











# CFI Team Available Properties

## Available Properties for Sale or Lease

	Property Name / Address	City	Building SF	Available SF	Office SF	Date Available	Construction	Clear Height	Dock Doors	Grade Doors	Sprinkler System	Loading	Sale Price	Lease Rate	Operating Expenses	Additional Information	
<b>NorthWest Orange County</b>																	
Sale/Lease	 2722 Apopka Blvd	Apopka	66,298	66,298	6,258	Now	Metal	16'-20'	-	-	No	Grade	\$3,930,000	\$13,500/mo	NNN	Former truss plant; 12.91 acres; includes 5 covered storage buildings ranging between 6,000 and 14,840 SF; adjacent to CSX rail; entire site is fenced and mostly paved and rockered	
Sale/Lease	 6363 Edgewater Dr	Orlando	27,873	27,873	3,532	Now	Metal	16'-18'	-	-	No	Grade	1,495,000.00	\$7,500/mo	NNN	Former truss plant; covered outside storage; 4.12 acres paved and fenced; active rail spur on site; additional 6.93 acre lot for sale at \$1,050,000	
Lease	 John Young Commerce Center 601, 607 & 613 Triumph Ct	Orlando	20,000	5,000		Now	Block - Metal	21'-24'	2	-	Yes	Front	-	\$4.50	Gross	Zoned C-3, Orange County; Landlord will get aggressive with credit tenants; located just north of SR 408 off John Young Pkwy	
				5,000		Now	Block - Metal	21'-24'	2	-	Yes	Front	-	\$4.50	Gross		
				10,000		Now	Block - Metal	21'-24'	4	-	Yes	Front	-	\$4.50	Gross		
				20,000	10,000	1,500	Now	Block - Metal	21'-24'	4	-	Yes	Front	-	\$4.50		Gross
				57,500	12,500	1,700	Now	Block - Metal	21'-24'	5	-	Yes	Front	-	\$4.50		Gross
				57,500	5,000		Now	Block - Metal	21'-24'	2	-	Yes	Front	-	\$4.50		Gross
Sale/Lease	 Eagle's Landing at Center of Commerce Shader Rd	Orlando	25,300-200,000	267,325	BTS	Build to Suit	Tilt-Wall	24'	Yes	Yes	Yes	Front / Side	TBD	TBD	NNN	Lots from 1.73 to 17.31 acres also for sale; lots of flexibility; core location; developer can build building from 25,000 to 200,000 SF for sale or lease	
Sale/Lease	 3362 All American Blvd	Orlando	102,275	102,275	24,135	Now	Tilt-Wall	19' - 27'	4	2	Yes	Side	Make An Offer!	\$2.50 NNN	TBD	Great location in the heart of Orlando; 7.59 acres; fully fenced and paved; rail served; former lumber distribution headquarters.	
Sale/Lease	 4435 Old Winter Garden Road	Orlando	20,803	20,803	5,234	Now	Block - Metal	14' - 23'	0	2	Yes	Rear	\$1,350,000	\$4.50 NNN	\$1.70	1.65 acres; heavy power; fully air-conditioned; excellent access to SR 408, SR 50 and John Young Pkwy	
Lease	 2700 Hazelhurst Avenue	Orlando	105,000	20,000	1,800	Now	Block	20'	1	1	Yes	Front	N / A	\$1.99	Gross	65,000 SF contiguous; new paint, paving and roof; best lease rate in town. Easy access to SR 50, SR 408, I-4, the Florida Turnpike and John Young Pky	
				20,000	0	Now	Block	20'	2	0	Yes	Front	N / A	\$1.99	Gross		
				25,000	3,500	Now	Block	20'	3	0	Yes	Front	N / A	\$1.99	Gross		
Sale	 601 W Colonial Dr	Orlando	4,536	4,536	-	Now	-	-	-	-	-	-	\$900,000	-	-	Former O'Boys BBQ and Steak 'n Ale location; high traffic, lighted intersection	
<b>NorthEast Orange County</b>																	
Lease	 1120 Solana Ave	Winter Park	76,655	3,100	220	Now	Block	23'	0	1	No	Front	N/A	\$5.50 NNN	\$1.23	Winter Park location; clear span; oversized grade door	
				<b>LEASED!</b>	700	Now	Block	23'	0	1	No	Front	N/A	\$5.50 NNN	\$1.23		
Lease	 Eastpoint Industrial Park Stapoint Ct	Winter Park	82,581	3,440	1,376	Now	Block - Metal	14'-16'	-	1	-	Rear	N/A	\$5.95 NNN	\$3.04	Excellent Winter Park location offering access to SR 436, University Blvd and Aloma Ave; minutes from the University of Central Florida; grade level	
				7,346	5,142	Now	Block - Metal	14'-16'	-	2	-	Rear	N/A	\$5.95 NNN	\$3.04		
				6,592	1,800	Now	Block - Metal	14'-16'	-	2	-	Rear	N/A	\$5.95 NNN	\$3.04		
				2,480	-	Now	Block - Metal	14'-16'	-	1	-	Rear	N	\$5.95 NNN	\$3.04		
				5,000	2,000	Now	Block - Metal	14'-16'	-	2	-	Rear	N/A	\$5.95 NNN	\$3.04		
				2,500	-	Now	Block - Metal	14'-16'	-	1	-	Rear	N/A	\$5.95 NNN	\$3.04		
				2,500	1,500	Now	Block - Metal	14'-16'	-	1	-	Rear	N/A	\$5.95 NNN	\$3.04		
				5,000	3,250	Now	Block - Metal	14'-16'	-	2	-	Rear	N/A	\$5.95 NNN	\$3.04		
				2,600	225	Now	Block - Metal	14'-16'	-	2	-	Rear	N/A	\$5.95 NNN	\$3.04		
				2,920	2,000	Now	Block - Metal	14'-16'	-	1	-	Rear	N/A	\$5.95 NNN	\$3.04		

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# CFI Team Available Properties

## Available Properties for Sale or Lease

	Property Name / Address	City	Building SF	Available SF	Office SF	Date Available	Construction	Clear Height	Dock Doors	Grade Doors	Sprinkler System	Loading	Sale Price	Lease Rate	Operating Expenses	Additional Information	
<b>SouthWest Orange County</b>																	
Lease		West Park VII 4185/4189 LB McLeod Road	Orlando	50,161	16,000	4,000	30 Days	Block - Metal	18'-20'	2	1	Yes	Front	N / A	\$4.95 NNN	\$1.79	Lots of parking and power; end cap space; room for additional dock doors.
					10,000	1,200	Now	Block - Metal	18'-20'	3	0	Yes	Front	N / A	\$4.95 NNN	\$1.79	Very functional space.
Lease	 <b>NOW AVAILABLE!</b>	West Park VI 4167 LB McLeod Rd	Orlando	50,500	20,000	1,358	Now	Block - Metal	18'-20'	4	0	Yes	Front	N / A	\$4.95 NNN	\$1.79	6,130 SF cooler; 1000 amp, 3 phase power; end cap space
Lease		West Park IV 4102 LB McLeod Road	Orlando	47,737	8,027	3,600	Now	Block - Metal	18'-20'	4	1	Yes	Front	N / A	\$4.95 NNN	\$1.79	Frontage on LB McLeod Rd; excellent access to John Young Parkway, I-4, the Florida Turnpike and SR 408.
Sale		Patriot Porfolio (Various addresses)	Orlando	14,000-48,123	14,000-48,123	Varies	Now	Varies	Varies	Varies	Varies	Varies	Varies	\$88.00 / SF	Negotiable	-	Nine building portfolio; select properties also available for lease up to 48,123 SF; located in Orlando Central Park
<b>SouthEast Orange County</b>																	
Sale / Lease		8701 S Skinner Ct	Orlando	38,898	38,898	3,772	Now	Tilt-Wall	21'-22'5"	30	1	Yes	Cross	\$3,250,000	\$4.95 NNN	\$1.15	18 dock high doors; 12 van high doors; 1 ramp; 125' truck court; great location in established industrial park
Sub-Lease		1583 Central Florida Parkway	Orlando	18,560	18,560	1,820	Now	Metal	19'-22'	-	7	No	Side	-	\$9,750 / mo. NNN	TBD	Sublease thru 8/31/2013; 2.98 acres of paved, outside storage; zoned IND-4, Orange County
Lease		9603 Satellite Blvd	Orlando	50,674	9,920	3,192	Now	Tilt-Wall	20'	2	0	Yes	Rear	N / A	\$4.95 NNN	\$1.91	End cap space; could be 100% air conditioned.
Lease		9500 Satellite Blvd	Orlando	41,541	1,818	100%	Now	Tilt-Wall	16'	0	0	Yes	Rear	N / A	\$8.50 NNN	\$2.92	
					<b>LEASED!</b>	75%	Now	Tilt-Wall	16'	0	3	Yes	Rear	N / A	\$8.50 NNN	\$2.92	
Lease		1750 Cypress Lake Dr	Orlando	340,036	120,036	5,927	Now	Tilt-Wall	30'	30	2	Yes	Cross	N/A	\$3.85 NNN	\$1.45	Trailer storage available; end cap space; fronts on the Florida Turnpike; less than 5 miles to the Orlando International Airport
Lease		1800 Cypress Lake Dr	Orlando	216,621	22,484 - 108,394	0	30 days	Tilt-Wall	30'	17	1	ESFR	Front	N/A	\$4.25 NNN	\$1.37	Class A Building, Less than one mile from the Florida Turnpike and Beachline Expressway and two miles to Orlando Int'l Airport
Lease		1850 Cypress Lake Dr	Orlando	150,516	20,500 - 82,877	1,250	Now	Tilt-Wall	30'	19	1	ESFR	Front	N/A	\$4.25 NNN	\$1.57	Class A Building, Less than one mile from the Florida Turnpike and Beachline Expressway and two miles to Orlando Int'l Airport
Lease		Airport Distribution Center North 7199 & 7297 S Conway Rd	Orlando	105,788	65,307	\$5.00 TI	Now	Tilt-Wall	24'	42	2	Yes	Rear	N/A	\$4.95 NNN	\$1.71	Minutes from the Orlando International Airport and Beachline Expressway; 99,000 and 92,000 SF sites are pad-ready, build to suit
				97,538	97,538	2,584	Now	Tilt-Wall	24'	38	2	Yes	Rear	N/A	\$4.95 NNN	\$1.71	
				99,000	99,000	BTS	TBD	Tilt-Wall	TBD	TBD	TBD	Yes	Rear	N/A	TBD	TBD	
				92,000	92,000	BTS	TBD	Tilt-Wall	TBD	TBD	TBD	Yes	Rear	N/A	TBD	TBD	
Lease		Crossroads Distribution Center 1091 Gills Dr	Orlando	235,760	71,120 - 235,760	1,000	Now	Tilt-Wall	24' - 30'	9	0	Yes	Front	N/A	\$0.99 NNN	\$1.62	Great location at the heart of the industrial market with

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Lease	 Crossroads Distribution Center 1075 Gills Dr	Orlando	72,145	9,725	800	Now	Tilt-Wall	25'	2	1	Yes	Front	N/A	\$3.75 NNN	TBD	immediate access to the Florida Turnpike and SR 528
Seminole County																
Sale / Lease	 Willa Springs Office Park 1321 Sundial Point	Winter Springs	3,400	3,400	3,400	Now	Tilt-Wall	-	-	-	Yes	-	\$790,000	\$17.00 NNN	\$5.26	Great owner/user building; easy access to SR 417; well-suited for professional uses.
Lease	 North Lake Business Center North Lake Blvd	Altamonte Springs	80,605	3,085	3,085	Now	Block - Metal	14'-16'	1	-	Yes	Rear	N/A	\$6.95 NNN	\$3.37	Flex/office park in a great location; dock high loading; immediate access to I-4 and SR 436
				17,620	17,620	Now	Block - Metal	14'-16'	6	-	Yes	Rear	N/A	\$6.95 NNN	\$3.37	
				4,000	4,000	Now	Block - Metal	14'-16'	1	-	Yes	Rear	N/A	\$6.95 NNN	\$3.37	
				5,383	3,100	Now	Block - Metal	14'-16'	1	-	Yes	Rear	N/A	\$6.95 NNN	\$3.37	
				9,247	9,247	Now	Block - Metal	14'-16'	4	-	Yes	Rear	N/A	\$6.95 NNN	\$3.37	
				9,656	1,173	Now	Block - Metal	14'-16'	2	-	Yes	Rear	N/A	\$6.95 NNN	\$3.37	
Lake County																
Sale	 Independence Boulevard	Groveland	212,320	212,320	BTS	Build to Suit	Tilt-Wall	30'	55	2	Yes	Rear	\$9,872,880	\$3.90 NNN	TBD	13.16 acres; only building of its size available for sale in Central Florida; excellent distribution location.
Lease	 300 Hatteras Ave	Clermont	16,500	16,500	4,259	Now	Block - Metal	19'-21'4"	1	2	Yes	Front / Rear	Negotiable	\$5.95 NNN	TBD	1.20 acres; 30 parking spaces
Polk County																
Sale	 Access4 Logistics Center	Polk City	Up to 1,049,760	1,049,760	BTS	Build to Suit	Tilt-Wall	32'	Yes	Yes	ESFR	Cross	N/A	Build to Suit	TBD	Ideal Build to Suit location for up to 1 Million SF user along the I-4 corridor; Owner would sell or lease.
Lease	 Tibbetts Industrial Park	Haines City	900,000	900,000	BTS	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	42.5 acres; located 11 miles from I-4 just off the intersection of SR 17 and SR 55 in Haines City (the geographic center of Florida); possible build-to-suit; can accommodate up to 900,000 SF of big box, cross dock product.

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## Available Land Properties for Sale

		Property Name / Address	City	Acres	Lot	Zone	Price	Additional
<b>Orange County</b>								
Sale		Story Road Business Park	Winter Garden	-	.85 - 1.07	I - 1	\$225,000 (Per Lot)	One lot left, ready to develop. Paved access, electric and drainage are in place. Owner will sell, lease or build to suit.
Sale		550 Gills Dr	Orlando	9.83 (can be divided)	-	I-2/I-3	\$185,000 / acre	Site plan approved for up to 195,023 SF; pad ready site with all utilities and master retention in place; rail served; landlord would consider build-to-suit for sale and/or lease
Sale		NWC of Sand Lake Rd & Kingspointe Pkwy	Orlando	9.52	-	MU-1	\$3,500,000 (\$367,647 per Acre)	BANK OWNED - MAKE AN OFFER!!! Lot fronts on Sand Lake Rd; Ideal for industrial / flex development in a proven industrial park in the heart of the SW Orange County Industrial market.
<b>Polk County</b>								
Sale		Mount Olive Road	Auburndale	40	-	I	\$6,500,000	Situated between Orlando and Tampa. Visible from I -4. Accomodate up to 540,000 SF expandable inside of 3 buildings. Cell tower income available.

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