

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+

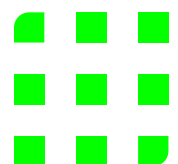
square feet of logistics space

550+

warehouse, distribution and cold storage properties

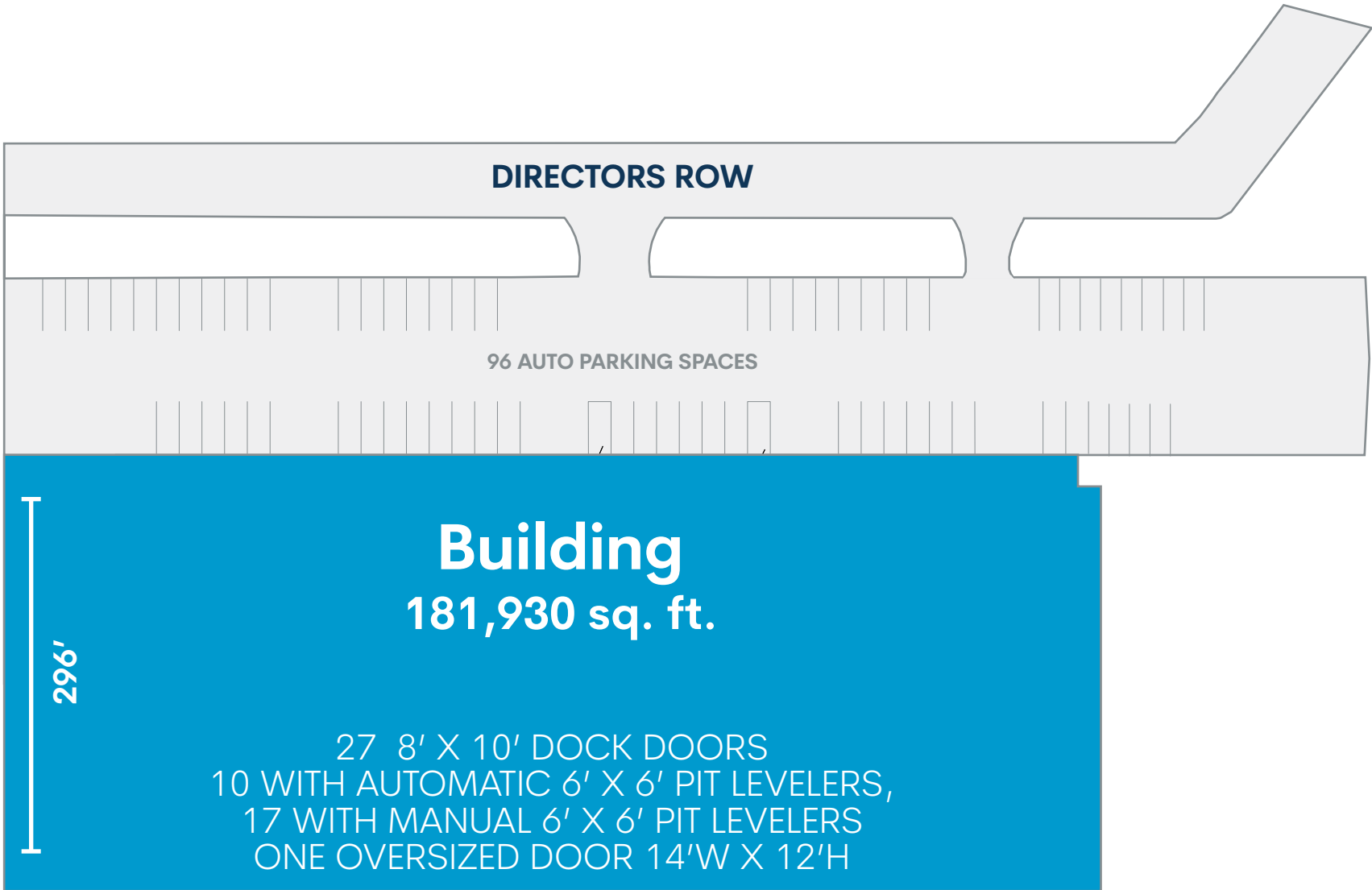
90M+

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

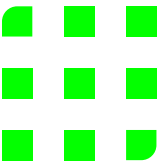
35
Trailer
Parking

24' - 28'
Clear
Height

50'x40'
50'x37'
Column
Spacing

27
Dock Doors/
column space

160'
Truck Court
Depth





Key Distances

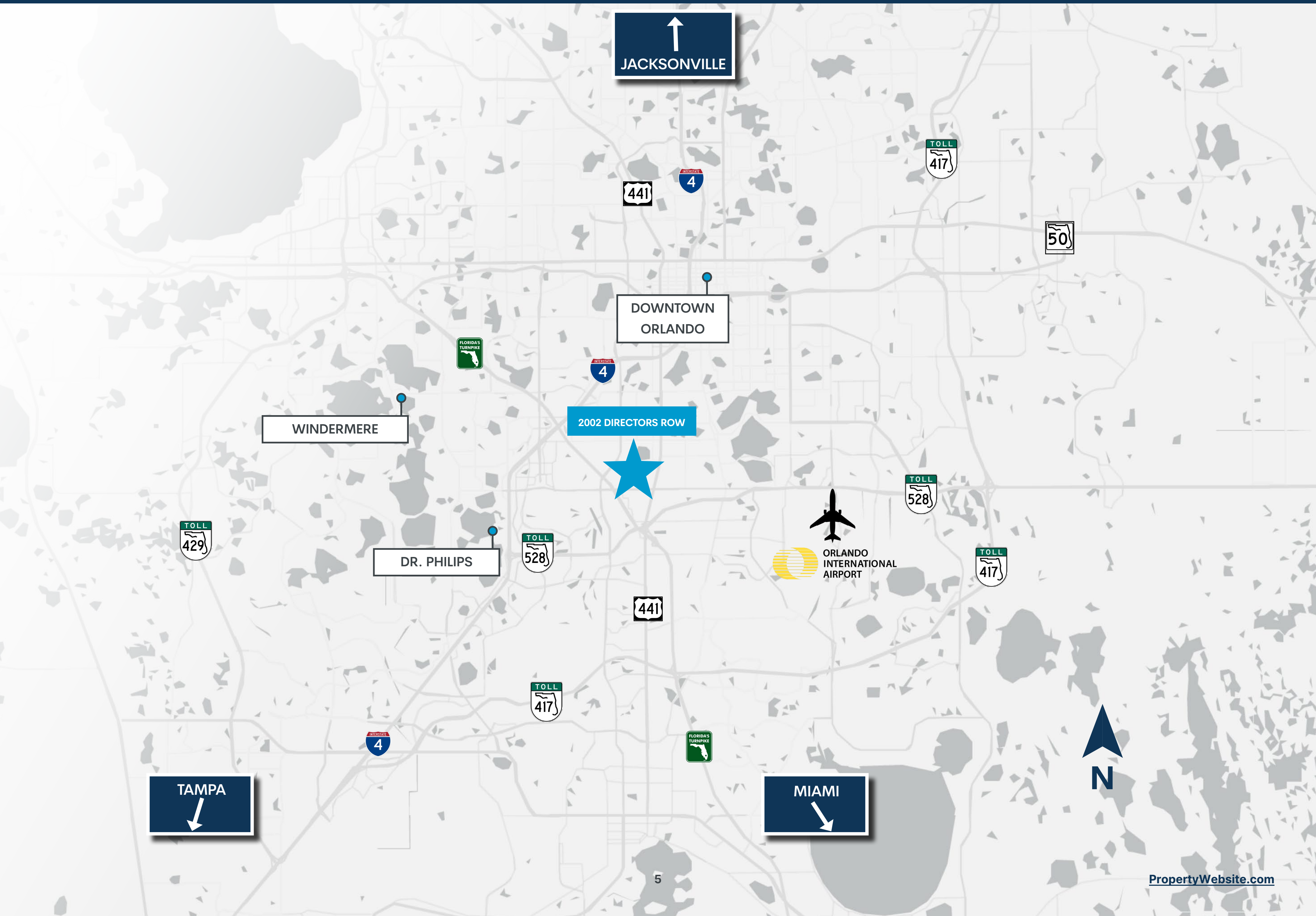
| | |
|----------------------------------|------------|
| Florida Turnpike & Beachline 528 | 2.54 miles |
| Interstate 4 East Side | 3.97 miles |
| Interstate 4 West Side | 4.2 miles |
| Orlando International Airport | 7.2 miles |
| Orange County Convention Ctr | 7.1 miles |
| Tampa | 80.6 miles |
| Miami | 227 miles |
| Jacksonville | 146 miles |



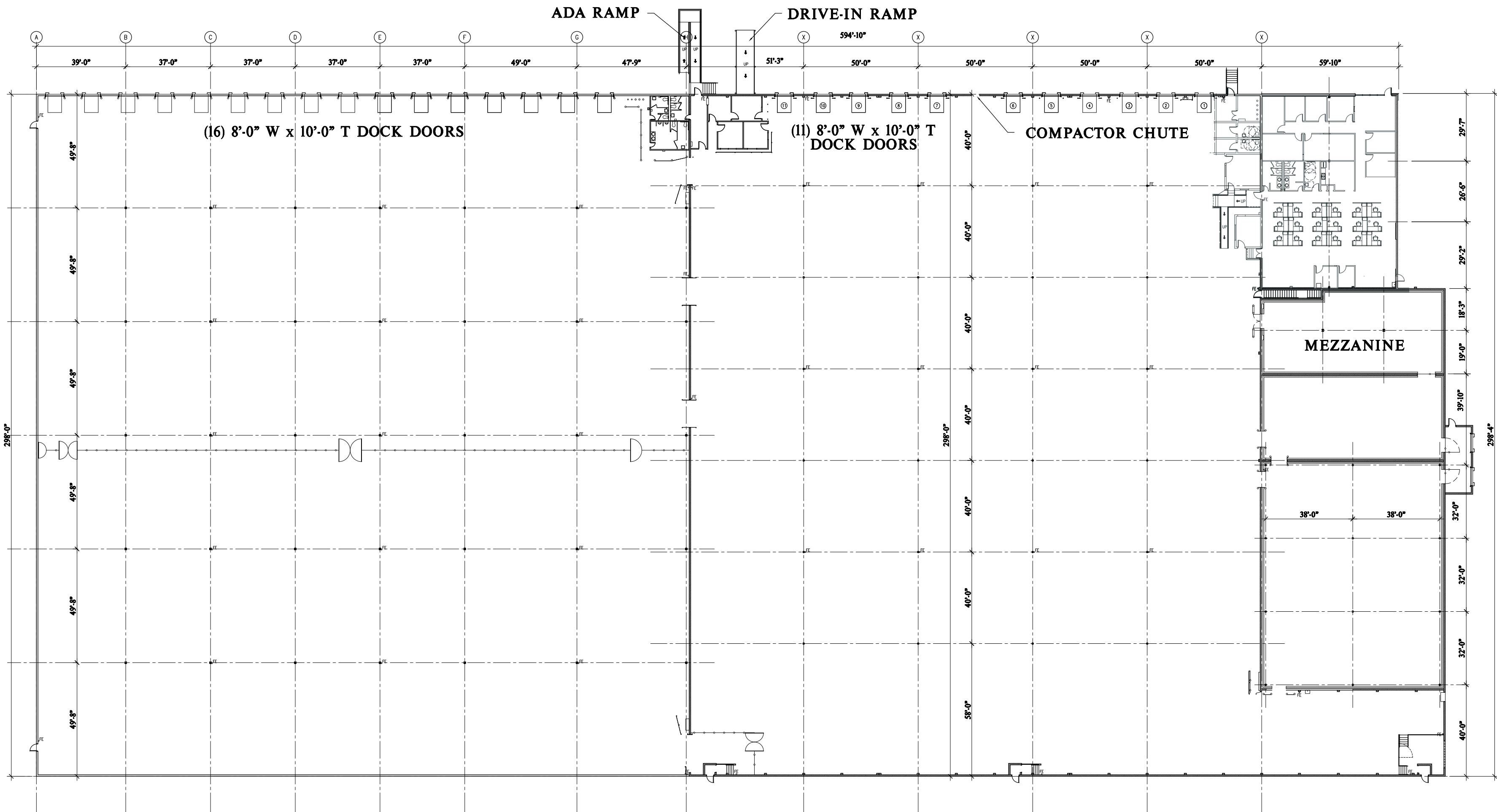


Area Map & Key Distances

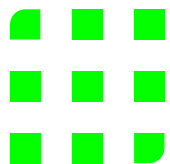
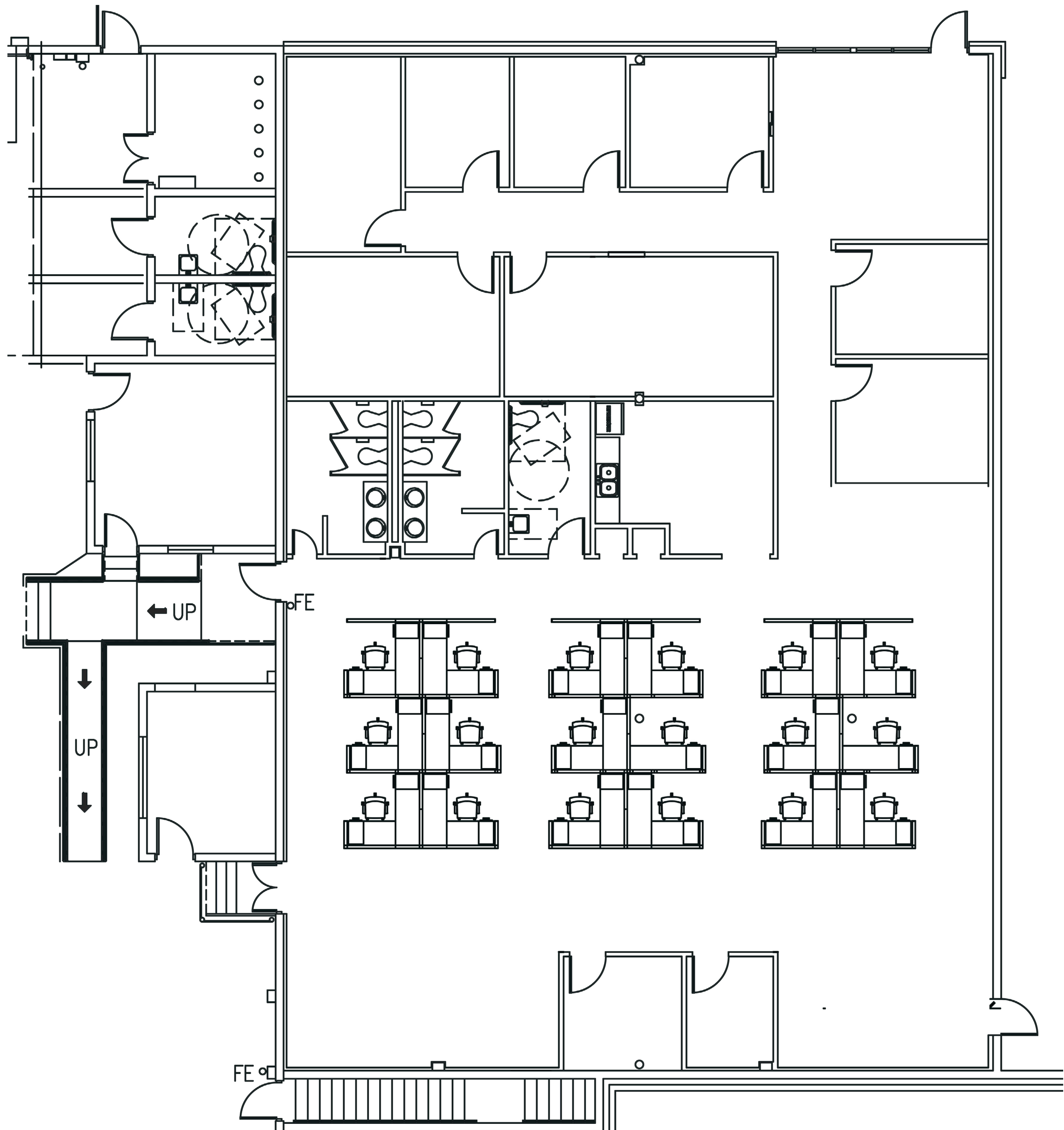
Brookfield
Properties

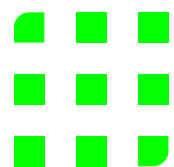


OVERALL FLOOR PLAN



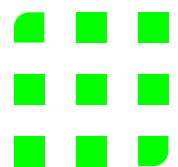
OFFICE PLAN





**POTENTIAL FOR
1.02 ACRES OF
OUTSIDE STORAGE**

**FULLY DESIGNED &
ENGINEERED**



2002 DIRECTORS ROW

ORLANDO, FLORIDA 32809



Leasing Contacts



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