

For Lease

Industrial



# MAHOGANY POINTE

LOGISTICS PARK



4510-4545 Portier Blvd  
Orlando, FL 32812

**FLY IN  
FLY OUT!**

Class-A +, Manicured, and Amentitized Logistics Park At The Doorstep of Orlando International Airport With Easy And Immediate Access To The Main Transportation Corridors Of Florida.



### 36,548 - 333,976 SF (CONTIGUOUS)

Class-A park, complete with tilt-wall construction, ESFR fire suppression, ample parking, and a host of purposeful design features.



### IN THE MIDDLE OF IT ALL

Located within easy highway access of workforce and executive housing and close to an array of amenities including restaurants, retail and hotels.

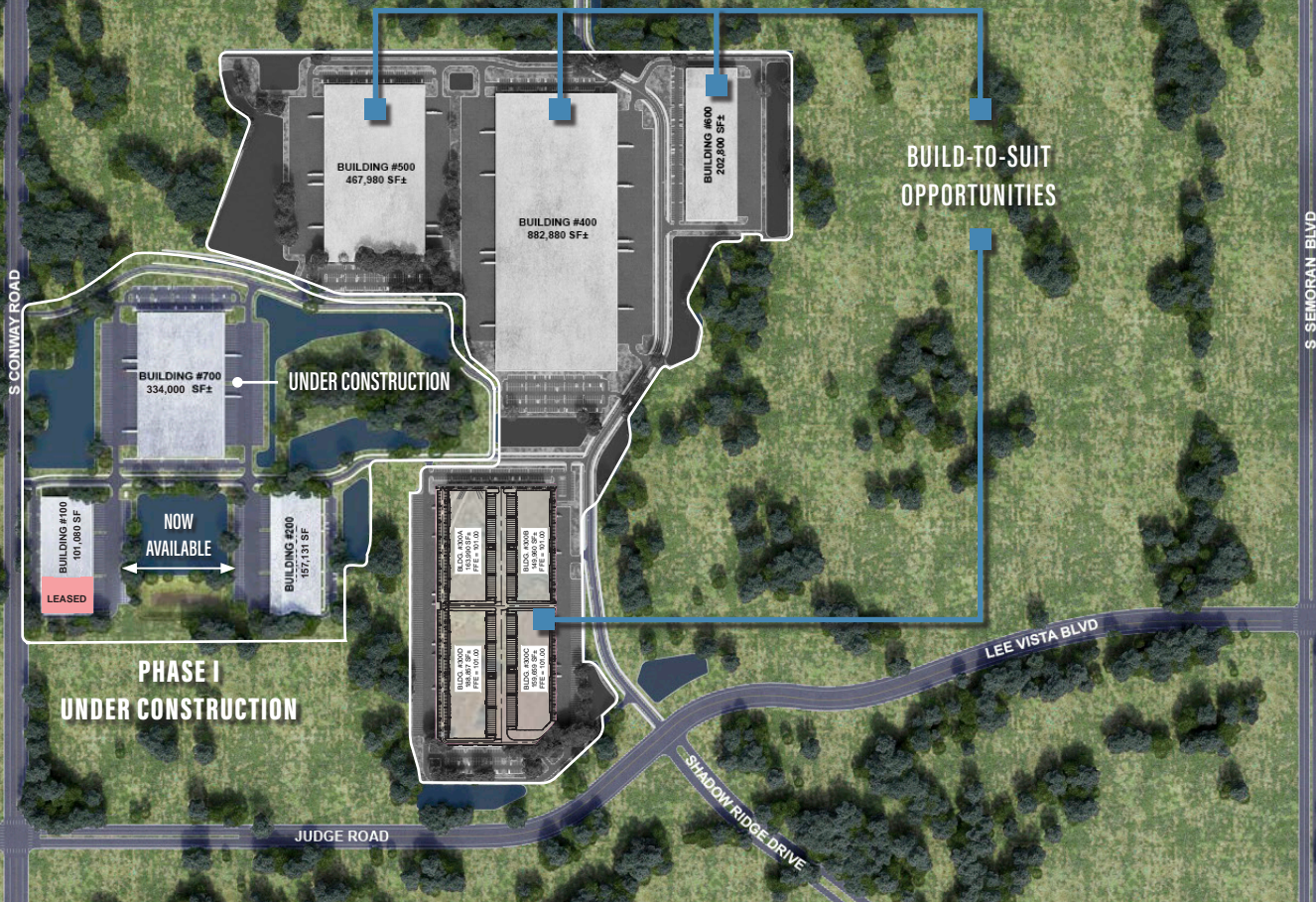


### HIGHWAY ACCESSIBILITY

Ease of access to major highways: SR-528, SR-417, Florida's Turnpike, SR-408, & I-4



For Lease



## THE FUTURE OF INDUSTRIAL

Mahogany Point is Orlando's Top Destination for state-wide distribution. It currently consists of a 3 building, 630,171 SF Class-A+ Logistics Park with ease to the SR-528 (Beachline Expressway) and Orlando's International Airport.

Mahogany Point is equipped with the latest amenities to supplement the customer experience and boost employee retention.

## PROPERTY HIGHLIGHTS

### + 2,70477 SF

Class-A+ Logistics Park

### + Phase I

BLDG: 100 261,535 SF Remaining  
BLDG: 200 157,131 SF Total  
BLDG: 700 334,000 SF Total  
Frontage on S. Conway Road

### + Phase II

BLDG: 300A 163,990 SF Total  
BLDG: 300B 149,960 SF Total  
BLDG: 300C 159,659 SF Total  
BLDG: 300D 188,857 SF Total  
Frontage on Lee Vista Blvd & Judge Road

### + Phase III

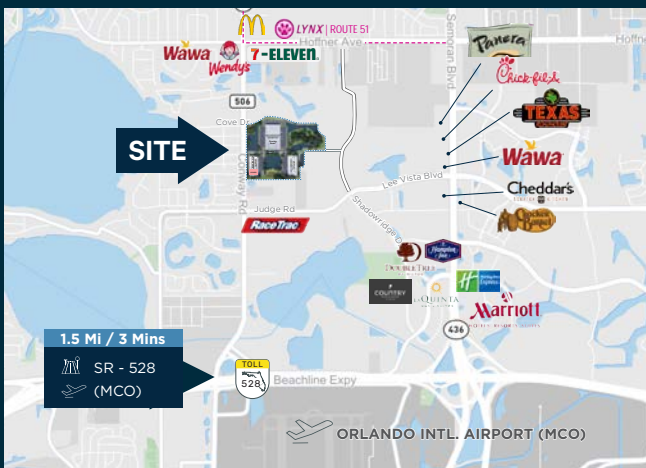
BLDG: 400 896,806 SF Total  
BLDG: 500 478,521 SF Total  
BLDG: 600 203,320 SF Total

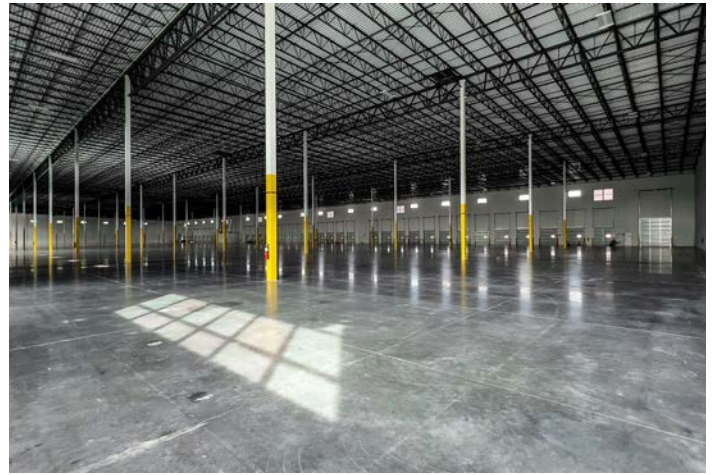
 **36'**  
CLEAR HEIGHT

 **AMPLE**  
EMPLOYEE PARKING

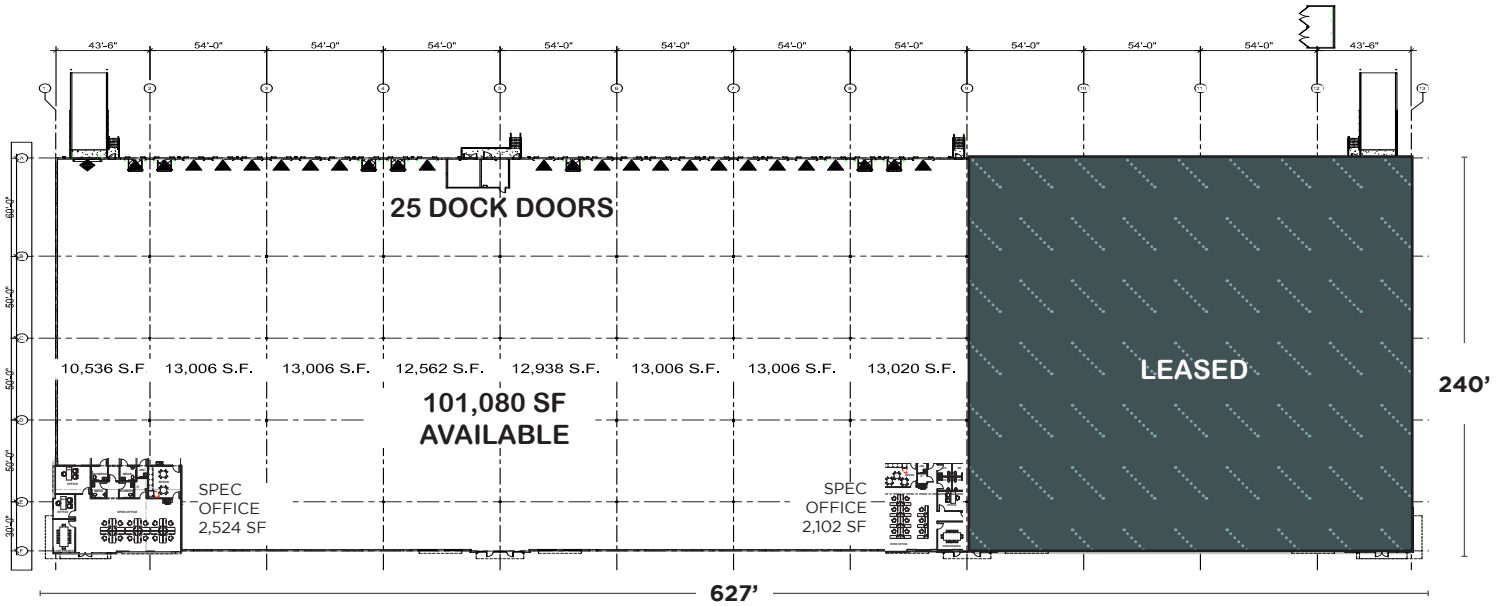
 **TRAILER**  
PARKING AVAILABLE

 **IMMEDIATE**  
ACCESS TO SR-528 & MCO





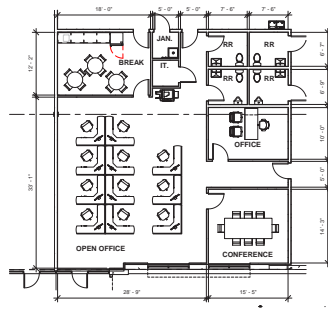
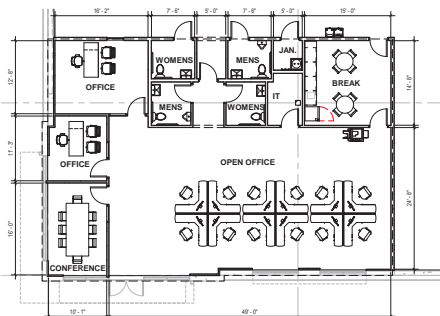
39,032 - 101,080 SF Available



AVAILABLE SF	39,032 - 101,080
SPEC OFFICES SF	2,524 and 2,102
BUILDING DEPTH	240'
TYPICAL BAY SIZE	13,006 SF
COLUMN SPACING	54' x 50'
CLEAR HEIGHT	36'
▼ DOCK DOORS	25 - 9' x 10'
◆ RAMPS/RAMP DOORS	1 - 12' x 14'
TRUCK COURT	185'
FIRE PROTECTION	ESFR
POWER	2,500A
AUTO PARKING	81
TRAILER PARKING	30

SPEC OFFICE - 2,524 SF

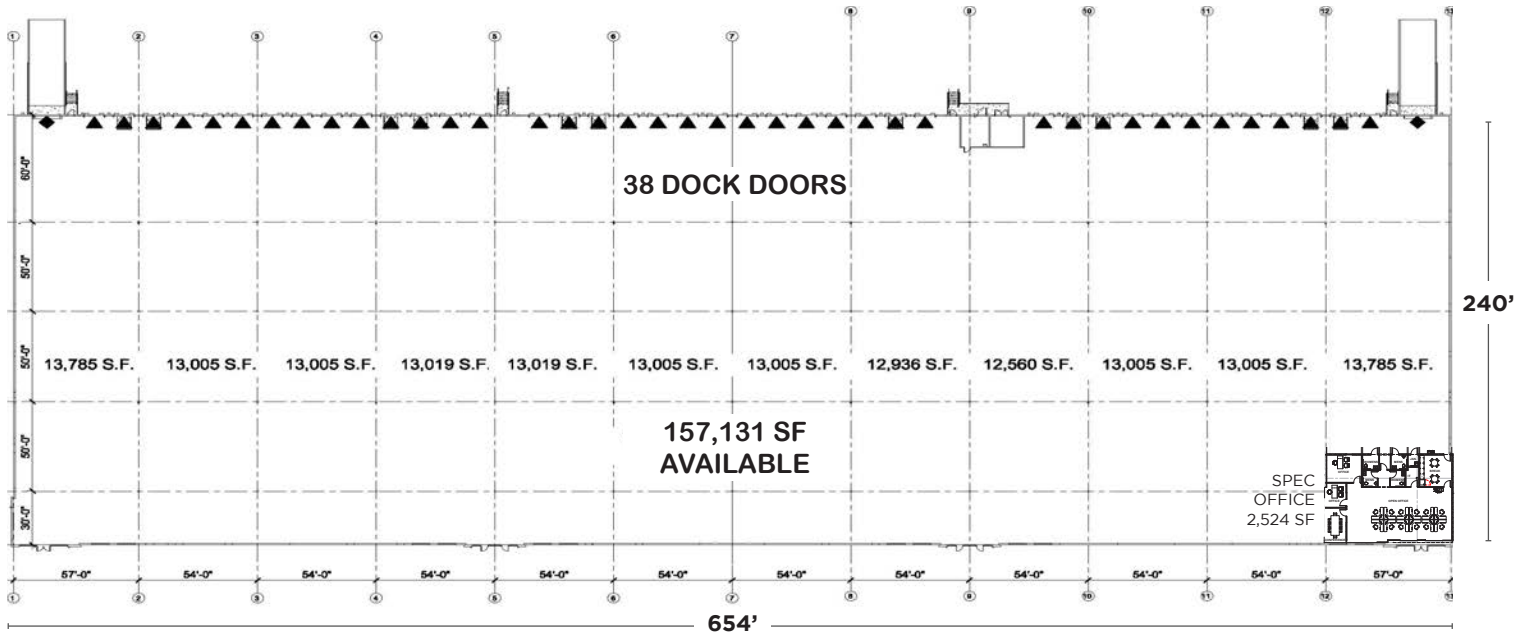
SPEC OFFICE - 2,102 SF



**FEATURES:**

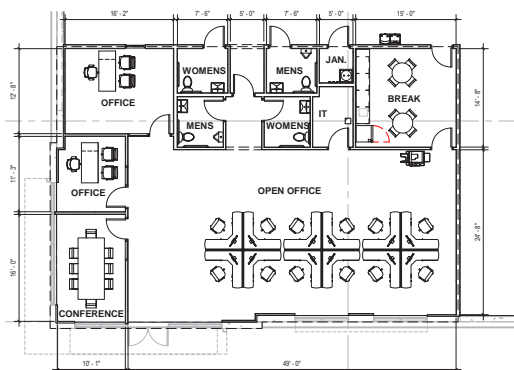
- + End-Cap Suite
- + Fully Equipped Dock Doors
- + Visibility from Conway Road
- + 2,524 SF Office: Above Standard Finishes
- + 2,102 SF Office: Above Standard Finishes
- + Minutes From SR-528
- + Off Dock Trailer Parking
- + Stand Alone Truck Court

36,548 - 157,131 SF Available



AVAILABLE SF	36,548 - 157,131
SPEC OFFICE SF	2,524
BUILDING DEPTH	240'
TYPICAL BAY SIZE	13,005 SF
COLUMN SPACING	54' x 50'
CLEAR HEIGHT	36'
▼ DOCK DOORS	38 - 9' x 10'
◆ RAMPS/RAMP DOORS	2 - 12' x 14'
TRUCK COURT	185'
FIRE PROTECTION	ESFR
POWER	2,500A
AUTO PARKING	120
TRAILER PARKING	46

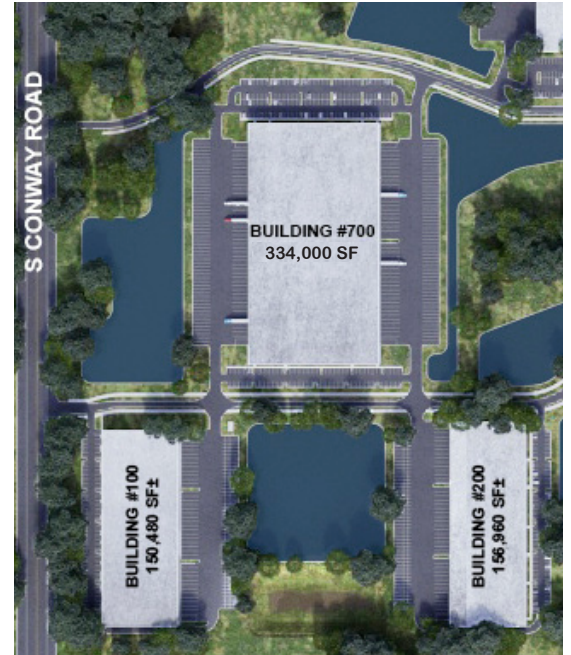
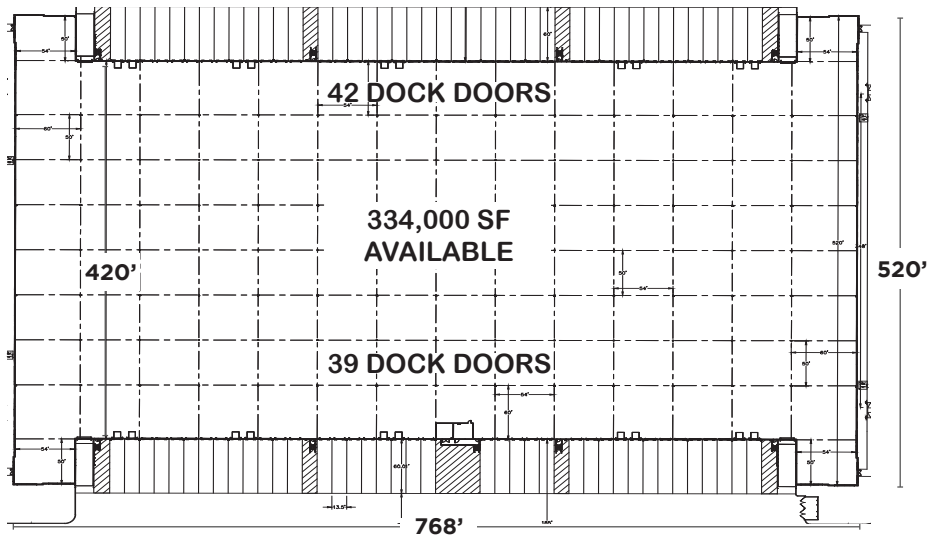
SPEC OFFICE - 2,524 SF



FEATURES:

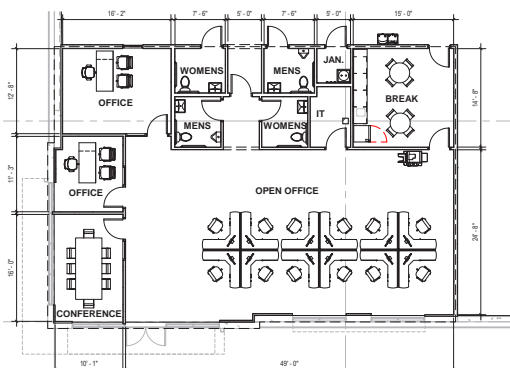
- + 11 Dock-Levelers
- + 2,524 SF Office: Above Standard Finishes
- + Motion Sensor LED Lighting
- + Non-Shared Truck Court
- + Ample Trailer Parking
- + Ability to Secure Truck Court

334,000 SF Under Construction



AVAILABLE SF	334,000
SPEC OFFICE SF	2,524
BUILDING DEPTH	420'
TYPICAL BAY SIZE	22,680 SF
COLUMN SPACING	54' x 50'
CLEAR HEIGHT	36'
DOCK DOORS	81 - 9' x 10'
RAMPS/RAMP DOORS	4 - 12' x 14'
TRUCK COURT	165'
FIRE PROTECTION	ESFR
POWER	2,500A
AUTO PARKING	311
TRAILER PARKING	110

SPEC OFFICE - 2,524 SF



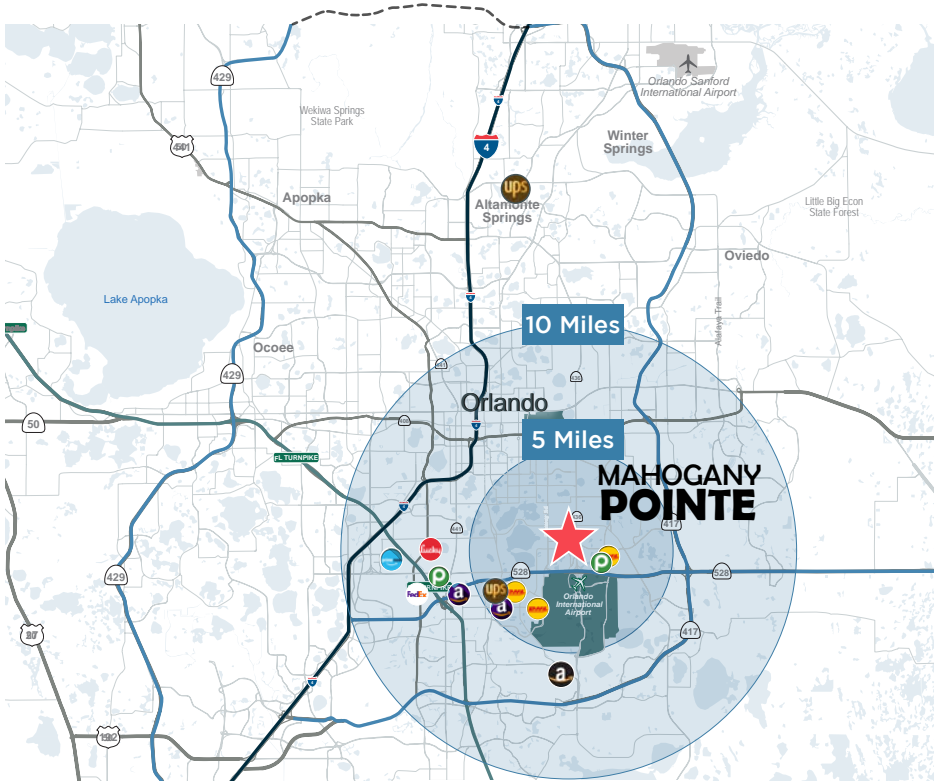
FEATURES:

- + 20 Dock-Levelers
- + 2,524 SF Office: Above Standard Finishes
- + Motion Sensor LED Lighting
- + Cross-Dock Loading
- + Ample Trailer Parking

## CENTRAL FLORIDA INDUSTRIAL MARKET

Orlando is one of the fastest growing industrial markets in the country. It's central location in the third most populous state has made Orlando the target for many regional and statewide distribution requirements. What makes Mahogany Pointe unique is that it combines this statewide reach while also being situated in an infill location that bodes incredibly well for last-mile and regional distribution.

More than 5 million people live within 50 miles of the region's core, with a 9.5% expected growth rate over the next five years—the highest of any region in the Southeast.



### STRATEGIC LOCATION FOR E-COMMERCE

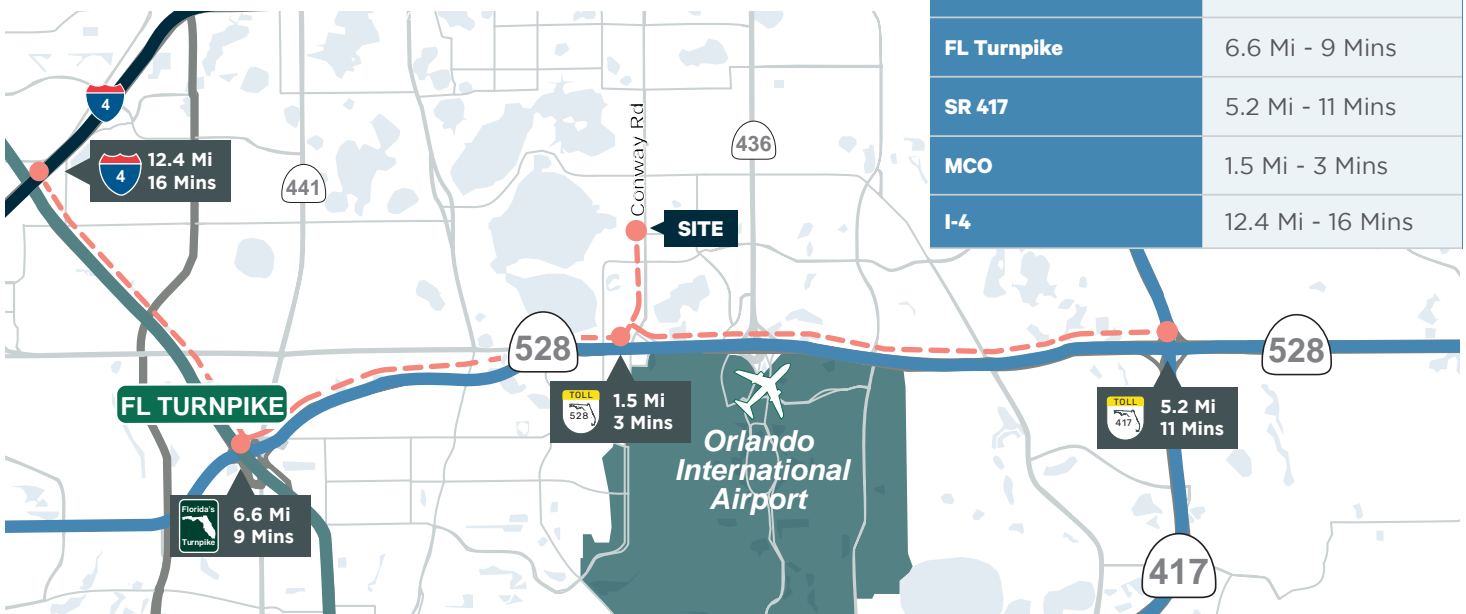
Mahogany Pointe is situated in the heart of Orlando within a 5 mile radius of major highway intersections, top e-commerce distribution/fulfillment centers, and the largest courier companies. This business park is uniquely capable to serve 1,706,109 residents in Central Florida.



### 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

### INSTANT HIGHWAY ACCESS



**Orlando International Airport**, one of the busiest airports in the country, is immediately south of the property. In 2019, OIA hosted a record 50.6 million passengers and 245,147 airfreight tons.

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INDUSTRIAL



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