

# 2002 Directors Row

ORLANDO, FLORIDA 32809

181,930 sq. ft.  
AVAILABLE

27 total  
DOCK DOORS

5,073 sq. ft.  
MAIN OFFICE AREA

9.21  
ACRE SITE

24' to 28'  
CLEAR HEIGHT

296'  
BUILDING DEPTH

## Features

A 181,930 sq. ft. building  
on a 9.21 acre lot.

Efficient operations with  
27 dock doors.

Ample parking for 103 cars

160' Truck Court Fully Fenced

Located in Orlando Central Park

Excess Land for Storage Available



## WHO WE ARE

# More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



## Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



## The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



## Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



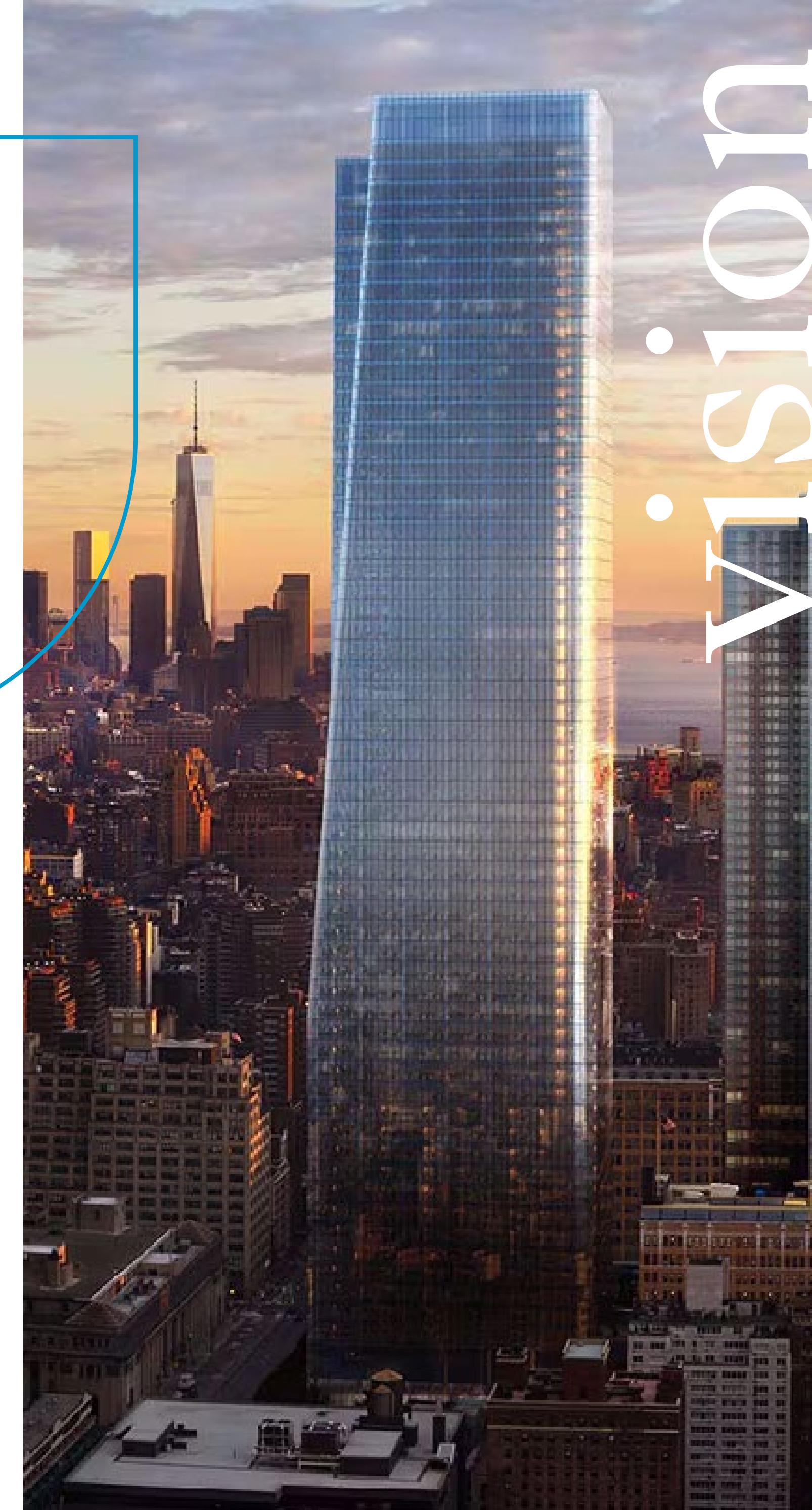
## Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

**74M+**  
square feet of logistics space

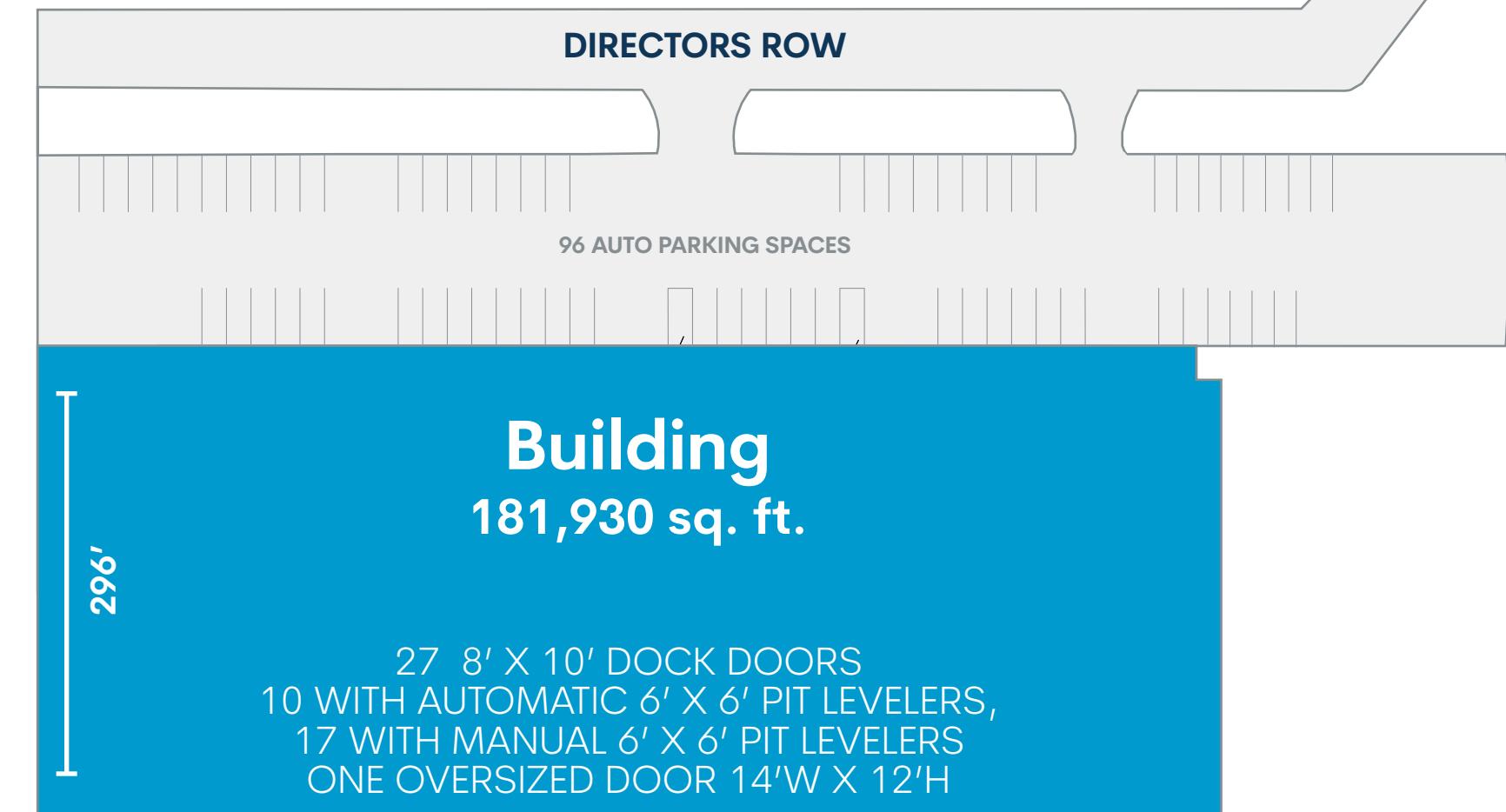
**550+**  
warehouse, distribution and cold storage properties

**90M+**  
square foot development pipeline



# Building Specifications

Building Size	181,930 sq. ft.
Available	181,930 sq. ft.
Office Space	5,073 sq. ft.
Site	9.21 Acres
Clear Height	24' to 28'
Building Depth	296'
Column Spacing	Main Warehouse 50'W x 40' D Expansion Warehouse 50'D -37-50'W
Dock Doors	27 (8' x 10') doors
Ramps	1 Ramp 14'-10" Wide x 12'-8" High
Truck Court	160' Fully Fenced
Outside Storage	1.02 acres of land potential, engineered
Loading	Front Load
Trailer Parking	35+
Automobile Parking	103 spaces
Sprinklers	ESFR capable
Lighting	New LED fixtures on motion sensors
Power:	277/480V, 3-Phase, 800 Amps



103  
Automobile  
Parking

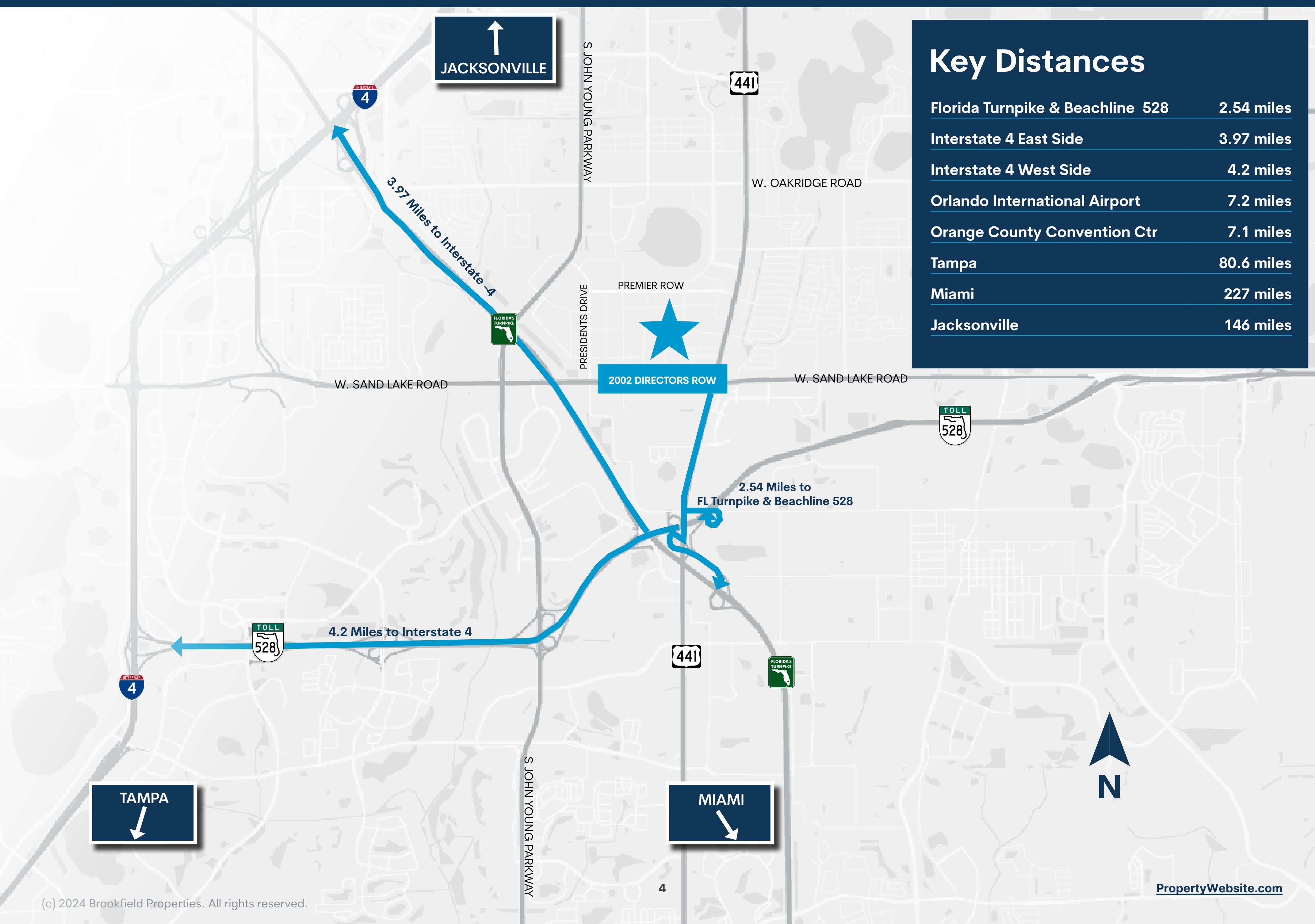
35  
Trailer  
Parking

24' - 28'  
Clear  
Height

50'x40'  
50'x37'  
Column  
Spacing

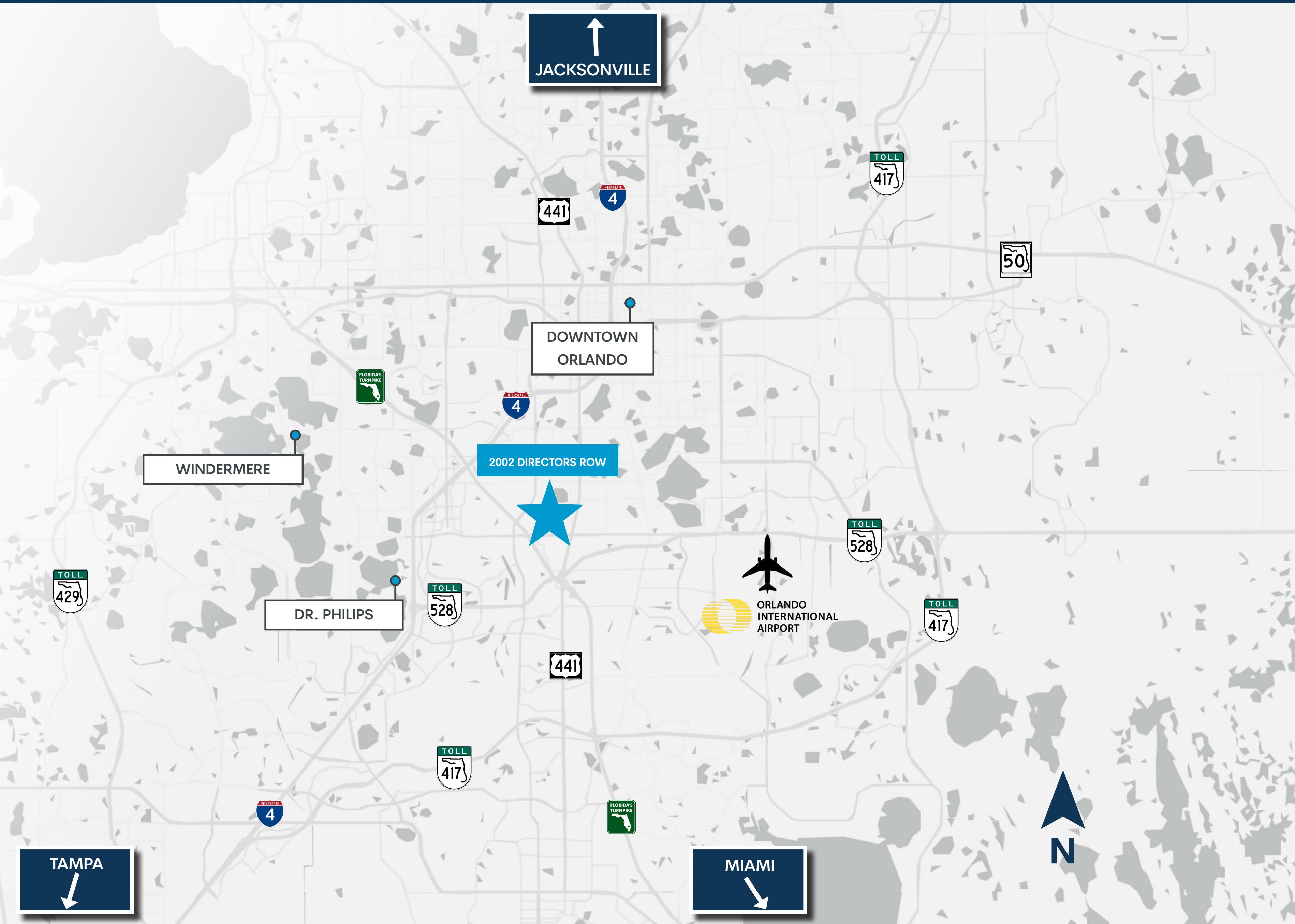
27  
Dock Doors/  
column space

160'  
Truck Court  
Depth

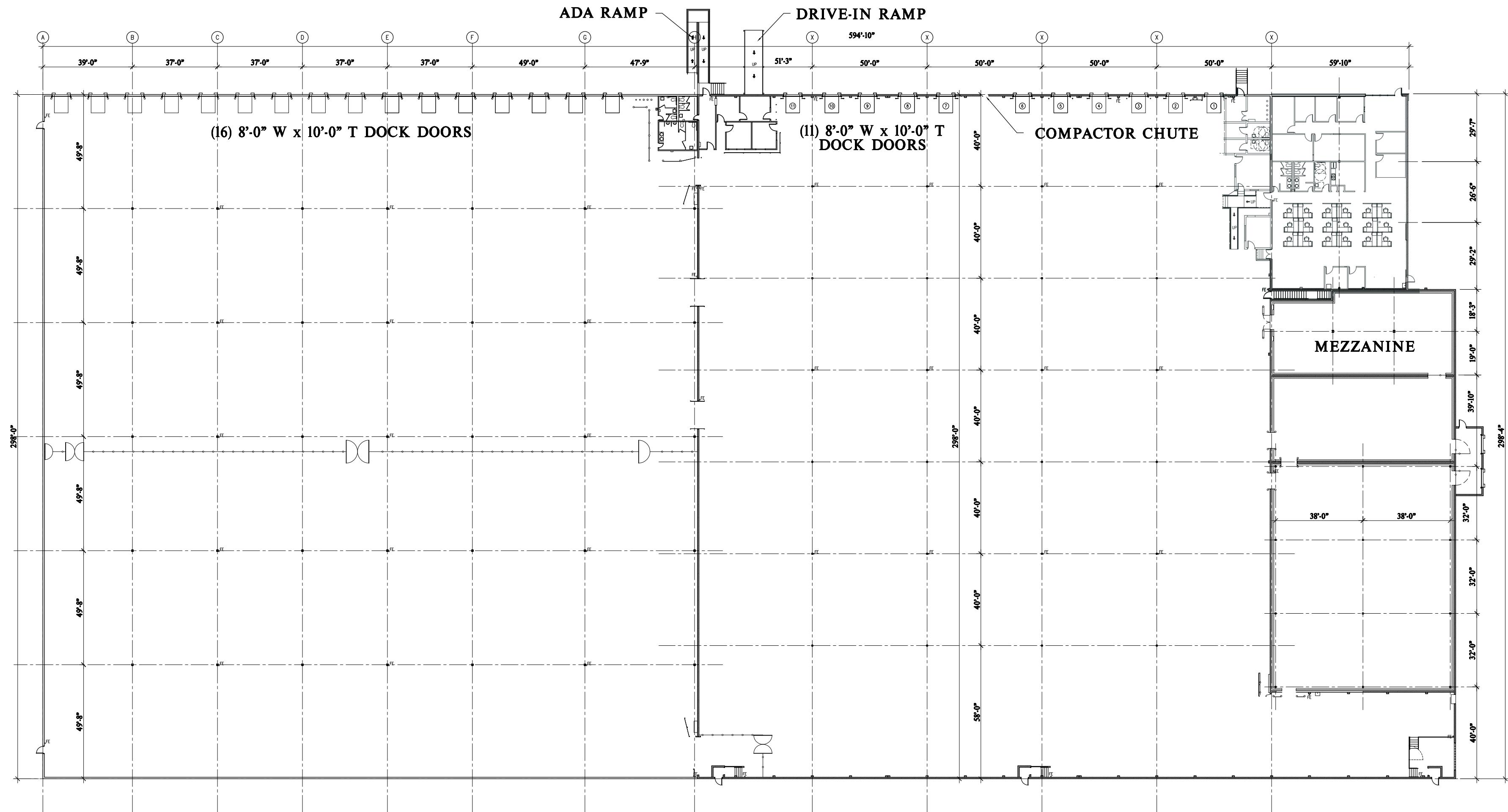


# Area Map & Key Distances

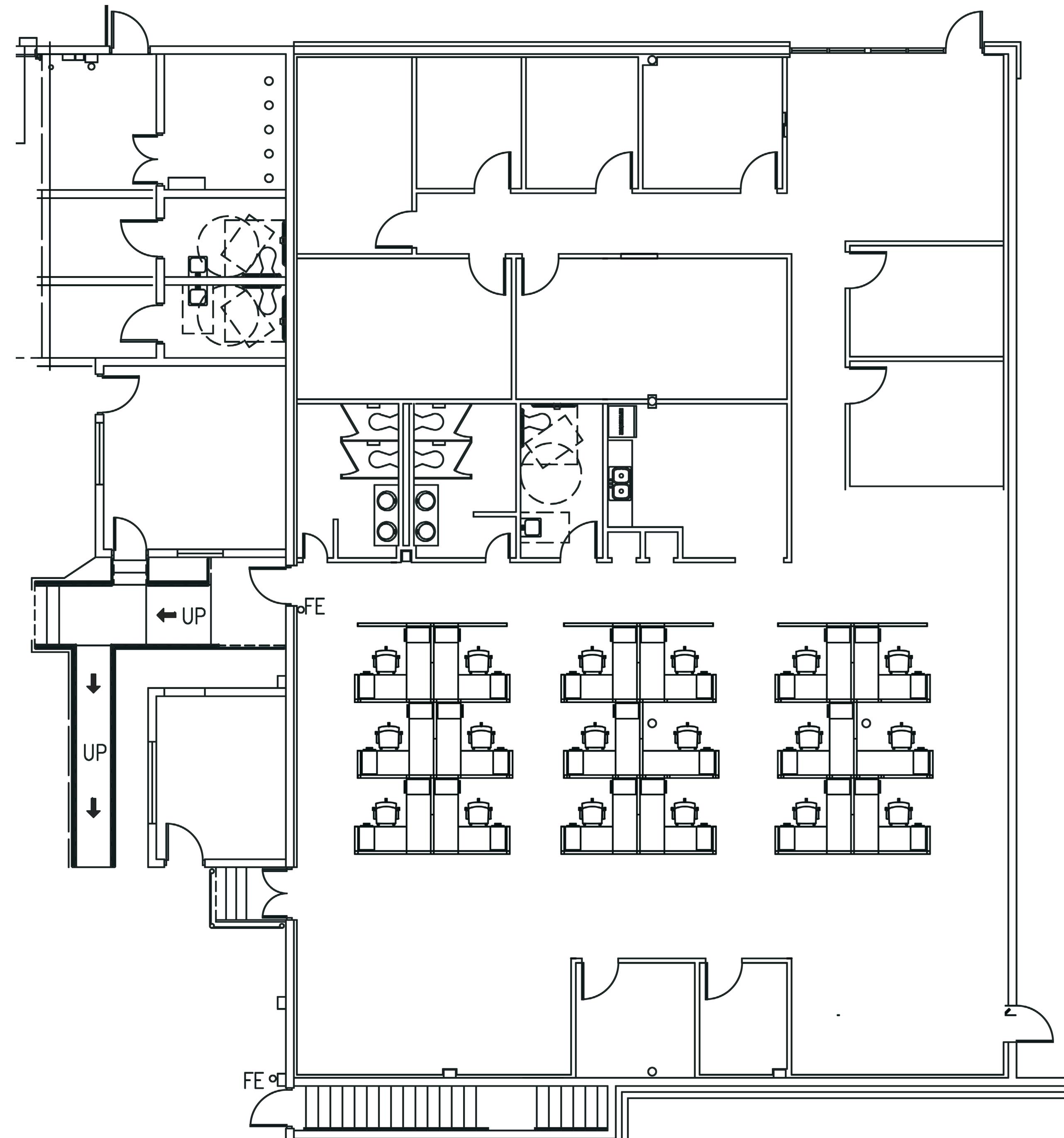
Brookfield  
Properties



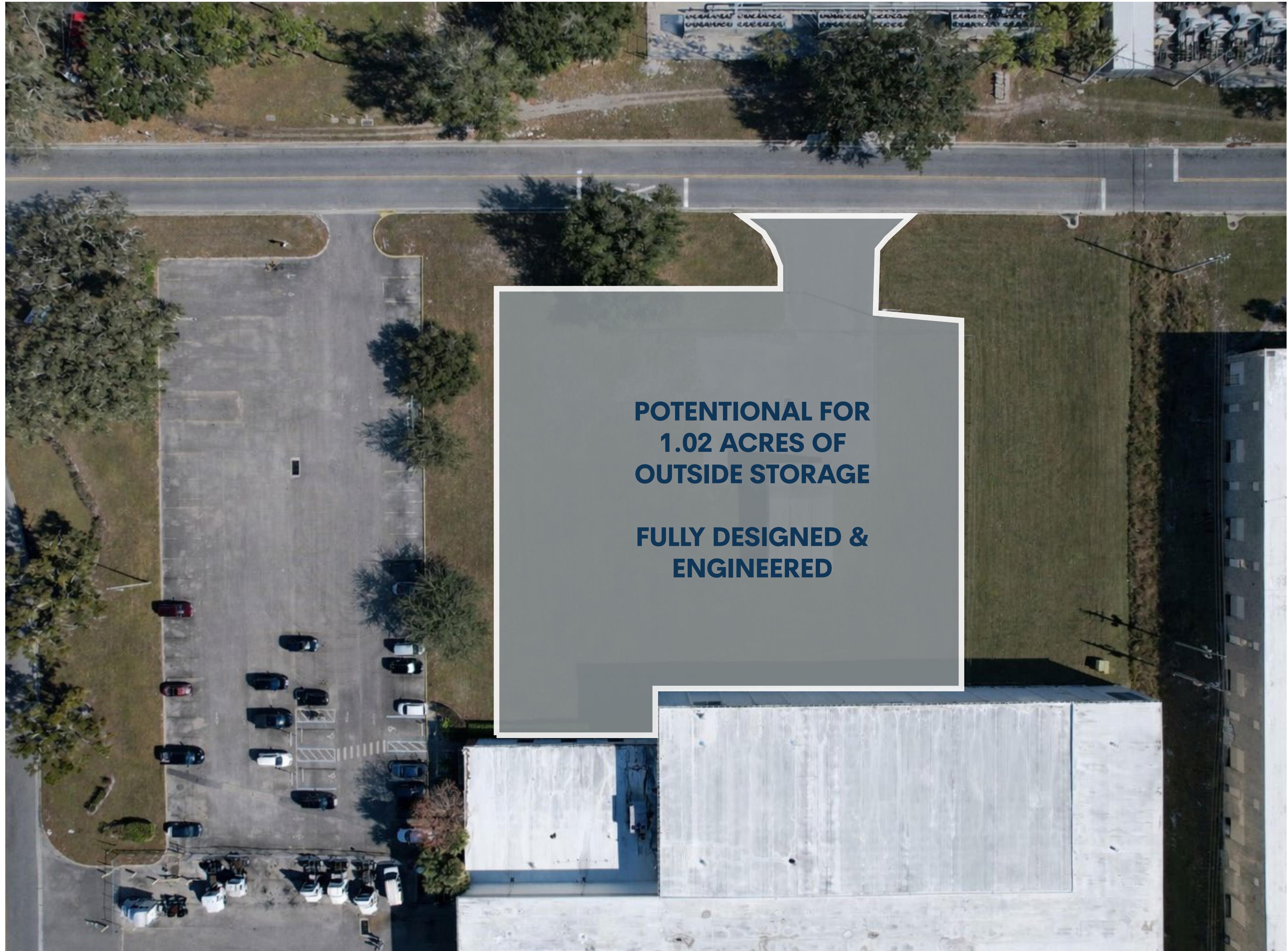
## OVERALL FLOOR PLAN



## OFFICE PLAN







**POTENTIAL FOR  
1.02 ACRES OF  
OUTSIDE STORAGE**

**FULLY DESIGNED &  
ENGINEERED**

# 2002 DIRECTORS ROW

ORLANDO, FLORIDA 32809



## Leasing Contacts



COMMERCIAL REAL ESTATE SERVICES

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**Brookfield  
Properties**

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