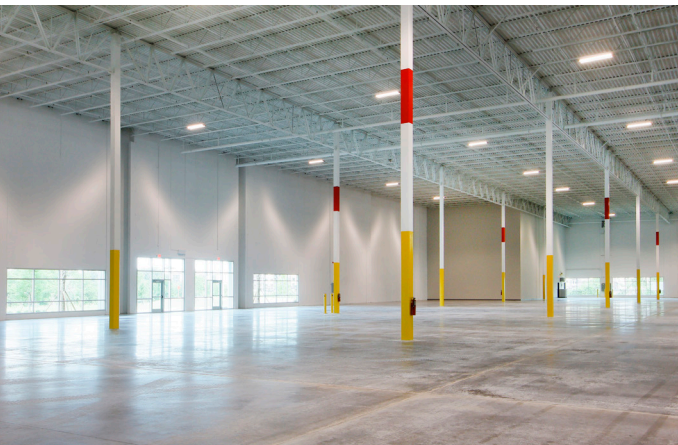




FIRST LOOP LOGISTICS PARK

1301-1737 FLORA BLVD., KISSIMMEE, FLORIDA

AVAILABLE NOW



LEASING INQUIRIES:

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FIRST LOOP LOGISTICS PARK

A LOGISTICS DREAM

WITH LESS TRAFFIC & MORE ACCESS OPTIONS

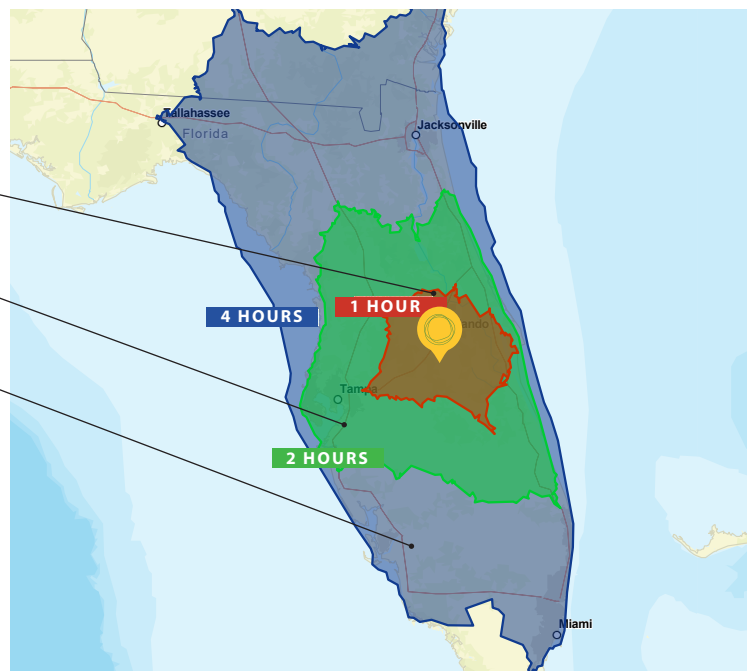
First Loop Logistics Park is a development of Chicago-based REIT, First Industrial Realty Trust. First Industrial is dedicated to helping businesses stay ahead of their rapidly evolving real estate requirements. Through new construction, move-in ready spaces and build to suits, their success is tied to their ability to attract and retain customers for their properties. A company's supply chain network has never been more critical than it is today, that is why First Industrial is focused on high quality, well located properties in the nations top markets. **Learn more at www.firstindustrial.com or NYSE: FR**

**IF ACCESS & LABOR ARE
ESSENTIAL FOR YOUR
CENTRAL FLORIDA
SPACE, YOU WON'T FIND
A BETTER LOCATION.**

DEMOGRAPHICS

1 HOUR DRIVE RADIUS TOTAL POPULATION:	3,427,550
2 HOUR DRIVE RADIUS TOTAL POPULATION:	9,843,532
4 HOUR DRIVE RADIUS TOTAL POPULATION:	20,471,979

**OVER 20 MILLION
PEOPLE LIVE WITHIN A
4 HOUR DRIVE OF FIRST
LOOP LOGISTICS PARK**



ABOUT THE PARK

First Loop Logistics Park encompasses 21st century architecture for efficiency and image, infill location for access to labor and primary roadways and flexible design to attract a variety of companies.

TOTAL SF:	344,349 SF
NUMBER OF BUILDINGS:	4 - One Phase Development
BUILDING TYPE:	Rearload
CLEAR:	32'
PARKING:	1.1 / 1,000

TRAVEL TIME TO DISTRIBUTION HUBS

TAMPA	1.3 hours	75 miles
JACKSONVILLE	2.5 hours	165 miles
MIAMI	3.15 hours	225 miles
ATLANTA	6.5 hours	450 miles



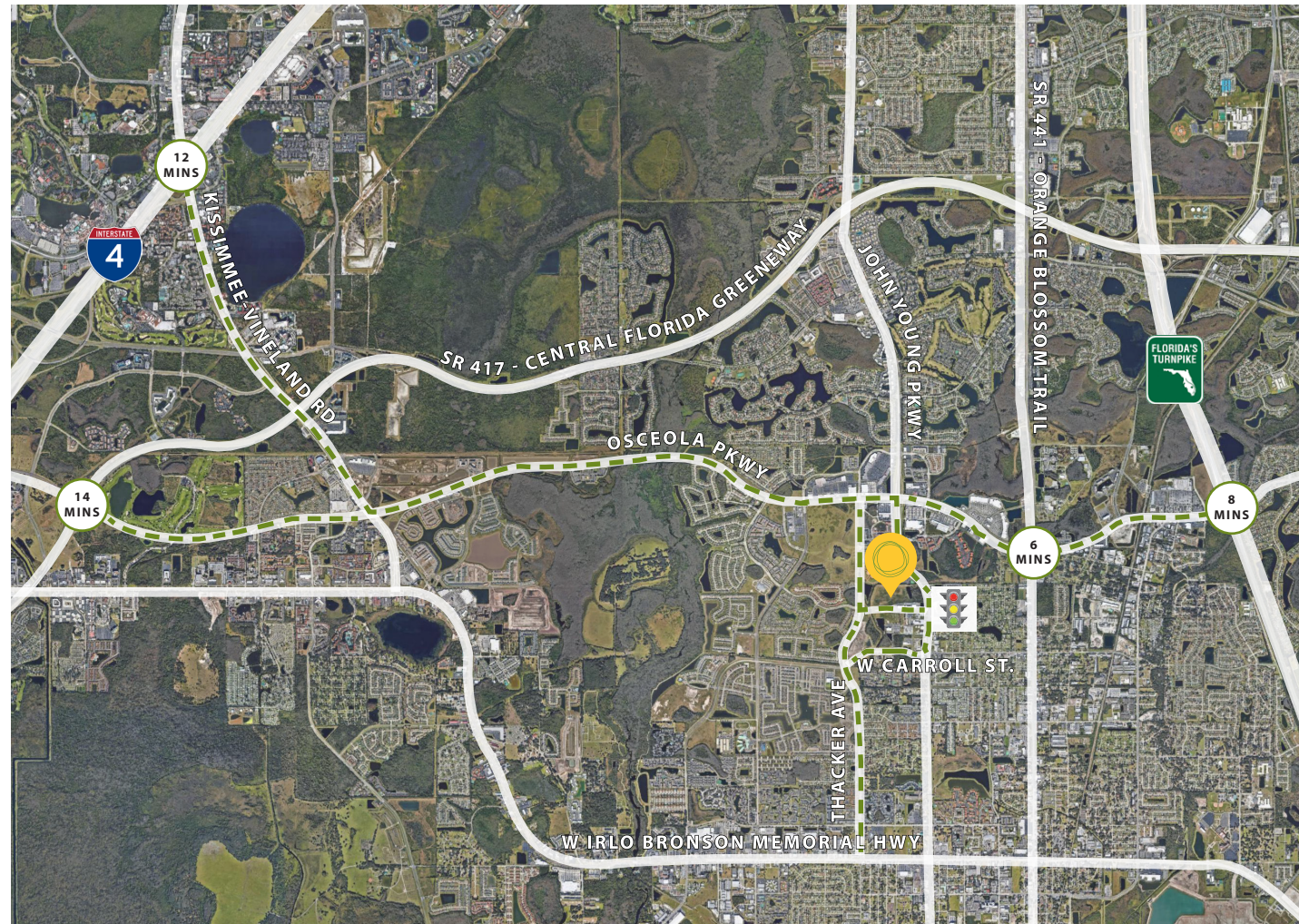
SOUTH ORLANDO ACCESS

MAJOR ROADWAYS

ORANGE BLOSSOM TRAIL	6 minutes	1.9 miles
FL TURNPIKE	8 minutes	3.2 miles
I-4	12 minutes	8.2 miles
SR 417	14 minutes	7.4 miles

DEMAND DRIVERS

DISNEY WORLD	15 minutes	8.7 miles
CONVENTION CENTER	20 minutes	10.4 miles
MCO AIRPORT	22 minutes	15.9 miles
UNIVERSAL STUDIOS	30 minutes	12.6 miles
DOWNTOWN ORL	32 minutes	18.2 miles



FIRST LOOP LOGISTICS PARK

DESIGNED FOR LOGISTICS

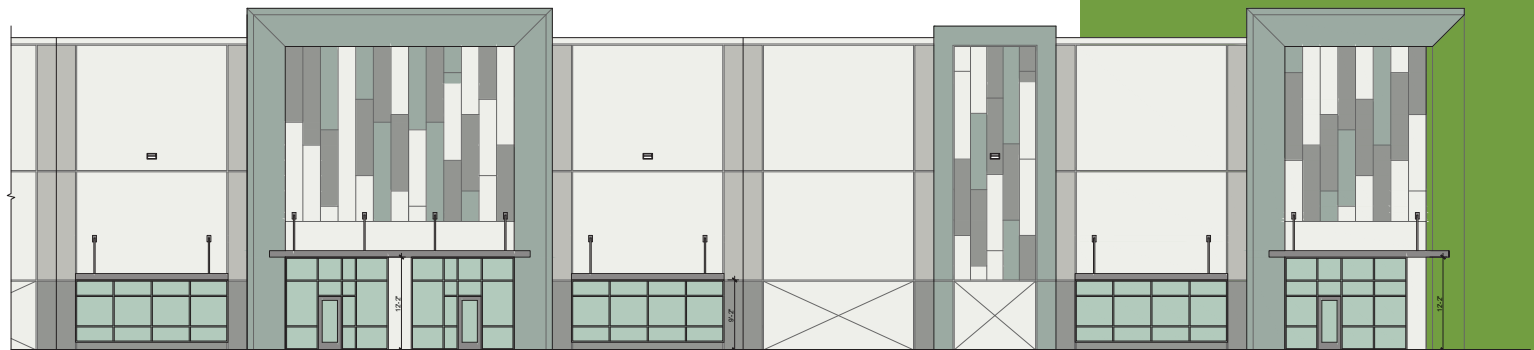
CLASS-A REAR LOAD BUILDINGS



PARK SPECIFICATIONS

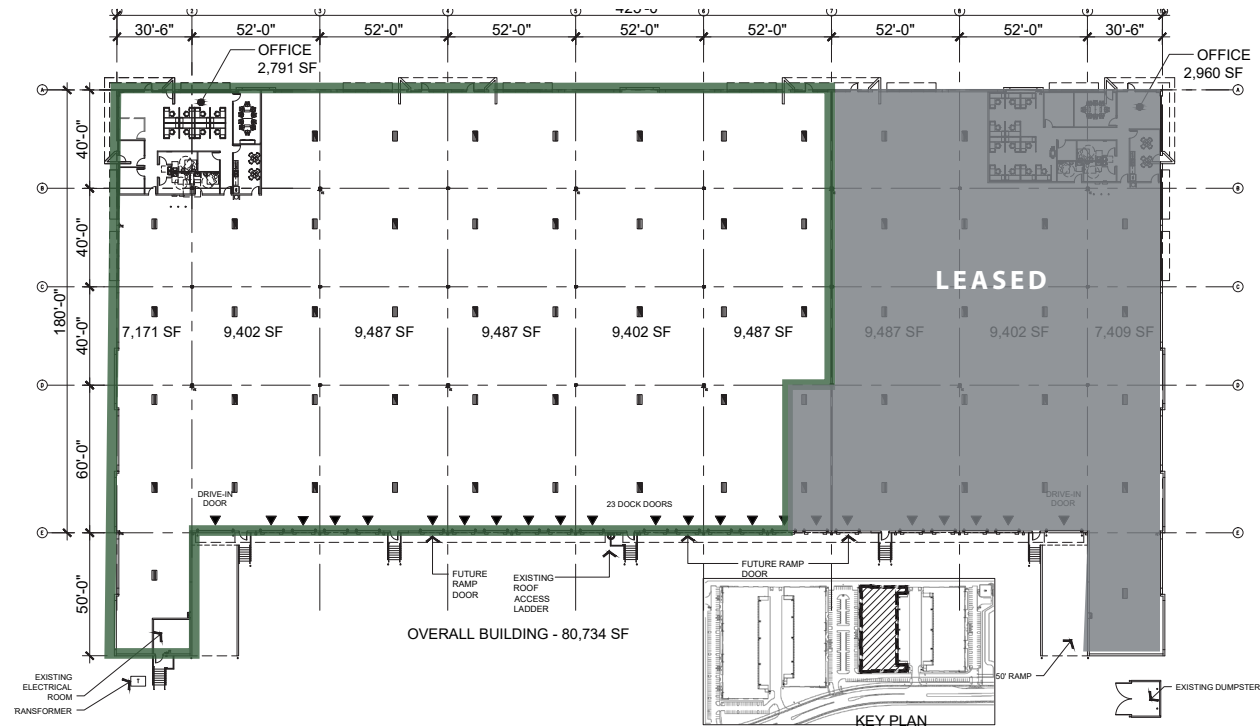
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★ - Ingress/Egress

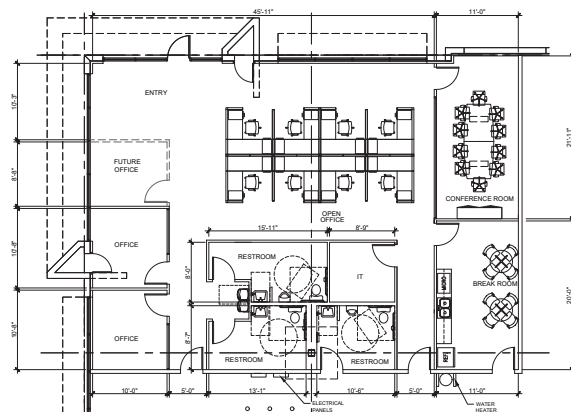


FLOOR PLANS

BUILDING II



2,791 SF OFFICE



BUILDING II

TOTAL SF AVAILABLE:	53,637
OFFICE SF AVAILABLE:	2,791
BUILDING TYPE:	Rear Load
BUILDING DEPTH:	180'
CLEAR:	32'
COLUMN WIDTH:	52'
OVERHEAD DOORS:	16 (1 Ramps)
TRUCK COURT DEPTH:	180'
FIRE PROTECTION:	ESFR
LIGHTING:	LED
CLERESTORY WINDOWS:	Yes



FIRST LOOP
LOGISTICS PARK

FLOOR PLANS

This detailed floor plan shows the overall building layout. The leased area, shaded in grey, includes a large central space and two office areas at the top. The right side of the plan shows unleased areas, including another office and several large open spaces. The bottom of the plan features a drive-in door, dock doors, and various utility and access points.

Overall Building - 106,943 SF

Leased Area:

- Office (Top Left): 2,782 SF
- Office (Top Right): 2,980 SF
- Leased Area (Center): 10,888 SF, 9,401 SF, 9,401 SF, 9,482 SF, 9,482 SF, 9,397 SF

Unleased Area:

- Unleased Area (Right): 9,482 SF, 9,482 SF, 9,401 SF, 9,401 SF, 11,126 SF

Other Features:

- Transformer
- Existing Electrical Room
- Drive-in Door
- 31 Dock Doors
- Future Ramp Door
- Existing Roof Access Ladder
- Future Ramp Door
- 50' Ramp
- Existing Dumpster

[illegible]

FIRST LOOP
LOGISTICS PARK