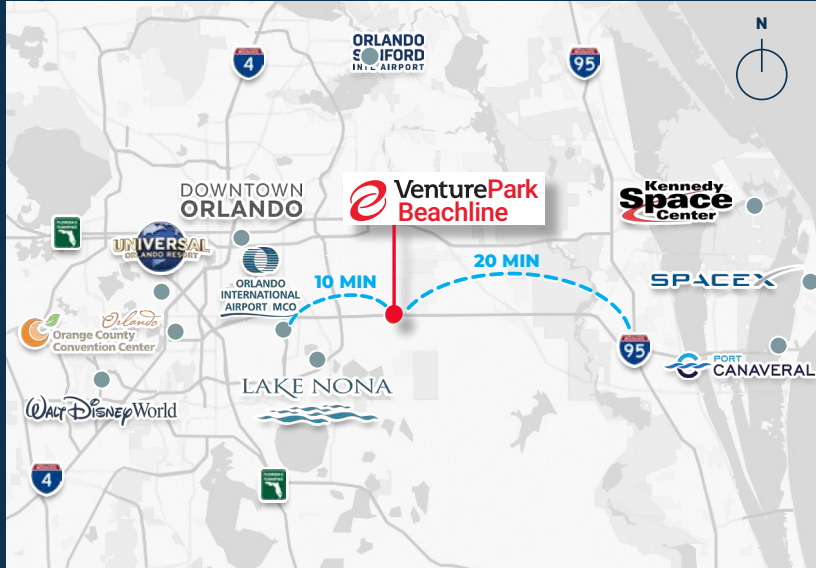


BUILDING DATA

Building Footprint.....	408,133 SF
Clear Height.....	40'
Building Dimensions.....	800' X 510'
Column Spacing.....	54'x50' (60' Speed Bay)
Dock-High Doors.....	82
Postions with Pit Levelers.....	40 (40k lb Capacity)

Drive-In Doors.....	4
Power.....	4,000 A (Expandable)
Sprinkler.....	ESFR
Auto Parking.....	337 Stalls (0.83 per 1,000 SF)
Trailer Parking.....	87 Stalls
Truck Court.....	185' (Private)

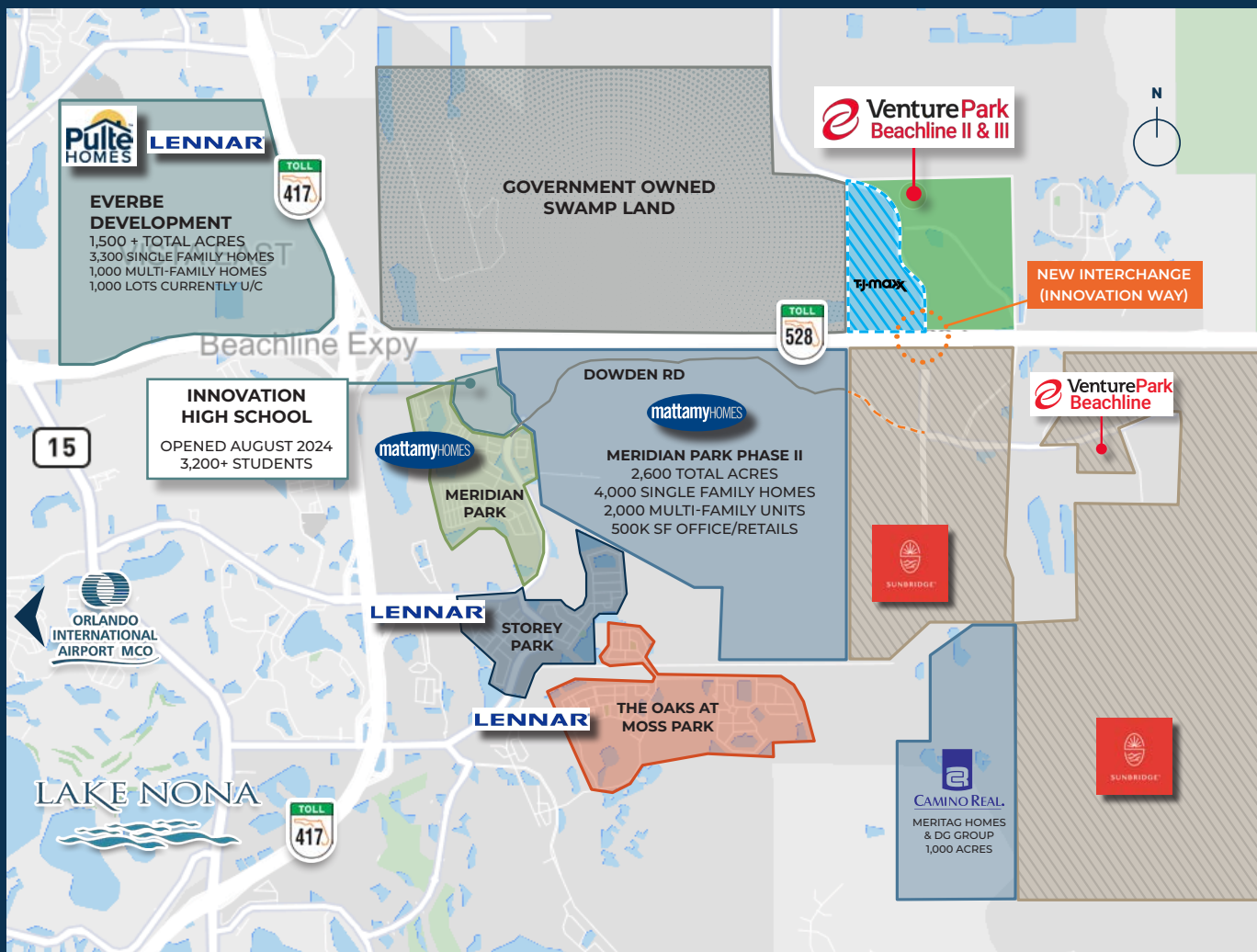




KEY HIGHLIGHTS



- Site has access to abundant power
- Available For Lease or User-Owner Sale
- Less than 1 Mile to SR-528/Beachline Highway, providing immediate access to Orlando International, SR-417, I-95, and the Space Coast
- Within a one-day turn-around of **22 million** customers, and eight hours of **45 million**



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