

BUILD-TO-SUITS - FOR SALE/LEASE

PAD B - 8621 Transport Drive - 50,336 SF existing and leased but can expand building by 40,000 SF

PAD D - 8643 Transport Drive - up to 141,660 SF - will consider smaller building with heavy car or truck parking

International Corporate Park (ICP), Orlando, FL 32832



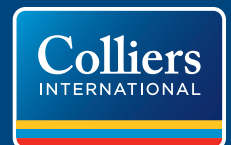
Now Pre-leasing Phase II

- Estimated completion date nine months after lease execution
- Rear load - front office
- Concrete tilt-wall construction
- Build-to-suit office
- Clear heights designed at 24' (Pad B) and 28' (Pad D) but can be modified
- ESFR fire sprinklers
- LED lights
- Possible exterior lay down areas
- Can decrease SF on Pad D to accommodate heavy car or trailer parking
- Will consider building smaller buildings on Pad D
- Will consider sale of completed building on Pad D or possible sale of Pad D site
- Easy access to SR 528 (Beachline Expressway), I-95, SR 427 (Eastern Beltway), Florida Turnpike, Orlando International Airport, and Port Canaveral

LEE MORRIS, SIOR, LEED AP
407.362.6122
lee.morris@colliers.com

Colliers International
255 South Orange Avenue
Suite 1300
Orlando, FL 32801
407.843.1723

www.colliers.com



Property Highlights

- Immediate access to the Beachline Expressway (SR 528) corridor, Florida Turnpike, and Interstate 4
- Only 12 minutes to Florida Turnpike via expressways (no stop lights or stop signs)
- Two buildings available:
 - Up to 40,000 SF rear load facility (Pad B)
 - Up to 141,660 SF rear load distribution center (Pad D)
- Free Trade Zone designation possible
- Water/Sewer: Orange County
- Electricity: OUC and Progress Energy
- Telephone: Bell South and AT&T
- Gas: TECO Peoples Gas
- Fire Protection: Orange County



Property Overview

BUILDING B EXPANSION

Building Size	50,336 SF existing and leased but can expand building by 40,000 SF
Office	BTS
Fire Sprinkler	ESFR fire sprinklers
Bay Sizes	42' x 52' typical 60' x 52' dock area
Loading	Rear
Dock Doors	18 (9' x 10')
Grade Doors	1 (to suit)
Clear Height	24' minimum (can be increased)
Building Depth	120'
Truck Court	180' shared concrete
Truck Apron	180' shared concrete
Trailer Stalls	Ample truck court
Construction	Tilt-wall
Roof	Single ply TPO membrane 1.5' deck - 22 gauge
Lighting	T-5 or LED
Floor	Concrete slab on gravel
Dock Equipment	Build-to-suit
Sewer	6" sanitary
Water	2" domestic line
Electric	480/277v 800 amp



BUILDING D

Building Size	Up to 141,660 SF
Office	BTS
Fire Sprinkler	ESFR fire sprinklers
Bay Sizes	42' x 52' typical 60' x 52' dock area
Loading	Rear
Dock Doors	48
Grade Doors	2 (to suit)
Clear Height	28' minimum (can be increased)
Building Depth	180'
Truck Court	180' shared concrete
Truck Apron	180' shared concrete
Trailer Stalls	TBD (trailer yard can be added in lieu of building size)
Construction	Tilt-wall
Roof	Single ply TPO membrane 1.5' deck - 22 gauge
Lighting	T-5 or LED
Floor	Concrete slab on gravel
Dock Equipment	Build-to-suit
Sewer	6" sanitary
Water	2" domestic line
Electric	480/277v 800 amp





LEE MORRIS, SIOR, LEED AP
407.362.6122
lee.morris@colliers.com

COLLIERS INTERNATIONAL
255 South Orange Avenue
Suite 1300
Orlando, FL 32801
407.843.1723
www.colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.