



MAXCESS PARK

@ 33RD

Class A Industrial park located in one of the most dense and active industrial submarkets in Orlando

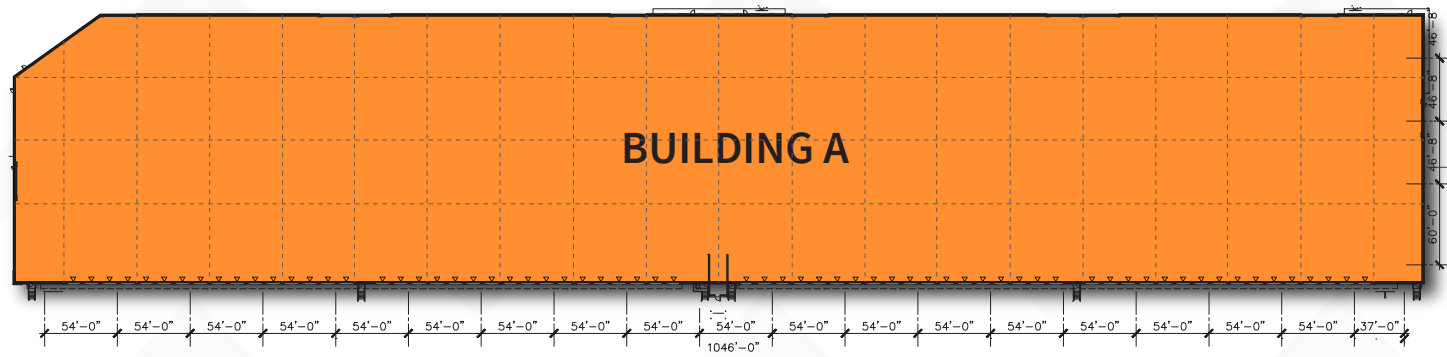
FOR MORE INFORMATION, CONTACT:

Matt Sullivan, SIOR, CCIM
Managing Director
T +1 407 930 1802
matt.sullivan@am.jll.com

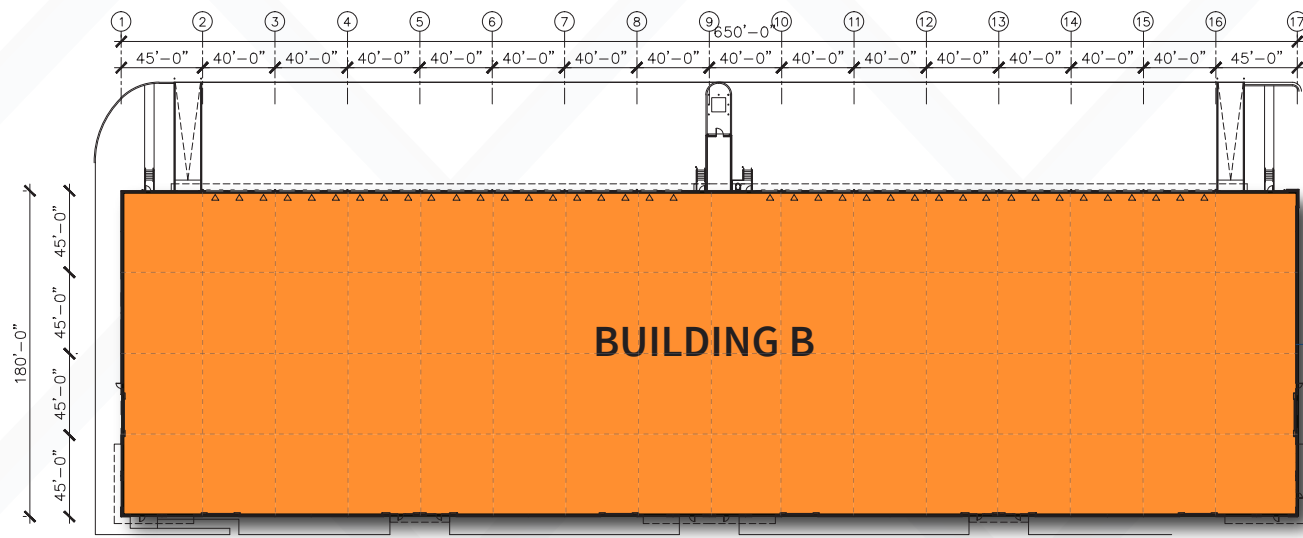
Wilson McDowell, SIOR, CCIM
Managing Director
T +1 407 930 1801
wilson.mcdowell@am.jll.com

Bobby Isola, SIOR, CCIM
Managing Director
T +1 407 930 1804
bobby.isola@am.jll.com

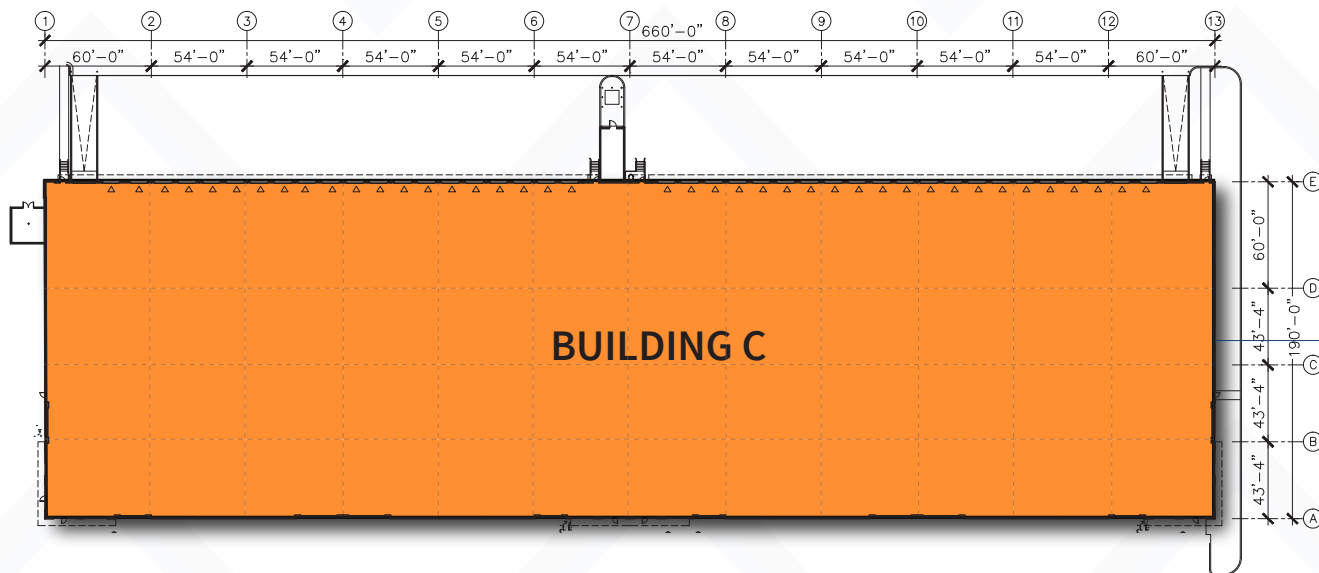
Building information



Bldg size	207,625	Column spacing	54' x 60'
Office	BTS	Sprinklers	ESFR
Clear height	36'	Construction	Tilt wall
Dock doors 9' x 10'	64	Parking spaces	220
Ramps 12' x 14'	2	Parking ratio	1.06/1,000 s.f.
Loading	Rear	Truck court	130'-220'
Building depth	200'	Trailer parking	5 spaces

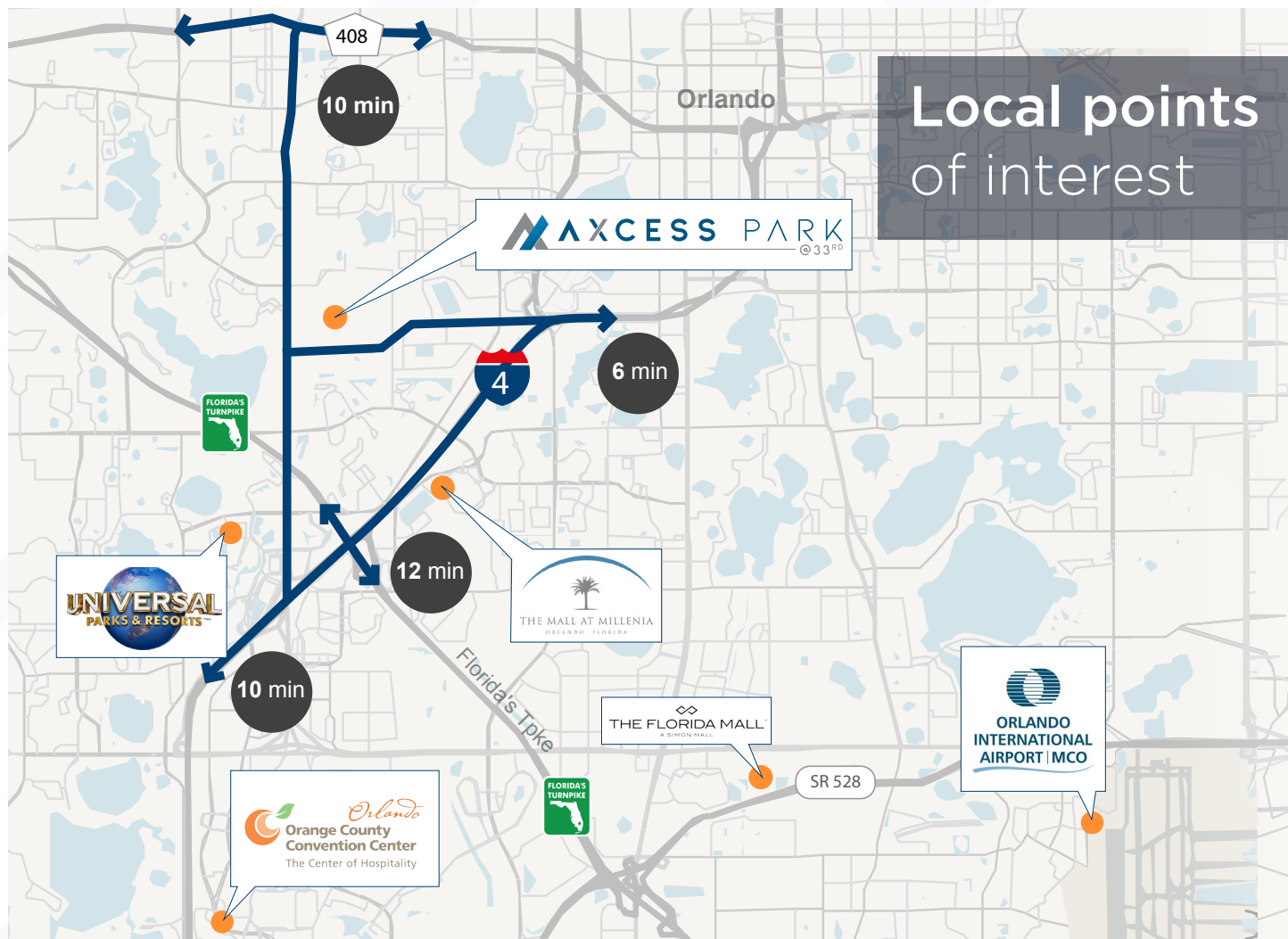
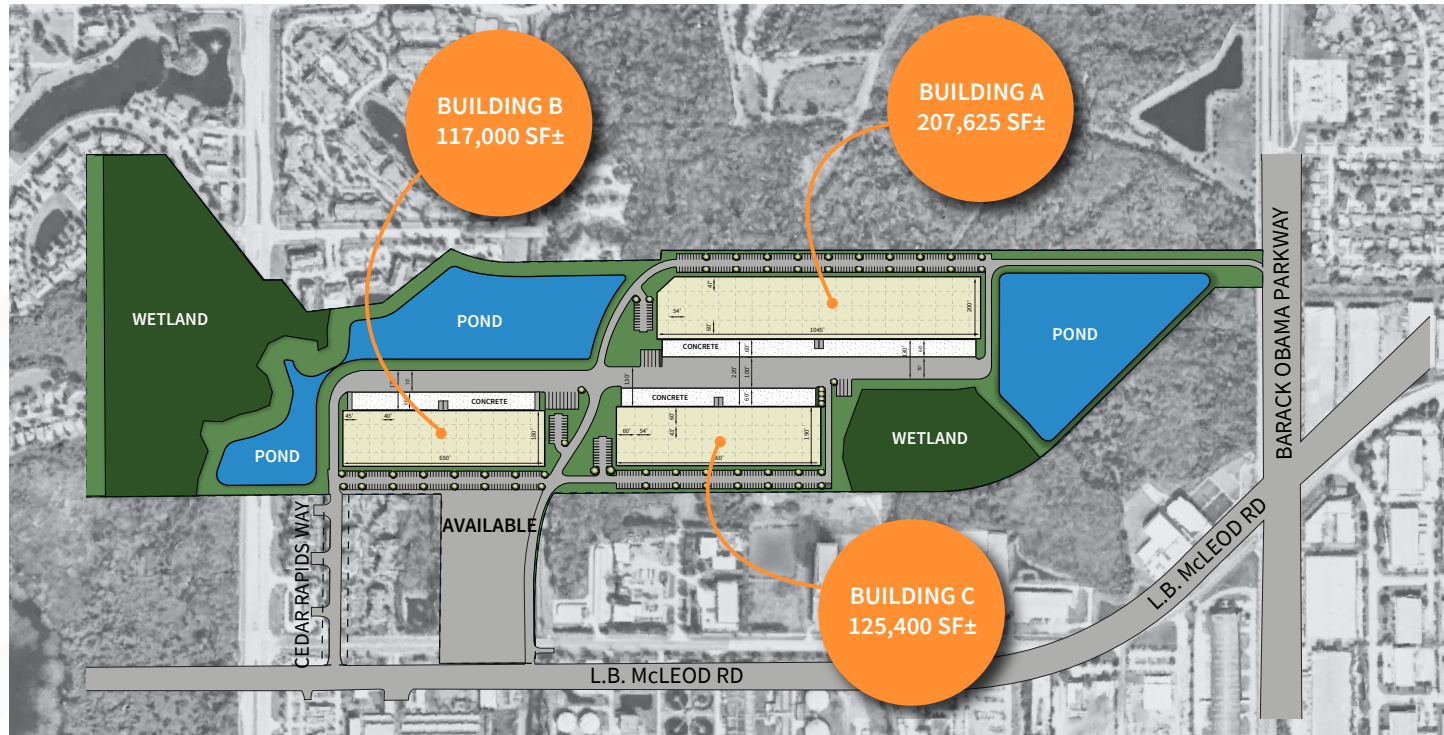


Bldg size	117,000	Column spacing	40' x 45'
Office	BTS	Sprinklers	ESFR
Clear height	32'	Construction	Tilt wall
Dock doors 9' x 10'	38	Parking spaces	145
Ramps 12' x 14'	2	Parking ratio	1.24/1,000 s.f.
Loading	Rear	Truck court	130'
Building depth	180'	Trailer parking	9 spaces



Bldg size	125,400	Column spacing	54' x 60'
Office	BTS	Sprinklers	ESFR
Clear height	32'	Construction	Tilt wall
Dock doors 9' x 10'	38	Parking spaces	154
Ramps 12' x 14'	2	Parking ratio	1.23/1,000 s.f.
Loading	Rear	Truck court	130'-220'
Building depth	190'	Trailer parking	4 spaces

Location



Drive times and demographics

	60 min	120 min	240 min
Population	3,194,396	8,983,887	20,011,992
Households	1,185,106	3,531,404	7,851,843
Average Household income	\$87,783	\$84,784	\$89,296
Businesses	122,397	337,789	892,877
Employees	1,350,122	3,647,433	8,686,501

Drive times to...

... major cities

- 1 hour, 30 minutes to Tampa
- 2 hours, 15 minutes to Jacksonville
- 3 hours, 30 minutes to Miami
- 6 hours, 15 minutes to Atlanta, GA

... major transportation hubs

- 20 minutes to Orlando Int'l Airport
- 1 hour to Port Canaveral
- 10 minutes to Universal
- 15 minutes to Disney
- 17 minutes to Orange County Convention Center
- 16 minutes to Sea World
- 17 minutes to Downtown Orlando

... major arteries

- 6 minutes to I-4
- 7 minutes to Florida's Turnpike
- 16 minutes to State Road 528
- 7 minutes to State Road 408

Less than
10 minutes
from most major
arteries





MAXCESS PARK

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- 450,025 total s.f.
- 32' - 36' clear height
- Rear load
- ESFR sprinklers
- Tilt wall construction
- 1.15/1,000 parking ratio (avg)
- Limited trailer parking
- Zoned I-P/RP, City of Orlando
- **Q2 2021 delivery**
- Minutes from the Mall at Millenia and major big box retailers and restaurant chains including: **Target, Ikea, Home Depot, HomeGoods, Old Navy, Ross, Total Wine & More, Costco, Olive Garden, TGI Fridays, Chipotle, Panera Bread.**

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