




# For Lease

Signal Hill | 440 W Kennedy Blvd, Orlando FL

**27,992 SF Available**

 **JLL** SEE A BRIGHTER WAY

## BUILDING DETAILS



116,742 SF data center facility on 9.71 acre I-1 zoned site



Two separate fiber vaults/closets provide access to 7 carriers that serve the building. Additional carriers available on the street



13 MW electrical service with 9 massive 600 Amp 12.5 KV switches in place



Advanced video surveillance system in place



Fully secured with privacy fencing and security gate with key card access



Ample parking, 3.62/1,000 SF ratio



Building is 100% air conditioned



Orlando location reduces latency and reduces storm risk; strategic location can service all major Florida metros in 4 hours or less

## CENTRALLY LOCATED



Daytona  
52  
miles

Tampa  
90  
miles

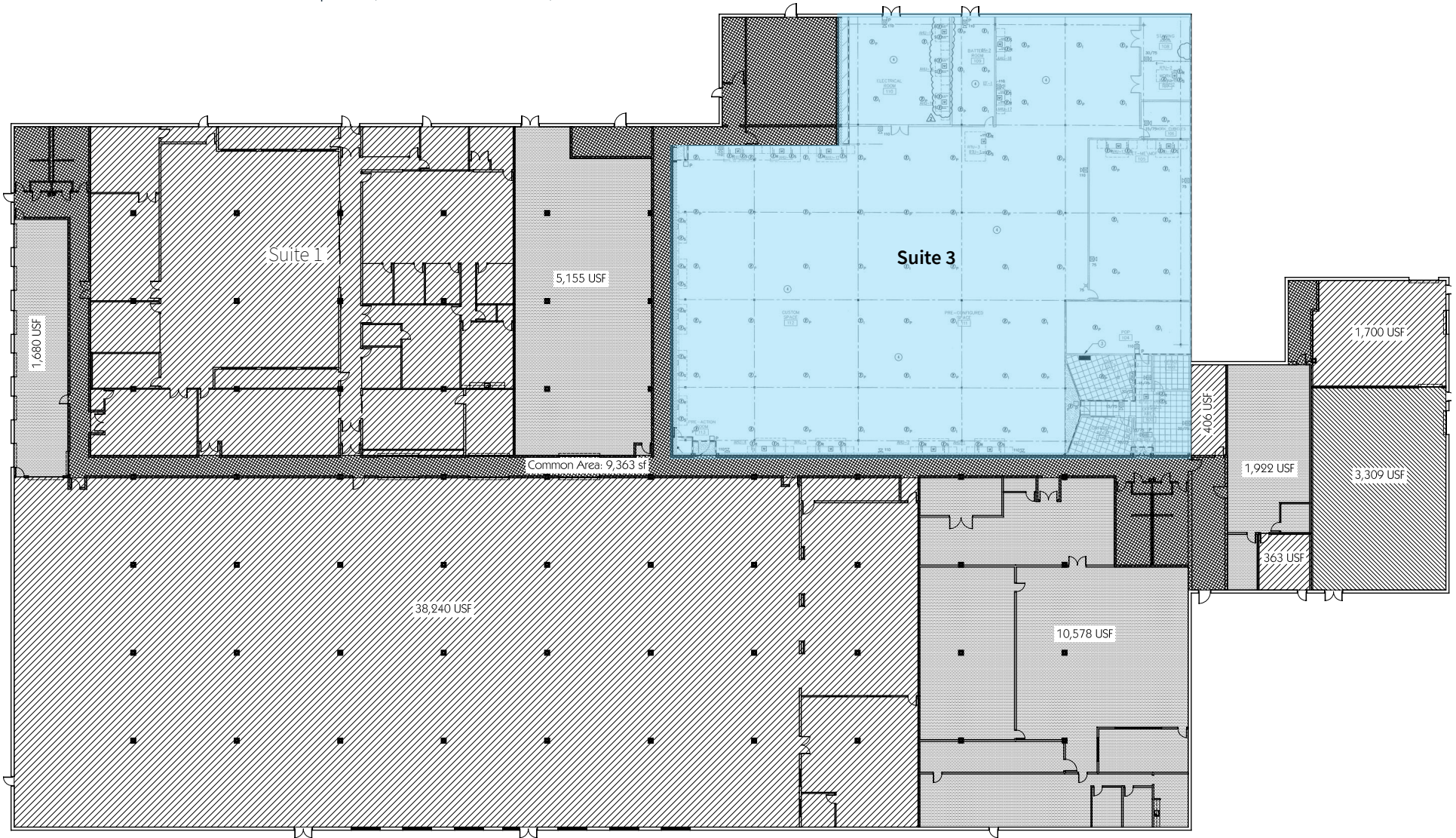
Jacksonville  
135  
miles

Miami  
240  
miles



## AVAILABILITIES

**Suite 3:** 27,992 SF Industrial Space (available Q2-2026)

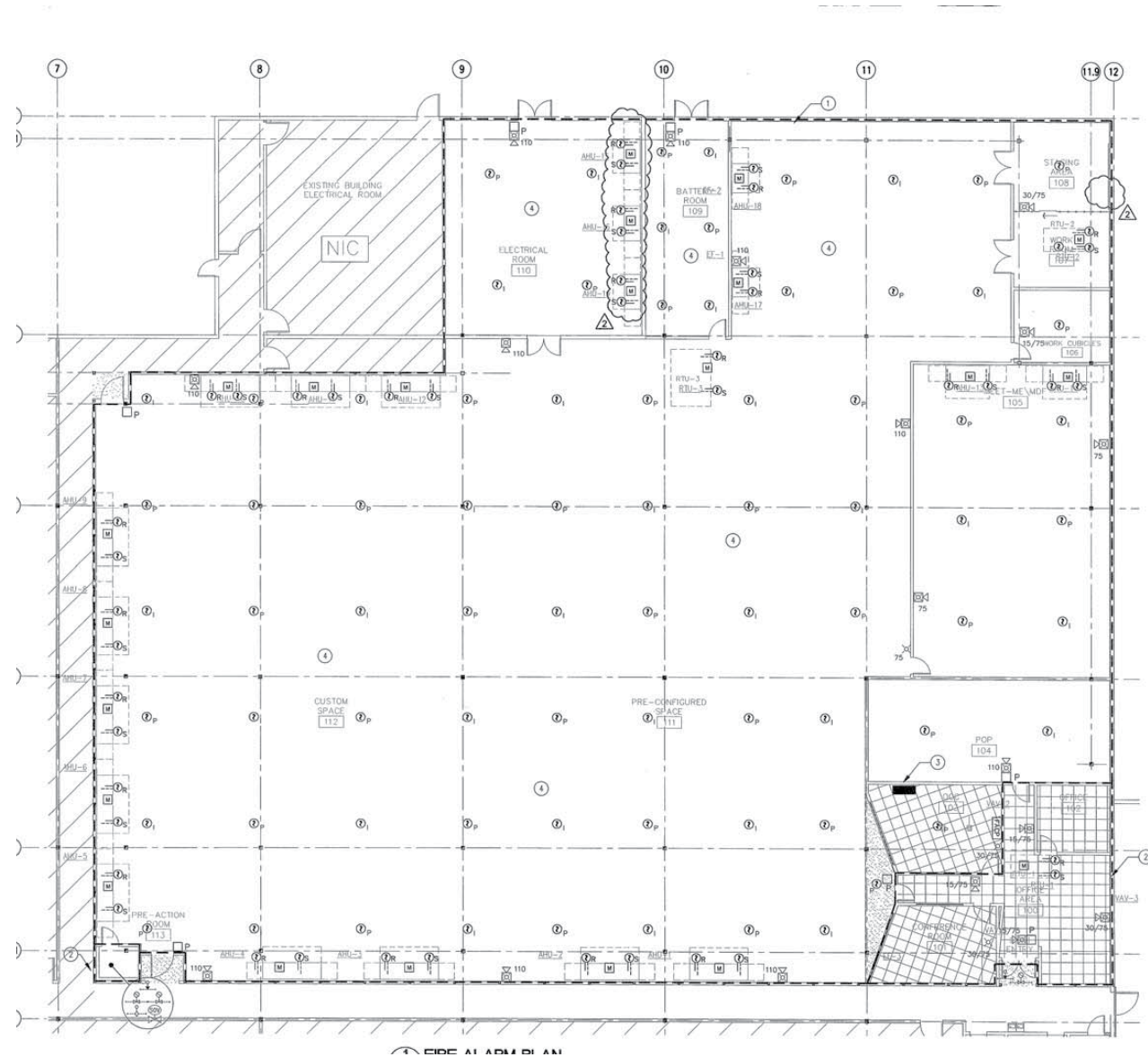


## SUITE 3: 27,992 SF

### INDUSTRIAL SPACE

Currently a data center with Over 12 IP Transit Carriers, Fully Redundant Infrastructure, Industrial Grade Generator, and Industrial Grade UPS.

- Available Q2-2026



# Area Amenities Map

## FOOD SERVICE

- 1 Christner's Prime Steak & Lobster
- 2 Fleming's Prime Steakhouse
- 3 Ruth's Chris Steak House
- 4 The Cheesecake Factory
- 5 Miller's Ale House
- 6 Mandola's Italian Kitchen
- 7 Anejo Cocina
- 8 Starbucks

## POINTS OF INTEREST

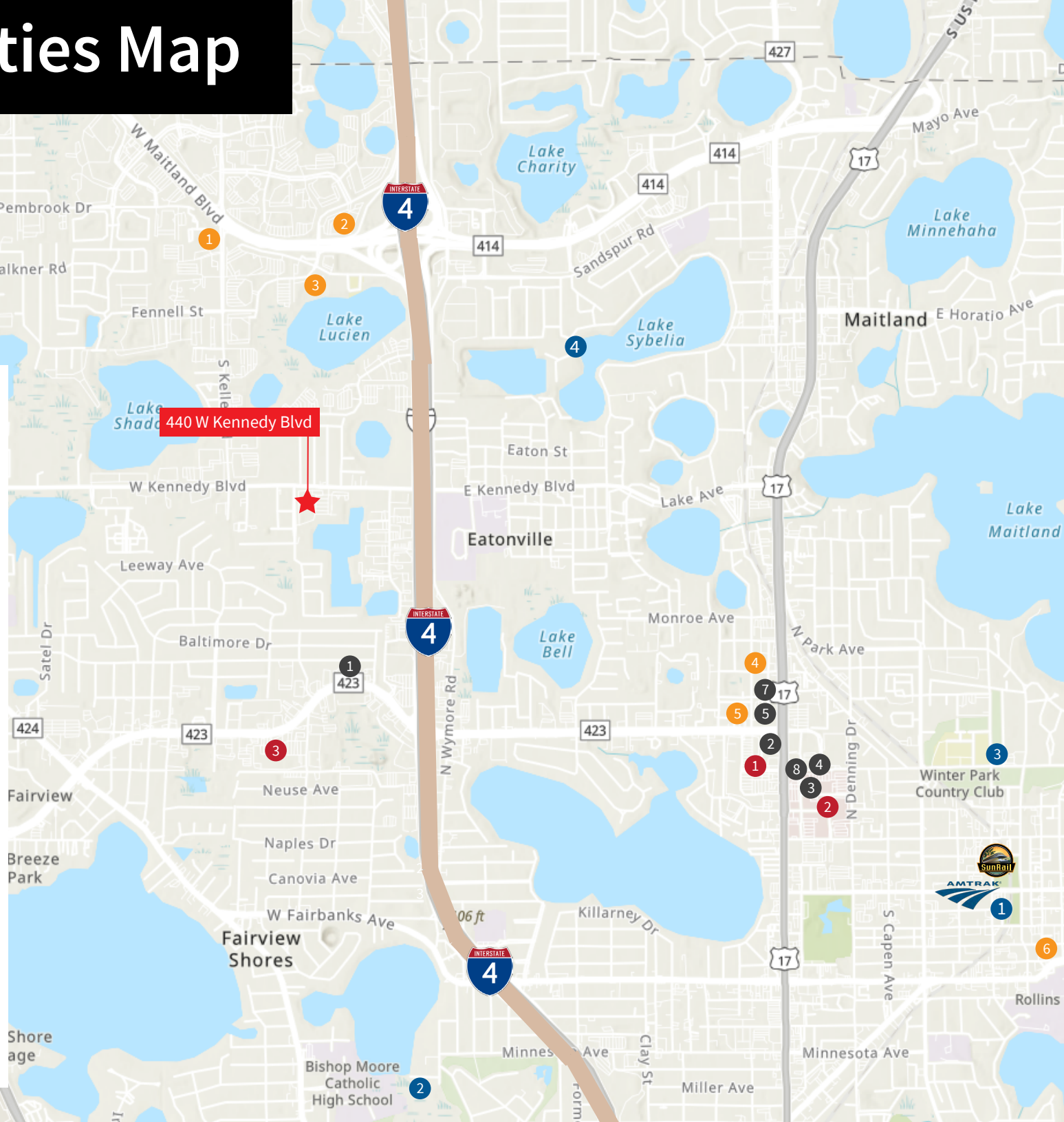
- 1 Downtown Winter Park
- 2 Dubsread Golf Course
- 3 Winter Park Golf Course
- 4 Aububon Center

## RETAIL

- 1 Center of Winter Park
- 2 Winter Park Village
- 3 Lee Road Shopping Center

## HOTELS

- 1 Courtyard Orlando/Altamonte Springs
- 2 Sheraton Orlando North
- 3 Homewood Suites Orlando/Maitland
- 4 SpringHill Suites Winter Park
- 5 Hilton Garden Inn Winter Park
- 6 The Alford Inn





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