



For lease

20,081 RSF Available Industrial Warehouse/Flex Space

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Signal Hill Industrial Warehouse/Flex Space



20,081 SF Available

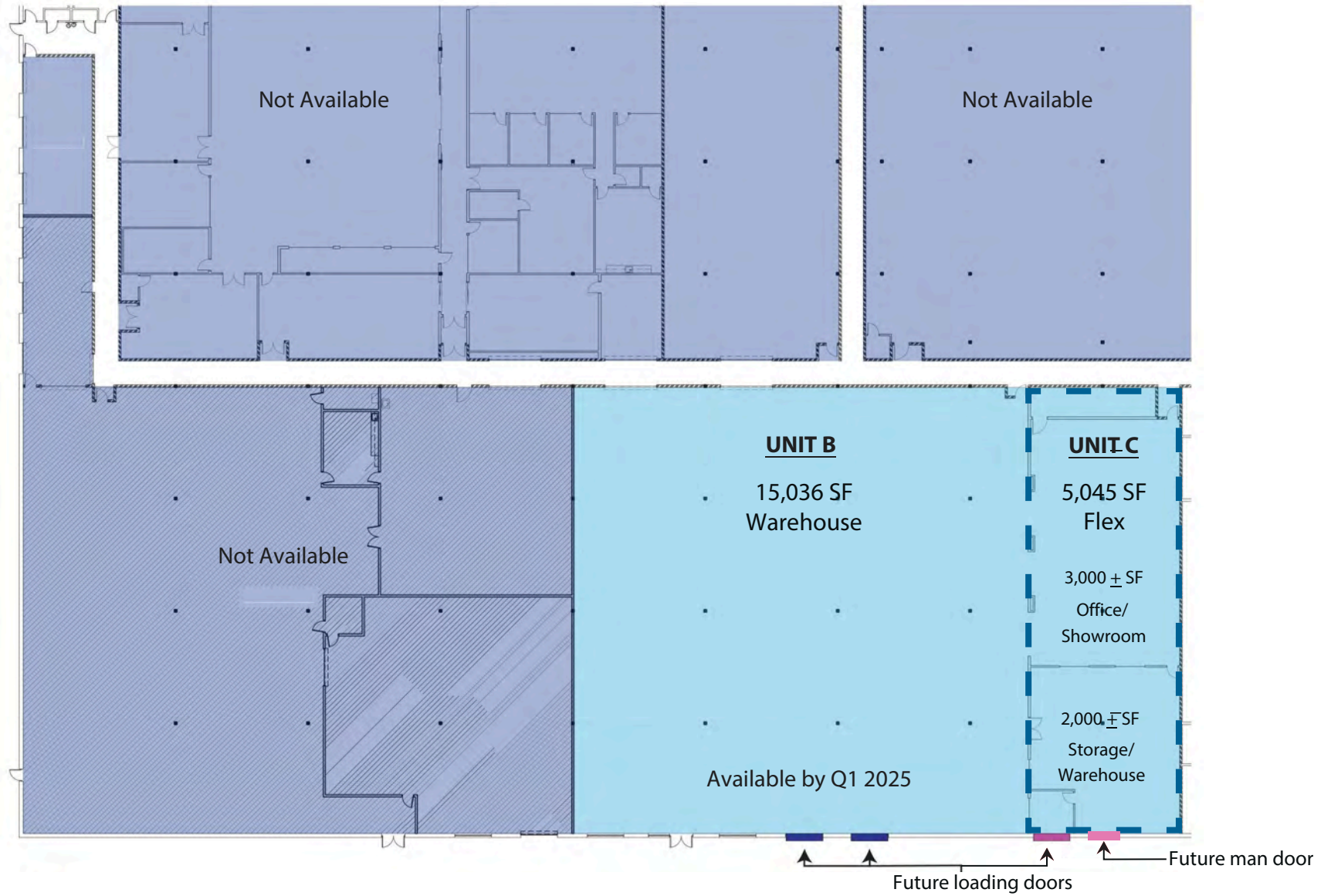
- Unit B: 15,036 SF Warehouse
 - 2 drive-in doors
- Unit C: 5,045 SF Flex
 - 3,000 ± SF office/showroom
 - 2,000 ± SF storage/whs
 - 1 drive-in door
 - 1 exterior man door

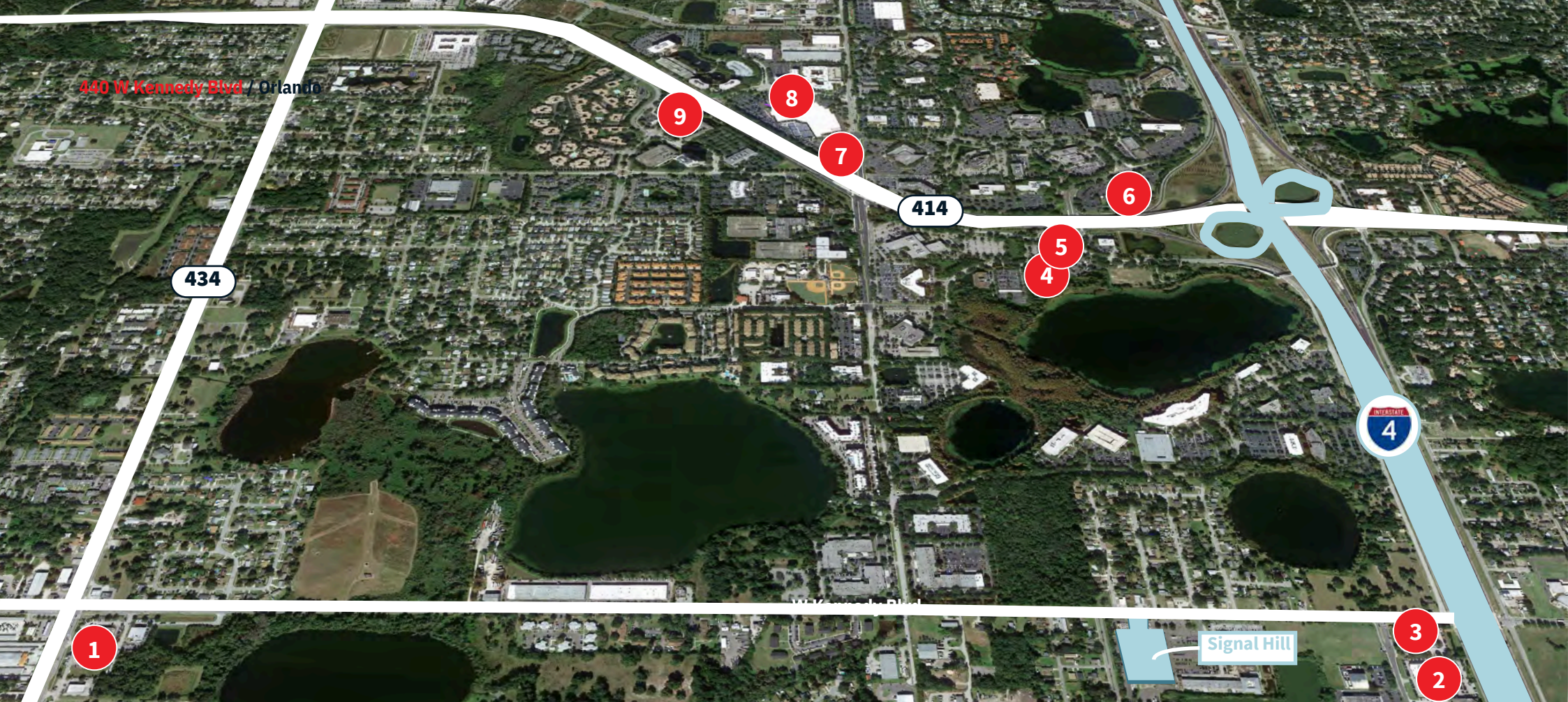
Building Highlights

- 116,742 SF data center facility on 9.71 acre I-1 zoned site
- 2 separate fiber vaults/closets provide access to 7 carriers that serve the building. Additional carriers available on the street.
- Built in 1985 and renovated in 2000.
- 13 MW electrical service with 9 massive 600 Amp 12.5 KV switches in place
- SOPREMA TORCH DOWN ROOF with 20 year warranty installed in 2009
- 24' interior clear height
- Advanced video surveillance system in place
- Fully secured with privacy fencing and security gate with key card access
- Ample parking
- Common area lounge with conference facility
- 100% HVAC or climate-control warehouse.

RBA	116,742 SF	Available Space	20,081 SF
Typical Bay Size	4,404 SF	Proposed Rollup Doors	3 (12'x14')
Column Spacing	30'7" x 36' Typical	Clear Height	24'
End Cap Bay	42'	T.I. Allowance	Available
Parking	125 Space (3.62/1,000 SF)	Occupancy	by Q1 2025

Floorplan





Location Highlights

- Orlando location reduces latency and reduces storm risk
Strategic central Florida location for network servicing and distribution
- IT staff based at Signal Hill can service all major Florida metros in 3 hours or less
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62 MILES
Daytona

80 MILES
Tampa

147 MILES
Jacksonville

226 MILES
Miami

1. Zaxby's
2. Orlando Mini
3. Land Rover Orlando
4. Homewood Suites by Hilton
5. Applebee's Grill + Bar
6. Sheraton Orlando North
7. Sam Sneads Oak Grill and Tavern
8. Orlando Ice Den
9. Chick-fil-a
10. Curry Bowl Orlando.

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