



ARES
INDUSTRIAL
MANAGEMENT

1401 TRADEPORT DR.

ORLANDO, FL 32824

FOR LEASE | 202,726 - 343,623 SF | Class A Warehouse Facility | Active Rail Serving Property



FOUNDRY
COMMERCIAL

JUSTIN RUBY, SIOR, CCIM
Partner
407-865-0311

JOEY WOODMAN
Senior Vice President
407-748-5888

TRAVIS HAMMOND
Vice President
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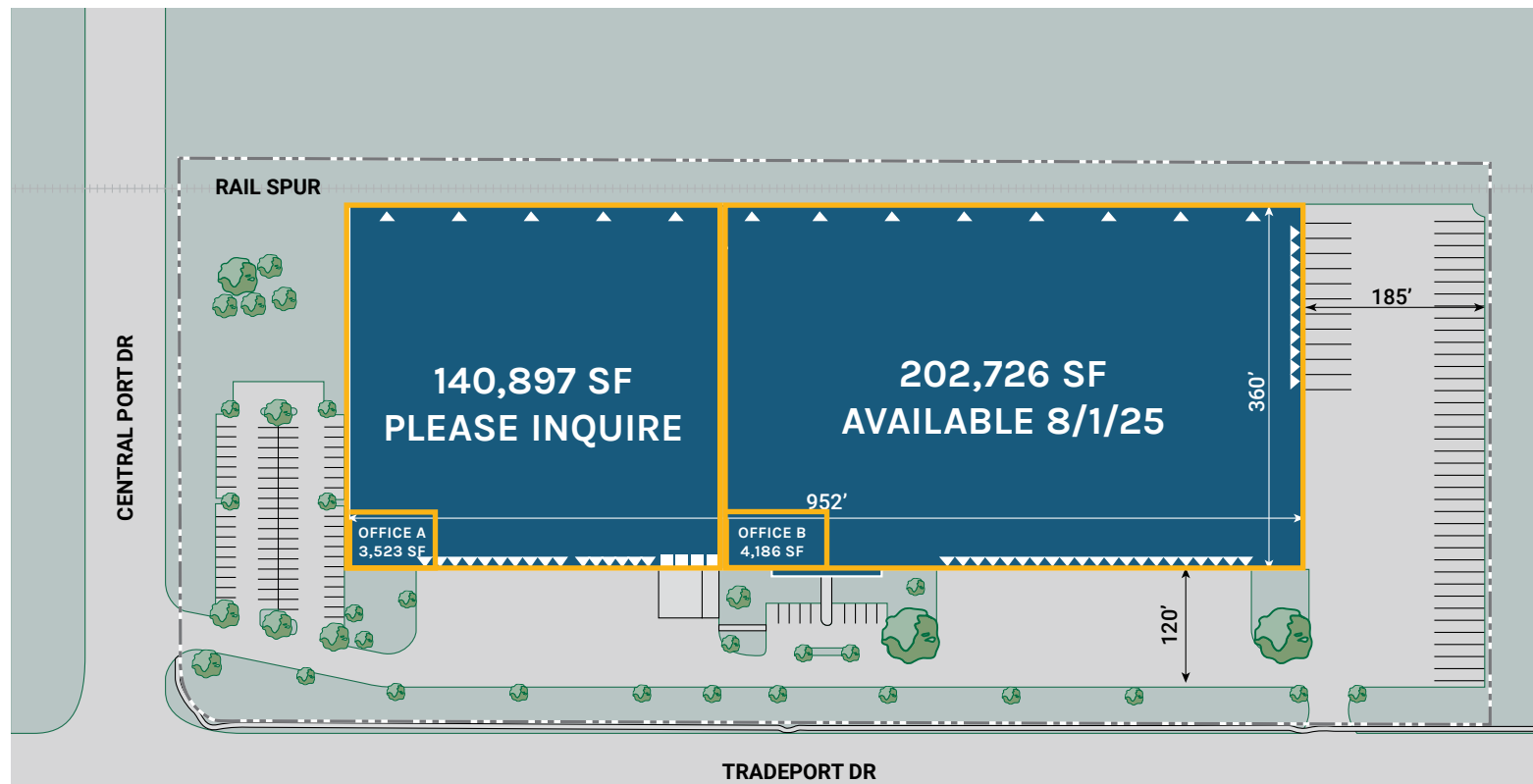
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Property FEATURES

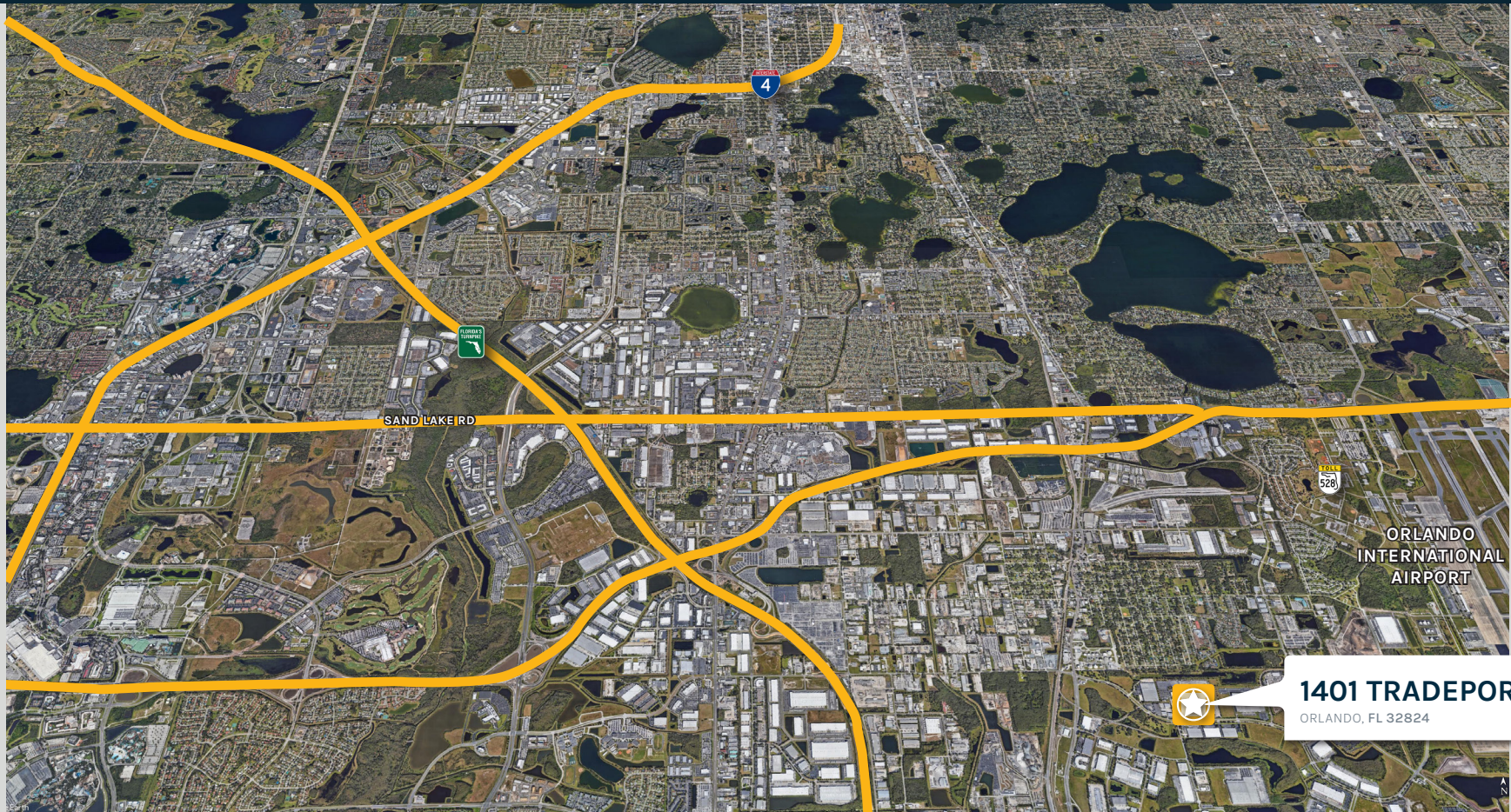
- Offices of 4,186 & 3,523 SF
- 34' Clear Height
- 360' Building Depth
- 60' Column Spacing
- Front/Side Load
- 31 - 50 Dock High Doors
- 3 Van High Doors
- 8 - 13 Active Rail Doors
- 38 Trailer Spaces
- .25/1,000 SF Car Parking
- 120' - 185' Truck Court Depth
- Rail Served
- LED/T8 Fluorescent Lighting
- 277 Amps



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Location HIGHLIGHTS

- AIPO is the ideal location for companies with distribution and manufacturing requirements
- Extremely infill location proximate to critical demand drivers including Orlando International Airport (5 minutes), the Beachline Expresway 528 (6 minutes), Central Florida Greenway 417 (9 minutes), and the Florida Turnpike (10 minutes)
- Just 8 miles to I-4, Central Florida's main transportation artery
 - Within 250 miles, occupiers can reach 21 million people or 8.3 million households
 - Nearly all of Florida is within a four-hour drive by connecting with I-75 and I-95
- Situated in close proximity to Lake Nona and Medical City in Southeast Orange County



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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