

FIRST 417

LOGISTICS PARK

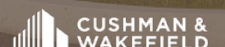
SR 417 ORLANDO, FL 32829

**NEARLY
1-MILE OF
DIRECT
HIGHWAY
FRONTAGE**

FOR LEASE

UP TO 2.7 MILLION SF
SITE WORK IN PROGRESS

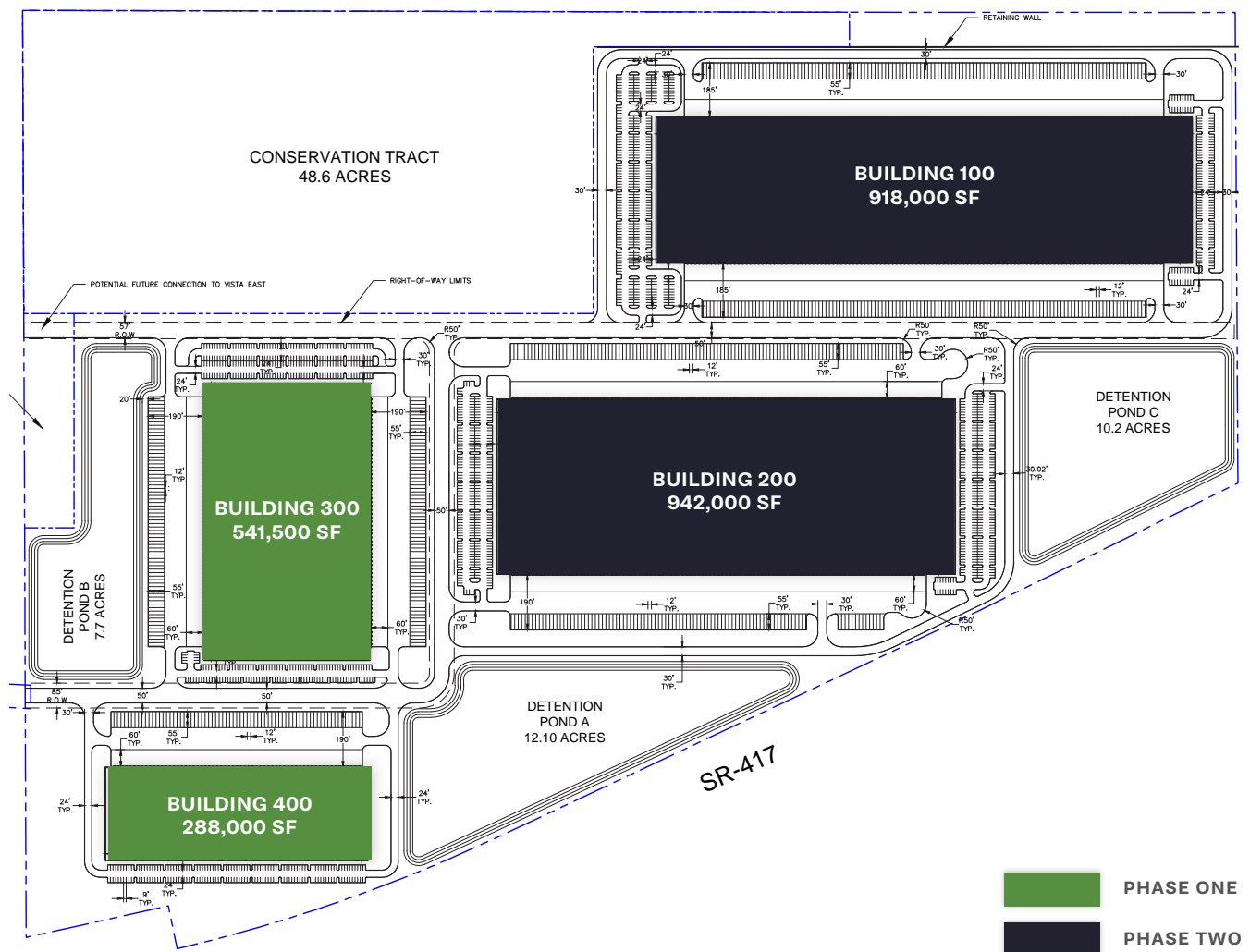
Developed by:



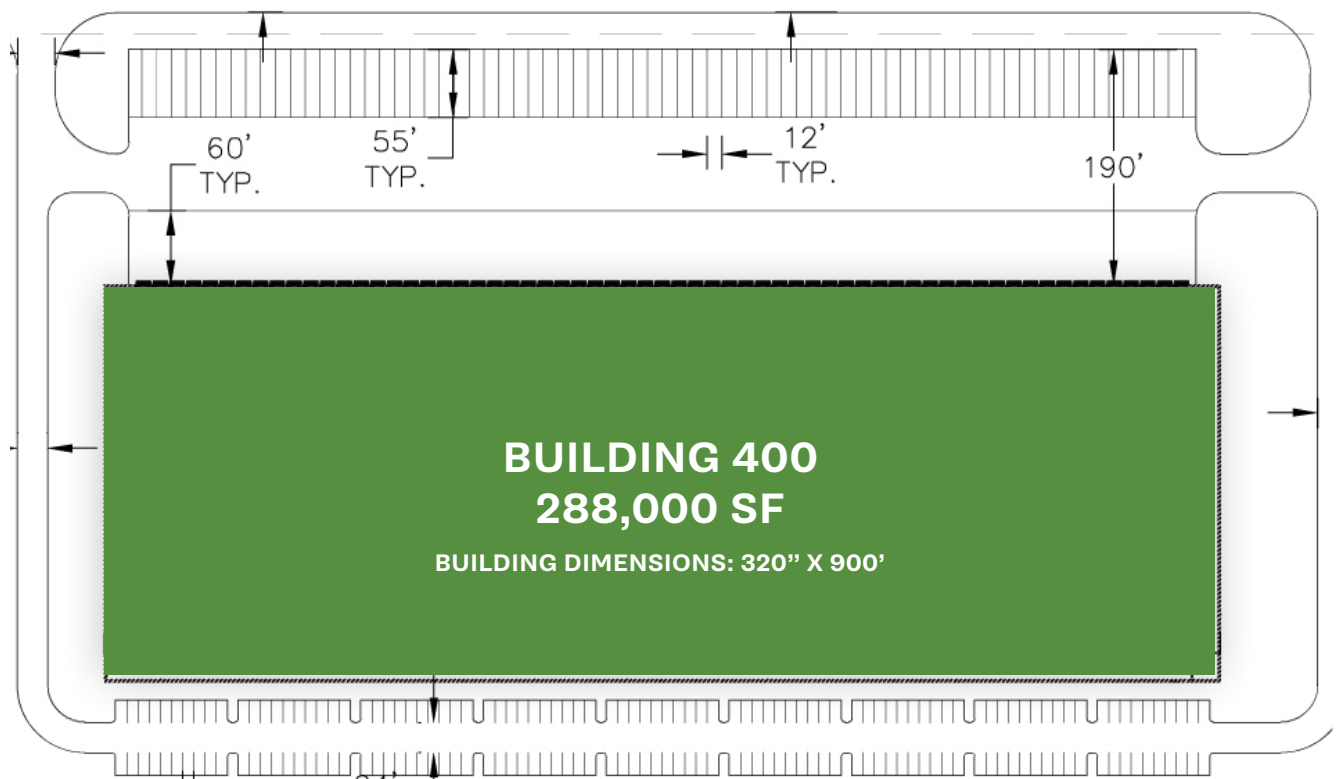
SITE PLAN A

First 417 Logistics Park is a new state-of-the-art industrial development servicing an untapped market for bulk distribution within Orlando.

Encompassing roughly 240 acres, First 417 Logistics Park is capable of servicing users ranging from 50,000-942,000 sf, and provides immediate access to major arterial roads SR-417 and SR-528.







BUILDING 400 | 288,000 SF



Building
Dimensions:
320' x 900'



36' Clear



190' Truck
Court



60' Concrete
Apron



180 Auto Parks
(Conduit installed for
electric charging stations)



63 Dock
Doors



Duke
Electricity



73 Off Dock
Trailer Spots



8" Steel
Reinforced
Slab



3,000 Amps
3 Phase 480v
Power



54' x 50' Column
Spacing with 60'
Speed Bay



Office: To-Suit



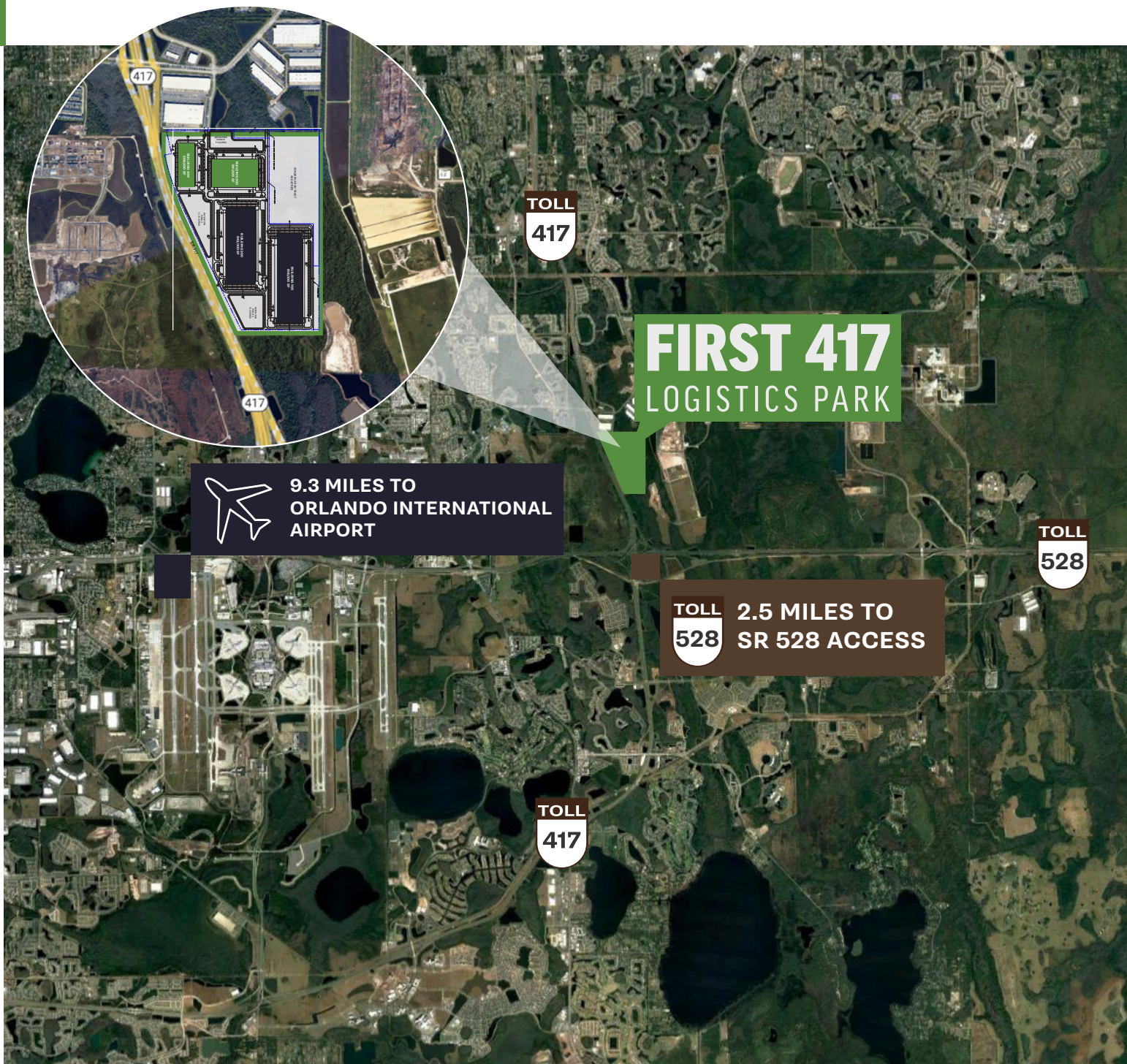
Underground
Conduit for
Guard Shack



Orange County
Water/Sewer

EXCITING NEW CLASS-A LOGISTICS PARK WITH SUPERIOR ACCESS

First 417 Logistics Park is located immediately adjacent to State Road 417 between Lee Vista Boulevard and State Road 528. The project is designed to be a state-of-the-art logistics park with direct highway exposure, and unparalleled reach of population centers within Florida. The project will consist of up to 2.7 million square feet of industrial development centrally located within one of the most vibrant economies within the State of Florida.



KEY TRAVEL DISTANCES

First 417 Logistics Park is located in the heart of one of the fastest growing cities in the United States, and is uniquely positioned to suit the needs of users seeking to establish a foothold in the changing landscape. Located in immediate proximity to SR-417 and SR-528, this park provides unparalleled access to the major population centers of Florida, and provides access to 20+ million consumers within a four-hour drive time. Though on the perimeter of traditional in-fill industrial submarkets, First 417 Logistics Park provides immediate highway access, and redundancy of access allowing users to access more customers in less time than conventional alternatives.

1 TRANSPORTATION

- SR 417 - 0.5 mi
- SR 528 - 2.5 mi
- SR 408 - 5.2 mi
- FL Turnpike - 14.0 mi
- I-4 - 18.8 mi

2 INTERNATIONAL DRIVE

- Tourism Corridor - 23.8 mi
- Orange County Convention Center - 23.1 mi
- Universal Orlando - 27.2 mi

3 ORLANDO INTERNATIONAL AIRPORT

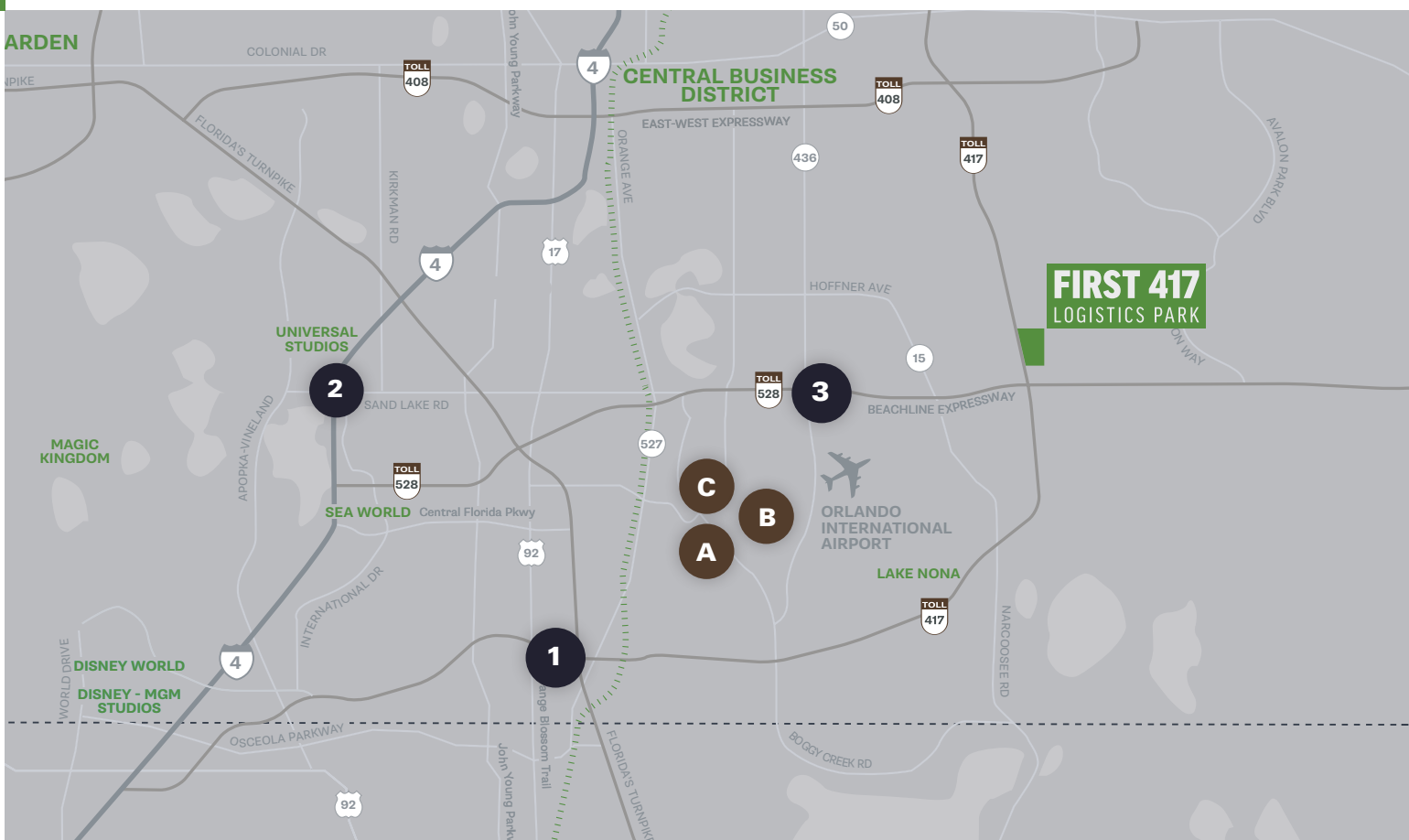
- Recently completed Terminal C
- Brightline

LOCAL SHIPPING PROVIDERS

A USPS (11.2 MILES)

B FEDEX (11.6 MILES)

C UPS (11.3 MILES)



ABOUT FIRST INDUSTRIAL

As a leading provider of industrial real estate, we own, operate and have under development millions of square feet of logistics properties, with a local presence in the top industrial markets across the United States.

Since our founding in 1994, our buildings have been home to a range of Fortune 500 companies to small commercial firms. As an industry leader, First Industrial is dedicated to helping businesses stay ahead of their rapidly evolving real estate requirements. Through our established platform and experienced and talented professionals, we offer creative ways to address industrial real estate challenges to help our customers manage and grow their businesses. We also provide unmatched speed, service and responsiveness and have a track record of customer service excellence.



**LEADING
OWNER, OPERATOR
& DEVELOPER OF
LOGISTICS
REAL ESTATE**

FIRST 417

LOGISTICS PARK

LET'S CHAT

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