



FOUNDRY
COMMERCIAL



**PRINCETON
OAKS**

**MID-TOWN ORLANDO'S
NEWEST INDUSTRIAL PARK**

PHASE 2B

23,502 - 148,270 SF AVAILABLE



PHASE 2B

COMING SOON

Princeton Oaks offers easy access to Orlando's primary roadways, and has proven effective for last mile logistics users as well as local businesses. Local developer Foundry Commercial and capital partner Prudential have designed.

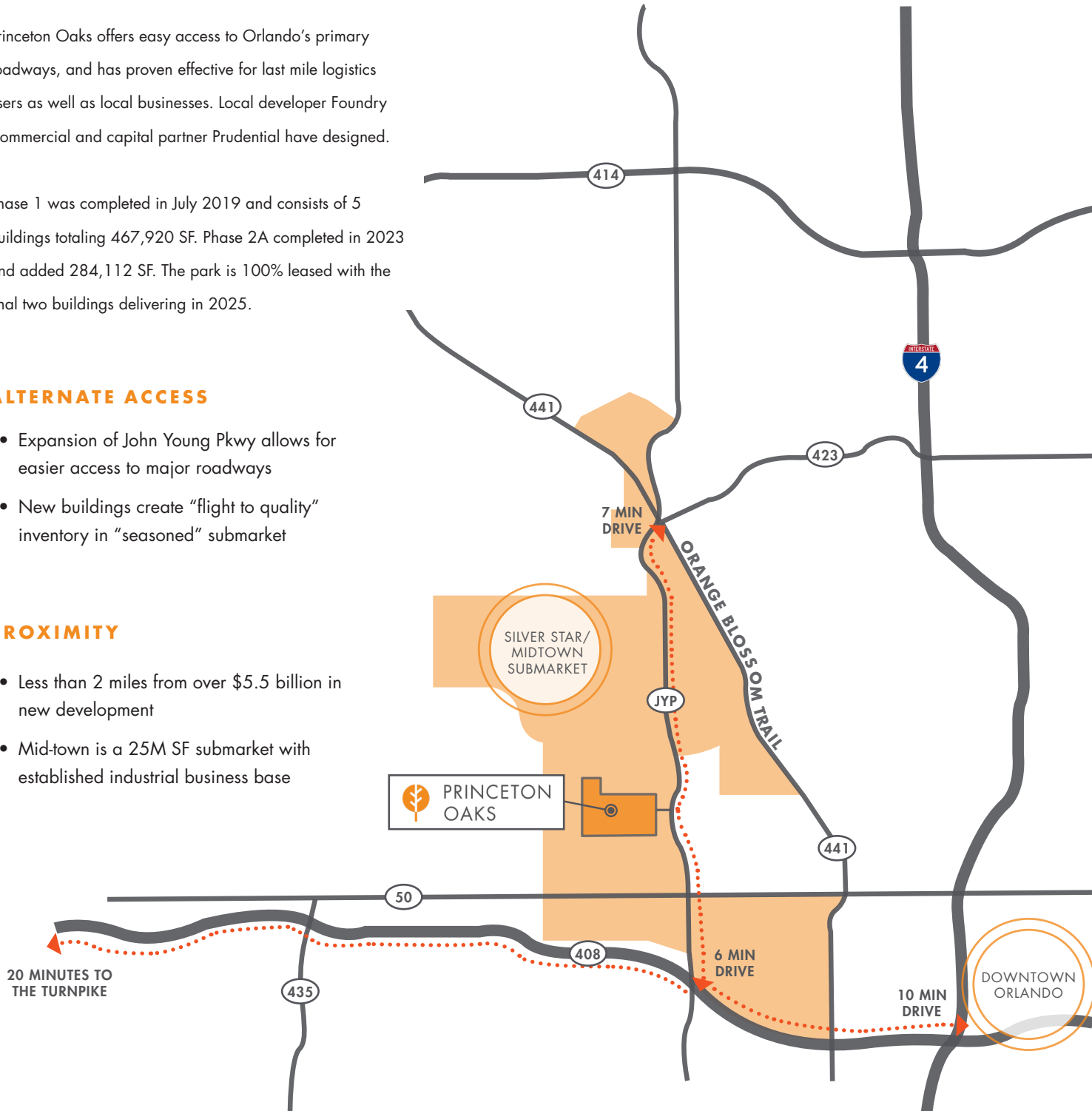
Phase 1 was completed in July 2019 and consists of 5 buildings totaling 467,920 SF. Phase 2A completed in 2023 and added 284,112 SF. The park is 100% leased with the final two buildings delivering in 2025.

ALTERNATE ACCESS

- Expansion of John Young Pkwy allows for easier access to major roadways
- New buildings create "flight to quality" inventory in "seasoned" submarket

PROXIMITY

- Less than 2 miles from over \$5.5 billion in new development
- Mid-town is a 25M SF submarket with established industrial business base





PARK SPECIFICATIONS

CLEAR HEIGHT	32'
BUILDING TYPE	Rear loading, dock-high doors and front load, grade-level doors
COLUMN SPACING	50'x 50'
LIGHTING	Interior, Exterior LED
SPRINKLER	ESFR Fire Protection

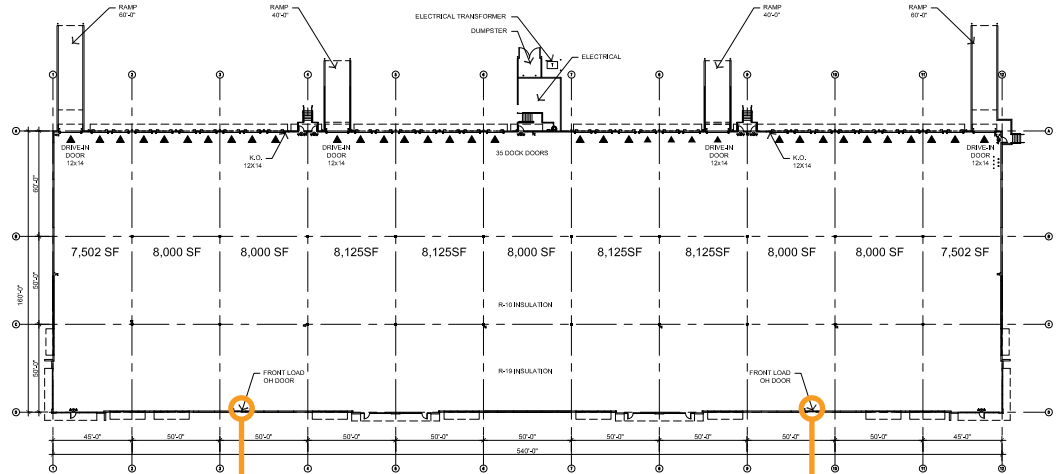
- ✓ INTERMEDIARY RAMPS
- ✓ SPEC OFFICES WITH SHELL
- ✓ TENANT-READY Q2 2025

AVAILABILITY

PHASE 2B

BUILDING 900

TOTAL SF: 87,504 SF
 CONCRETE SLAB: 6" Slab (4,000 PSI)
 OVERHEAD DOORS: 35 Rear-loading Dock high (9'x10')
CLEAR HEIGHT: 32'
 COLUMN SPACING: 50 x 40'
 60' speed bay
 DIMENSIONS: 160' x 540'
 PARKING RATIO: 1.3 / 1,000
 FIRE: ESFR
 LIGHTING: LED
 OTHER: Four 12' x 14' ramps

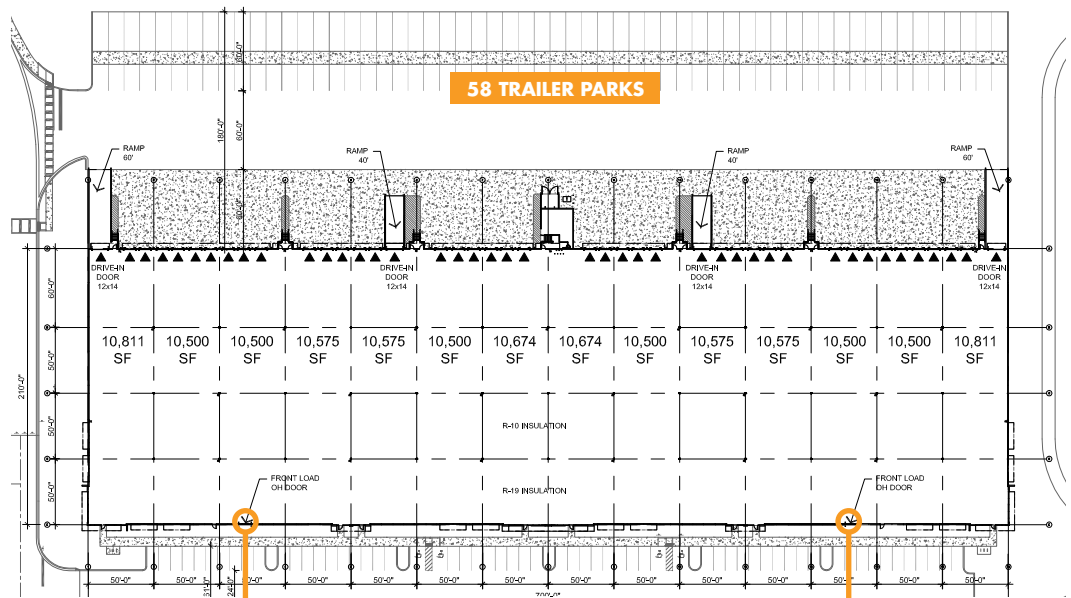


AVAILABILITY

AVAILABLE: 23,502 - 87,504 SF
 OFFICE SF: B-TS
 TRUCK COURT DEPTH: 120' Standalone
 OVERHEAD DOORS: 35 Rear-loading, Dock high (9' x 10')
 RAMP DOORS: 12' x 14'
 GRADE LEVEL DOORS: Located on the front of the building

BUILDING 1000

TOTAL SF: 148,270 SF
 CONCRETE SLAB: 6" Slab (4,000 PSI)
 OVERHEAD DOORS: 43 Rear-loading Dock high (9'x10')
CLEAR HEIGHT: 32'
 COLUMN SPACING: 50 x 50'
 60' speed bay
 DIMENSIONS: 210' x 700'
 PARKING RATIO: 1.3 / 1,000
 FIRE: ESFR
 LIGHTING: LED
TRAILER PARKS: 58
 OTHER: Four 12' x 14' ramps



AVAILABILITY

AVAILABLE: 42,386 - 148,270 SF
 OFFICE SF: B-TS
 TRUCK COURT DEPTH: 120' Standalone
 OVERHEAD DOORS: 43 Rear-loading, Dock high (9' x 10')
 RAMP DOORS: 12' x 14'
 GRADE LEVEL DOORS: Located on the front of the building

WHY PRINCETON OAKS

VALENCIA COLLEGE
LABOR/JOB SKILLS



POWER / WATER



CONNECTIVITY



SEWER

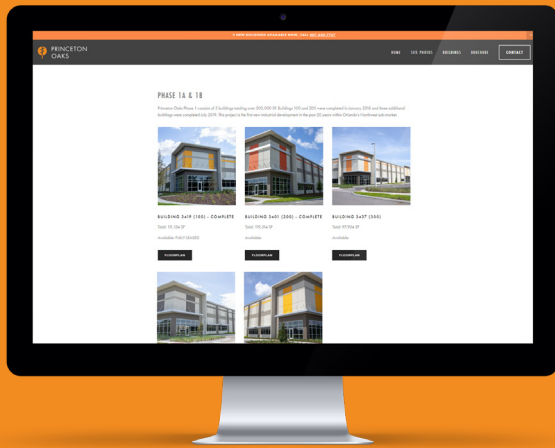


MUNICIPALITY



CLICK OR SCAN HERE to learn more about the Valencia College Accelerated Skills Training programs located at Princeton Oaks.





Find aerial videos of the site,
updated leasing info, and more:

PRINCETONOAKSINDUSTRIAL.COM

CALL TODAY FOR MORE INFO:

JUSTIN RUBY, SIOR, CCIM
407.540.7727
Justin.Ruby@foundrycommercial.com

JOEY WOODMAN
407.748.5888
Joey.Woodman@foundrycommercial.com

TRAVIS HAMMOND
407.401.1707
Travis.Hammond@foundrycommercial.com

A DEVELOPMENT BY:

FOUNDRY
COMMERCIAL

FOUNDRY COMMERCIAL
420 S Orange Ave, Suite 400
Orlando, FL 32801

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.