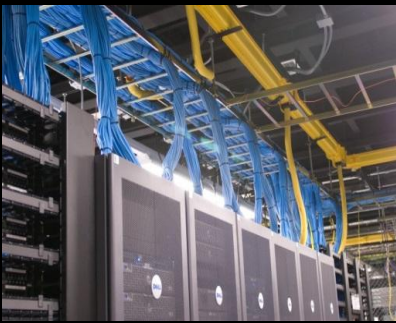


**FOR SALE**  
OR  
**LEASE**

# Data Center Space

## Orlando Telecom Center

440 W. Kennedy Blvd Orlando, FL 32810



### **CONTACT**

Vincent F. Wolle, CCIM, SIOR  
407.448.1823 *mobile*  
VWolle@ResultsREPartners.com

**Results Real Estate Partners, LLC**  
*Licensed Commercial Real Estate Brokers*  
108 Commerce Street, Suite 200  
Lake Mary, Florida 32746

407.647.0200 *main*  
407.647.0205 *fax*

[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

- 116,742 SF Facility on 9.71 Acres Zoned I-1
  - New \$2M Soprema touch down roof with 17 year warranty
  - 7' thick tilt-wall construction with grounding/lightning rods installed for protection and 24' interior clear height and a 6' slab
  - Ample overflow parking with over 420 lined spaces (Future expansion)
  - Dock and grade level access with ample truck court
  - 13 MW Electrical service with 9 massive 12.5 KV 600 Amp switches in place with short circuit capacity of 40,000 Amp/system
  - Over 900 tons of HVAC and several generators that come with the sale (2) 2MW generators, USP backups
  - Over 8 fiber providers in the property with (2) fiber closets and ample capacity for future expansion
  - High tech video surveillance system in place
  - Turnkey 18,192 SF existing Data Center space with existing FF&E in place available 7/1/2015 with 5K SF of contiguous space for expansion and 3MW service and 300 tons of HVAC
  - Additional 32,500 SF of HVAC space available for future expansion with income until the space is developed (see broker for details)
- **Lease Rate:** \$12.00-18.00 NNN (5 year minimum term)  
• **Sales Price:** \$8,975,000 (Financial Info Available)

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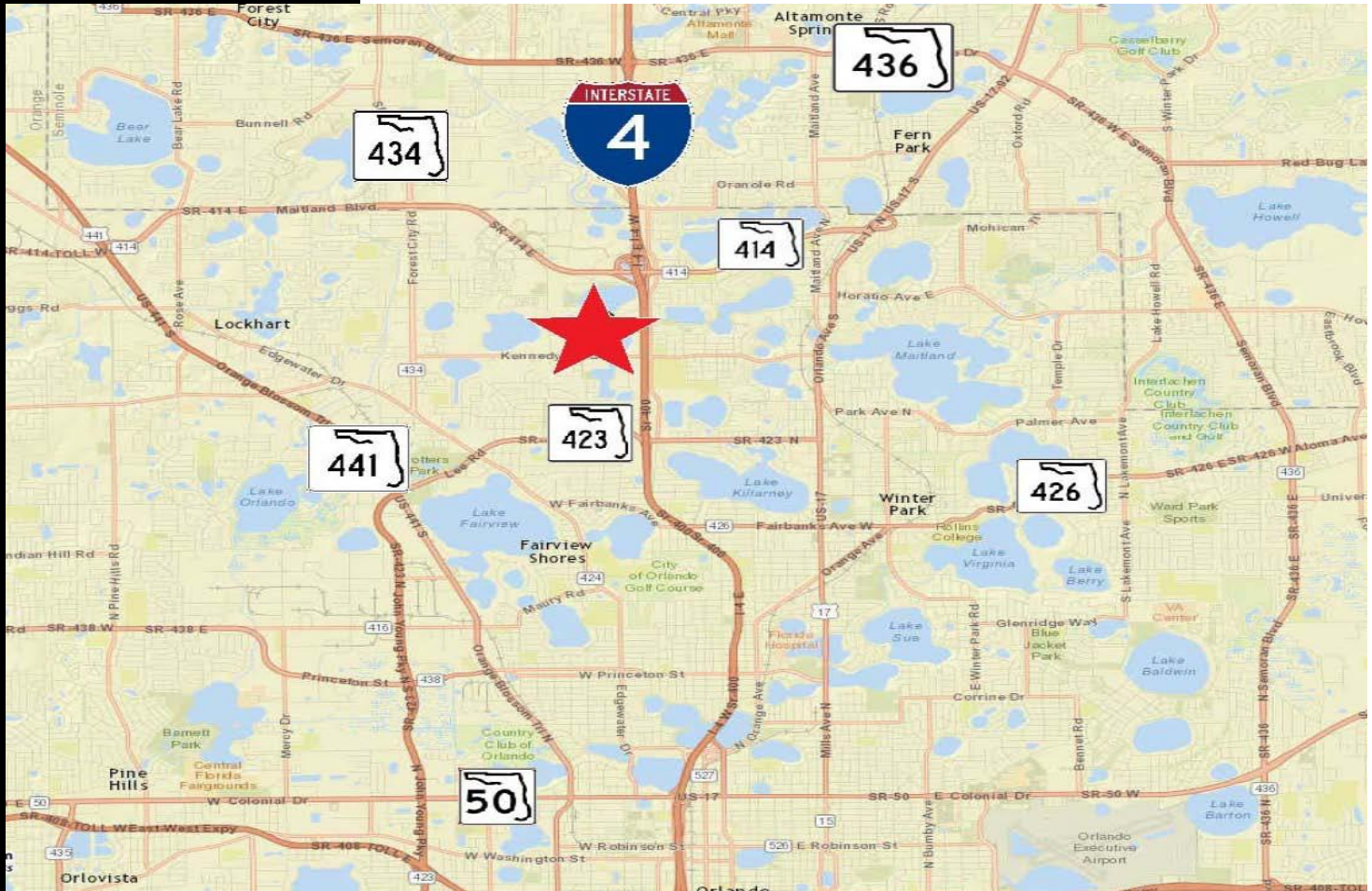
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REAL ESTATE PARTNERS, LLC



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**Strategic Central Florida location for Statewide Distribution within 1/8 of a mile away from Interstate-4.**

- 226 miles to Miami
- 80 miles to Tampa
- 62 Miles to Daytona
- 147 Miles to Jacksonville
- 440 Miles to Atlanta

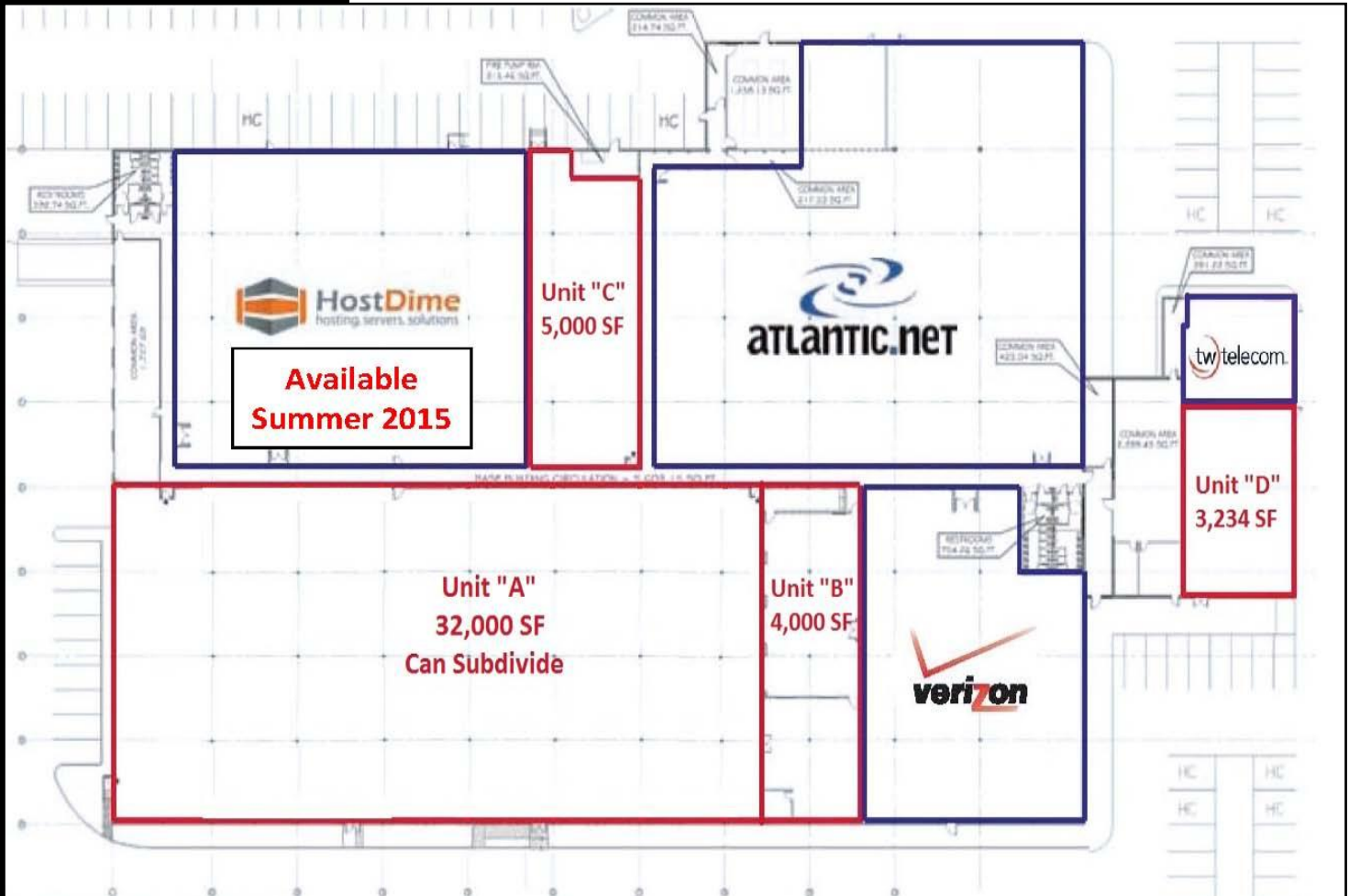
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Existing Equipment yard with HVAC and generators in place. Fenced in rear access with ample room for additional equipment. Dock and Grade Level loading.

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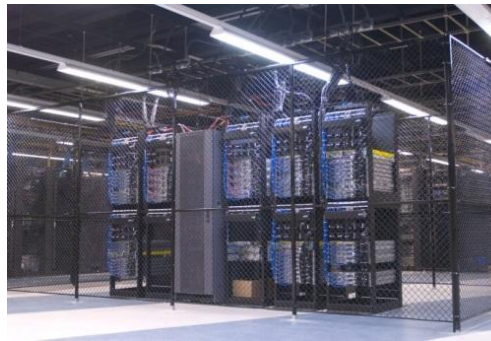
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