



soi

SOUTH  
ORLANDO  
LOGISTICS CENTER

# Golden Opportunity in Central Florida

S POINCIANA BLVD, KISSIMMEE, FLORIDA



**SOUTH ORLANDO LOGISTICS CENTER**  
542,598 SF | 3 BUILDINGS | SALE OR LEASE



# Logistics – Built Different

South Orlando Logistics (SOL) Center brings a new caliber of industrial opportunity to one of Central Florida's most active growth corridors. Delivering over 542,500 square feet of fully permitted Class A space, SOL Center offers a rare chance to secure modern space in a market where demand is rising, supply is limited and speed to market matters.



# Speed To Market

## Highlights:

Fully permitted

Class-A modern small & mid-bay industrial

3 Buildings totaling 542,598 RSF

Flexible suites from 20,000 to 300,000 SF



## SOL Center Advantages

Proven location amongst national users

---

Immediate access to modern logistics  
infrastructure

---

Fastest growing population in Florida

---

Densest labor population in Central Florida

# Sweet Spot for Logistics

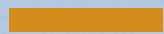

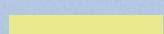
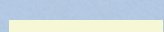
Surrounded by more than six million people within a 90-minute drive and seamless connectivity to Central Florida's key transportation arteries, SOL Center offers the kind of access modern users depend on. That advantage is set to grow even stronger with more than \$4.18 billion in approved infrastructure improvements over the next five years, further reinforcing Osceola County as one of the region's premier logistics hubs.

	Miles
Old Tampa Highway	1
I-4	8.6
Florida's Turnpike	10.5
SR 429	10.7
SR 417	14.2
I-75	60
Kissimmee Gateway Airport	6.7
Orlando International Airport	25.4

Reach 37  
million people  
within a  
8-hour drive



# Drive Time

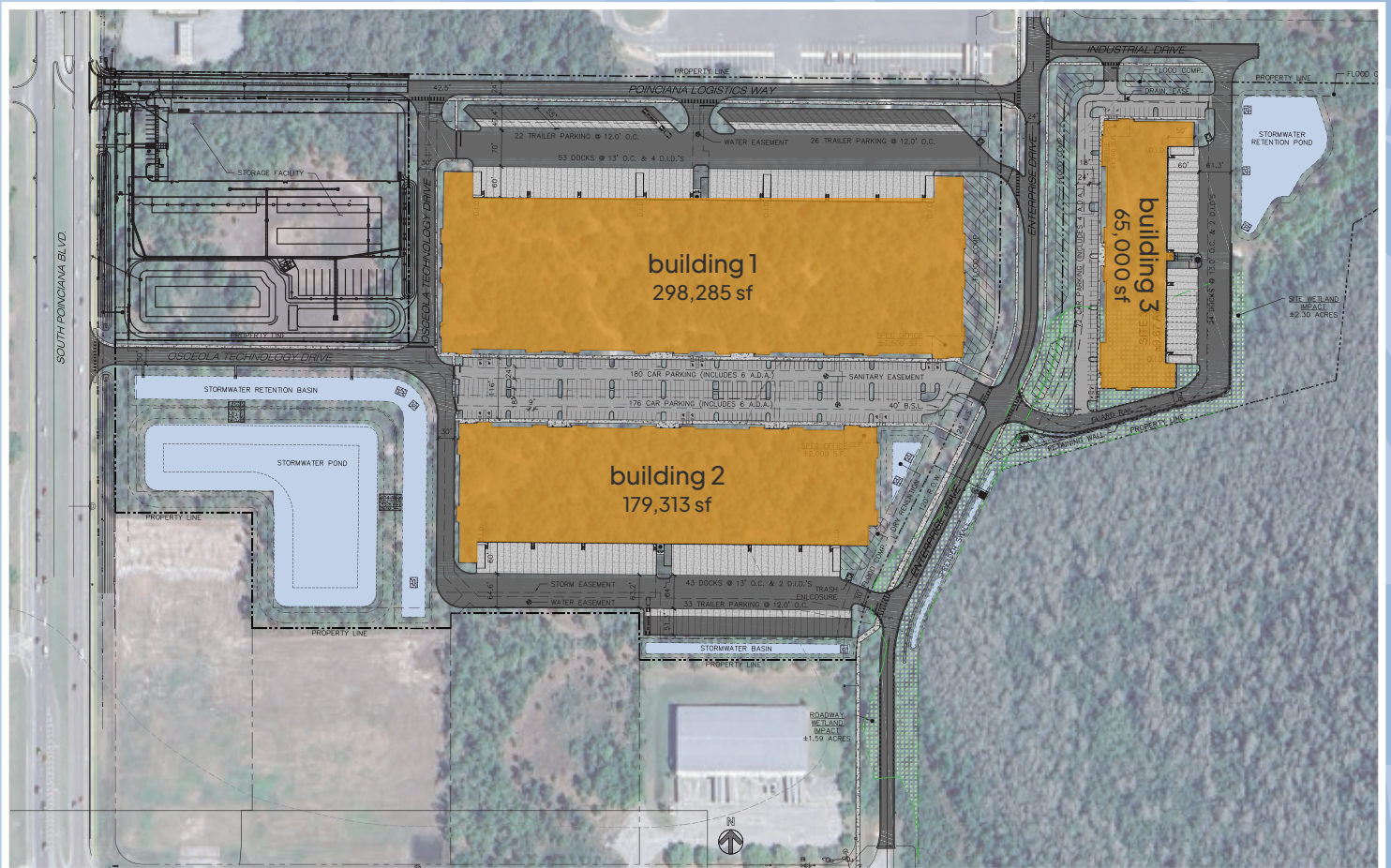
	Distance	Population
	0-30 Minutes	529,017
	30-45 Minutes	1,632,289
	45-60 Minutes	3,216,667
	60-90 Minutes	6,165,586

# Ready to Deliver

With a fully planned 42-acre site and three fully permitted Class A buildings ranging from 65,000 to 298,285 square feet, SOL Center delivers modern industrial performance at every scale.

	building 1	building 2	building 3
lot area	+/- 42 acres		
building size	298,285 SF rear load	179,313 SF rear load	65,000 SF rear load
dimensions	992' x 290'	797' x 220'	510' x 116'
clear height	32'		
column spacing	52' x 47'	52' x 54'	52' x 56'
dock loading	53/4	43/2	24/2
trailer stalls	48	33	N/A
truck court	130'	124'	121'
car parking	180	176	72
electrical lighting	3-phase power 2,000 amps	3-phase power 1,600 amps	3-phase power 1,200 amps
building floor slab	7" thick, 4,000 PSFI reinforced concrete		
concrete walls	Tilt up		
roof	60-Mil TPO roof / R-9 insulation with 20-year warranty		
roof structure	Structural steel, conventional joist and girders		
fire protection	ESFR sprinklers		
hvac	Roof mounted exhaust fans with wall louvers		

# Master Site Plan



## The Becknell Industrial Advantage

Backed by a fully integrated platform, Becknell brings the vision, experience and in-house capabilities to accelerate delivery from site selection to final build.



AAADT 34,000

AAADT 19,600



Poinciana Blvd



SOUTH ORLANDO LOGISTICS CENTER

Orlando CBD

# Proven Location

Located in an established Central Florida's industrial corridor, SOL Center sits among some of the most sophisticated logistics, cold chain and light manufacturing companies in the country. This proven location offers direct access to best-in-class infrastructure, redundant connectivity and efficient distribution reach across Florida and the Southeast.

Sunrail Station

92



\$4.2B

Investment connecting  
County Road 532 to the  
I-4/SR 429 interchange

New Poinciana  
Connector Extension



# Strong Momentum

Florida delivers a business environment built for growth. With a regional workforce of roughly 1.54 million, strong in-migration and one of the nation's most resilient job markets, tenants gain the depth of talent and long-term momentum needed to scale with confidence.

#1 Best State for Higher Education  
- *U.S. News & World Report, 2024*

---

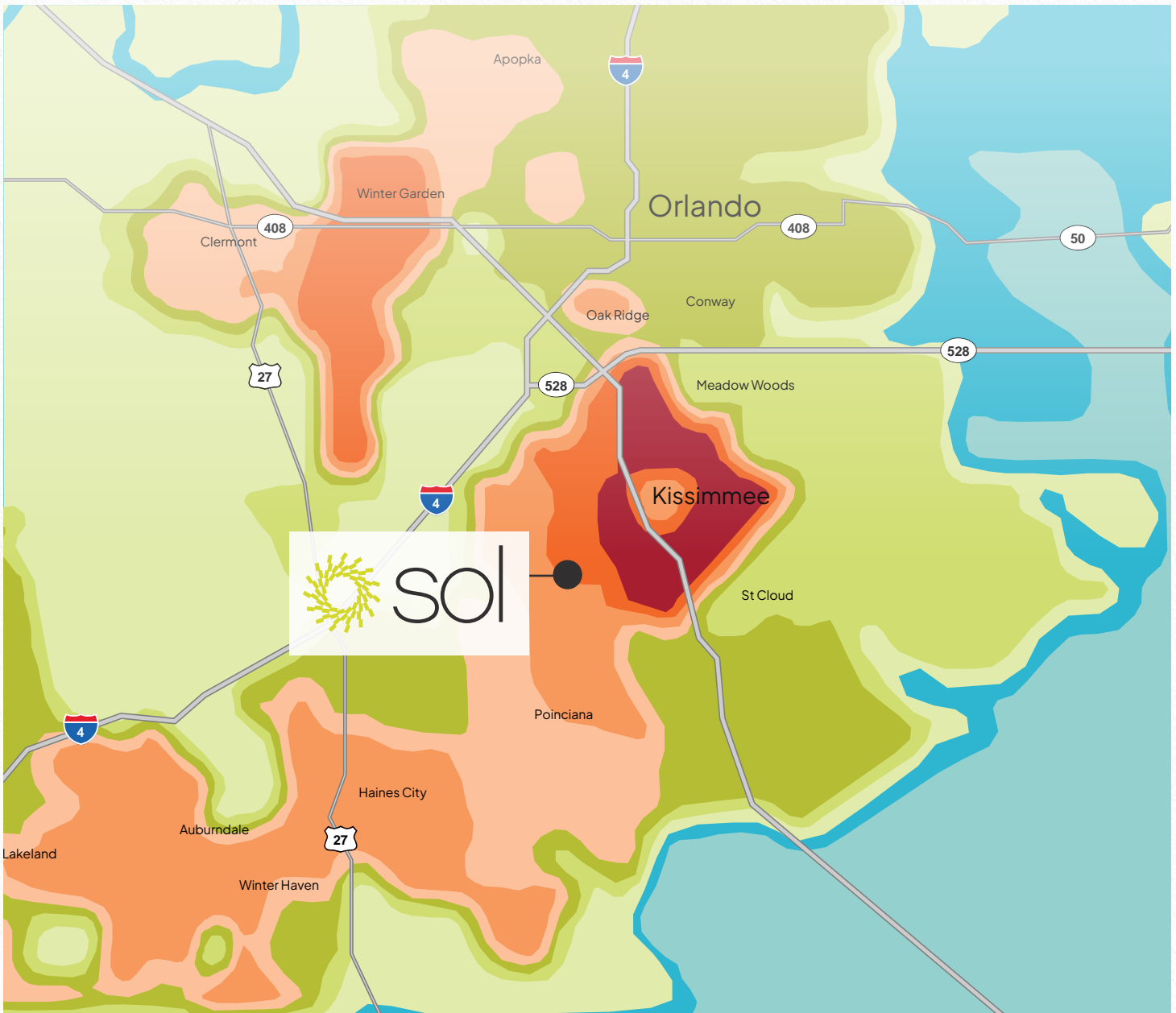
#2 Best Workforce  
- *CNBC*

---

#10 Best Place to Find a Job in the U.S.  
- *WalletHub, 2025*

---

Osceola County is the fastest growing county in Central Florida, experiencing a population growth of 20.5% over the last 5 years



Transportation/Warehouse Workers by Place of Residence



Situated in one of Orlando's densest labor markets for transportation and warehousing

# Built to Lead. Designed to Deliver.

South Orlando Logistics Center is backed by Becknell Industrial, a nationally recognized leader in purpose-built industrial with a vertically integrated platform specializing in build-to-suit development, speculative construction and strategic acquisitions in core, secondary and tertiary markets. With a long-standing track record and more than 1.2 million square feet delivered in the Orlando market, Becknell brings the experience and scale to deliver with precision.

36+ years providing industrial real estate solutions
100+ clients
\$4.5 billion in acquisitions & developments
41+ million SF developed
248+ properties acquired or developed
28 states

## For More Information, Please Contact:

Jared Bonshire  
Executive Managing Director  
(407) 541 4414  
[jared.bonshire@cushwake.com](mailto:jared.bonshire@cushwake.com)

David Perez  
Executive Managing Director  
(407) 541 4435  
[david.perez@cushwake.com](mailto:david.perez@cushwake.com)

Taylor Zambito  
Senior Director  
(407) 541 4409  
[taylor.zambito@cushwake.com](mailto:taylor.zambito@cushwake.com)

Ryan Hubbard  
Director  
(407) 541 4390  
[ryan.hubbard@cushwake.com](mailto:ryan.hubbard@cushwake.com)

