

2002 Directors Row

ORLANDO, FLORIDA 32809

181,930 sq. ft.
AVAILABLE

27 total
DOCK DOORS

5,073 sq. ft.
MAIN OFFICE AREA

9.21
ACRE SITE

24' to 28'
CLEAR HEIGHT

296'
BUILDING DEPTH

Features

A 181,930 sq. ft. building
on a 9.21 acre lot.

Efficient operations with
27 dock doors.

Ample parking for 103 cars

160' Truck Court Fully Fenced

Located in Orlando Central Park

Excess Land for Storage Available

IMPROVEMENTS COMPLETE: FRESH PAINT | PARKING LOT IMPROVEMENTS | GATED OUTSIDE STORAGE AREA



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

74M+

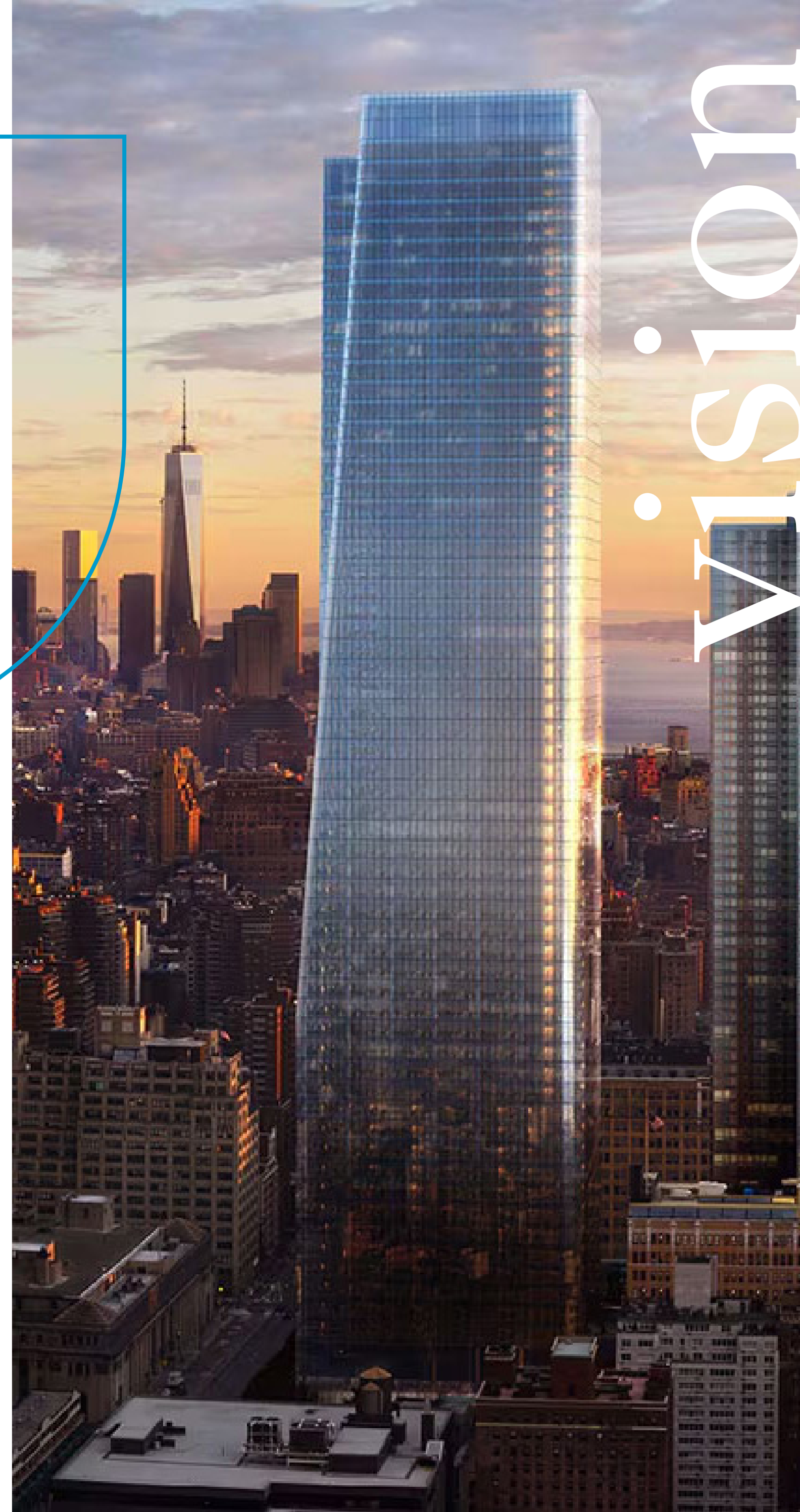
square feet of logistics space

550+

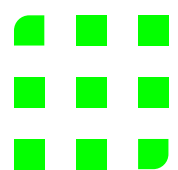
warehouse, distribution and cold storage properties

90M+

square foot development pipeline

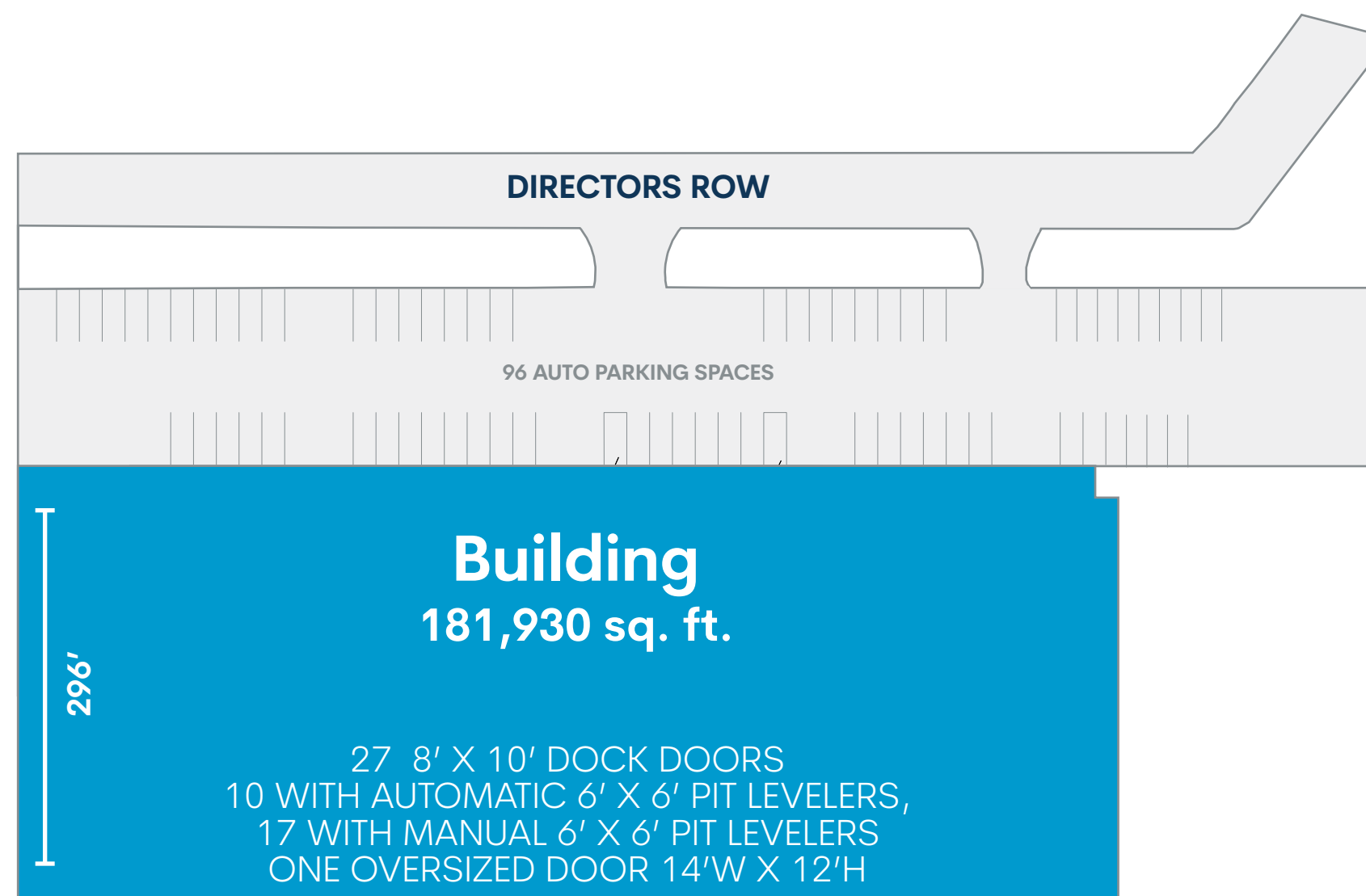


Vision



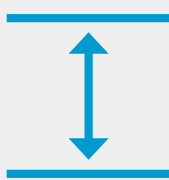
Building Specifications

Building Size	181,930 sq. ft.
Available	181,930 sq. ft.
Office Space	5,073 sq. ft.
Site	9.21 Acres
Clear Height	24' to 28'
Building Depth	296'
Column Spacing	Main Warehouse 50'W x 40' D Expansion Warehouse 50'D -37-50'W
Dock Doors	27 (8' x 10') doors
Ramps	1 Ramp 14'-10" Wide x 12'-8" High
Truck Court	160' Fully Fenced
Outside Storage	1.02 acres of land potential, engineered
Loading	Front Load
Trailer Parking	35+
Automobile Parking	103 spaces
Sprinklers	ESFR capable
Lighting	New LED fixtures on motion sensors
Power:	277/480V, 3-Phase, 800 Amps



 **103**
Automobile
Parking

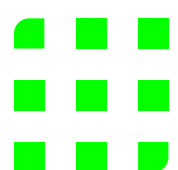
 **35**
Trailer
Parking

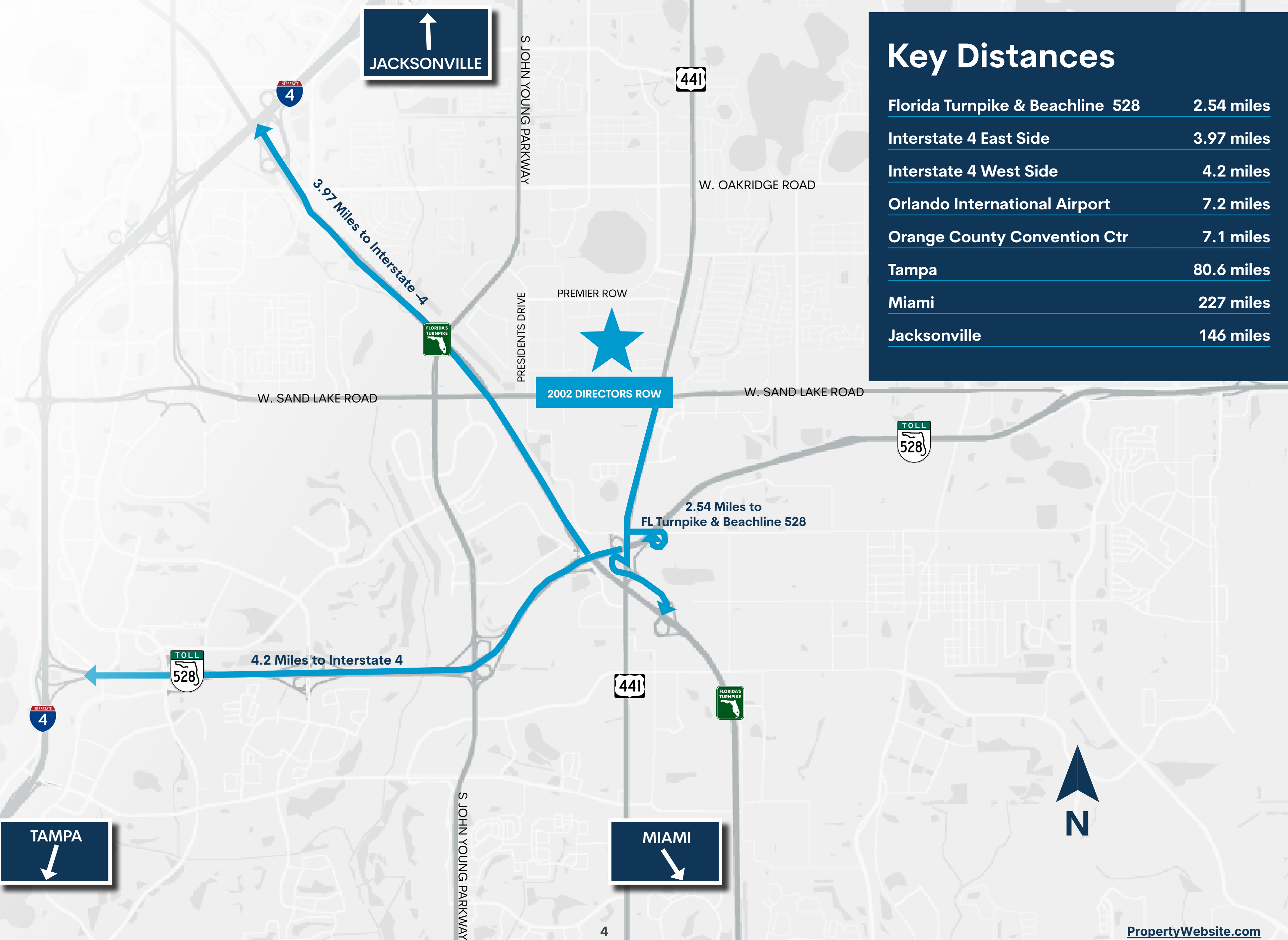
 **24' - 28'**
Clear
Height

 **50'x40'**
50'x37'
Column
Spacing

 **27**
Dock Doors/
column space

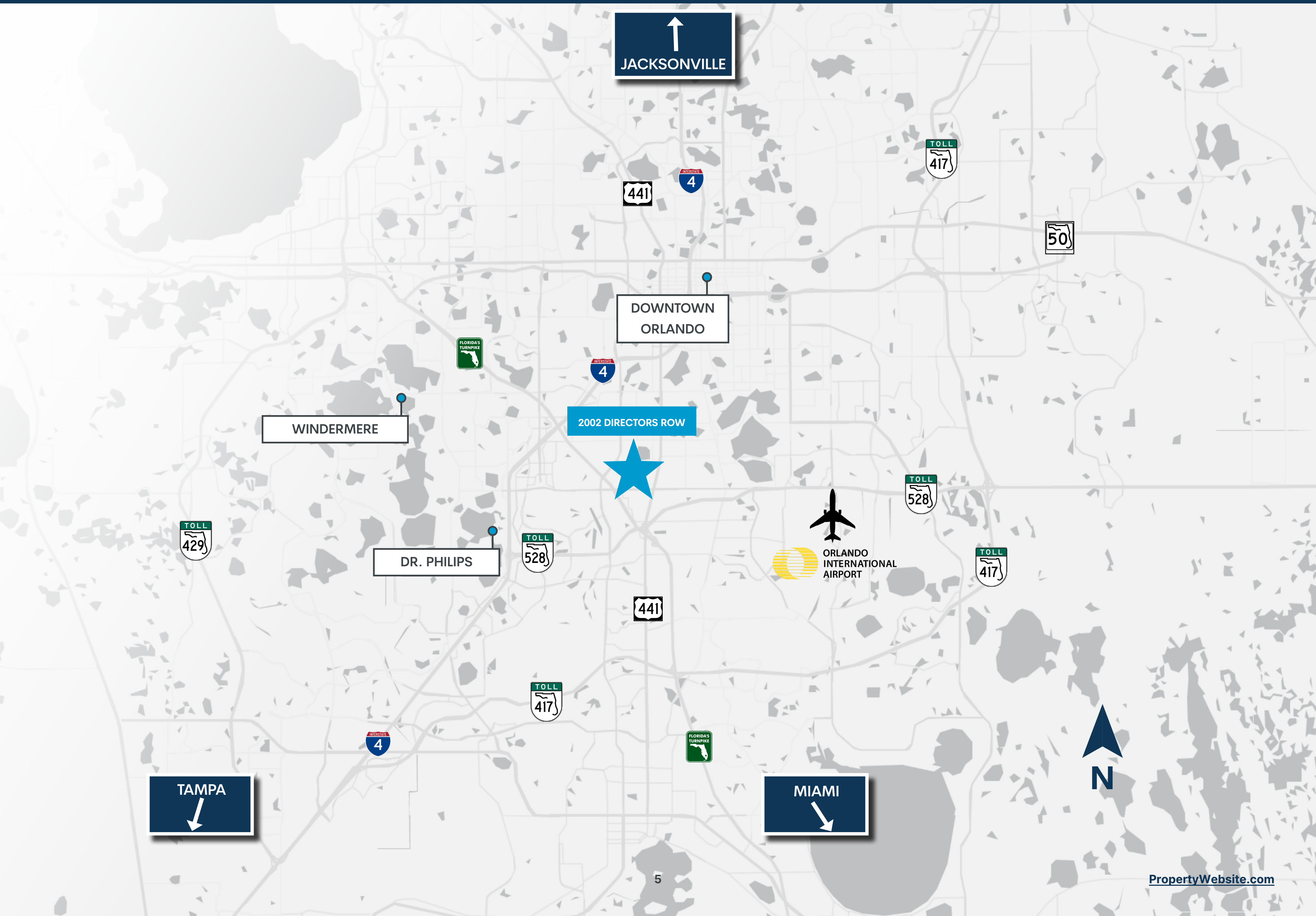
 **160'**
Truck Court
Depth





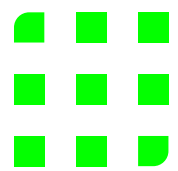
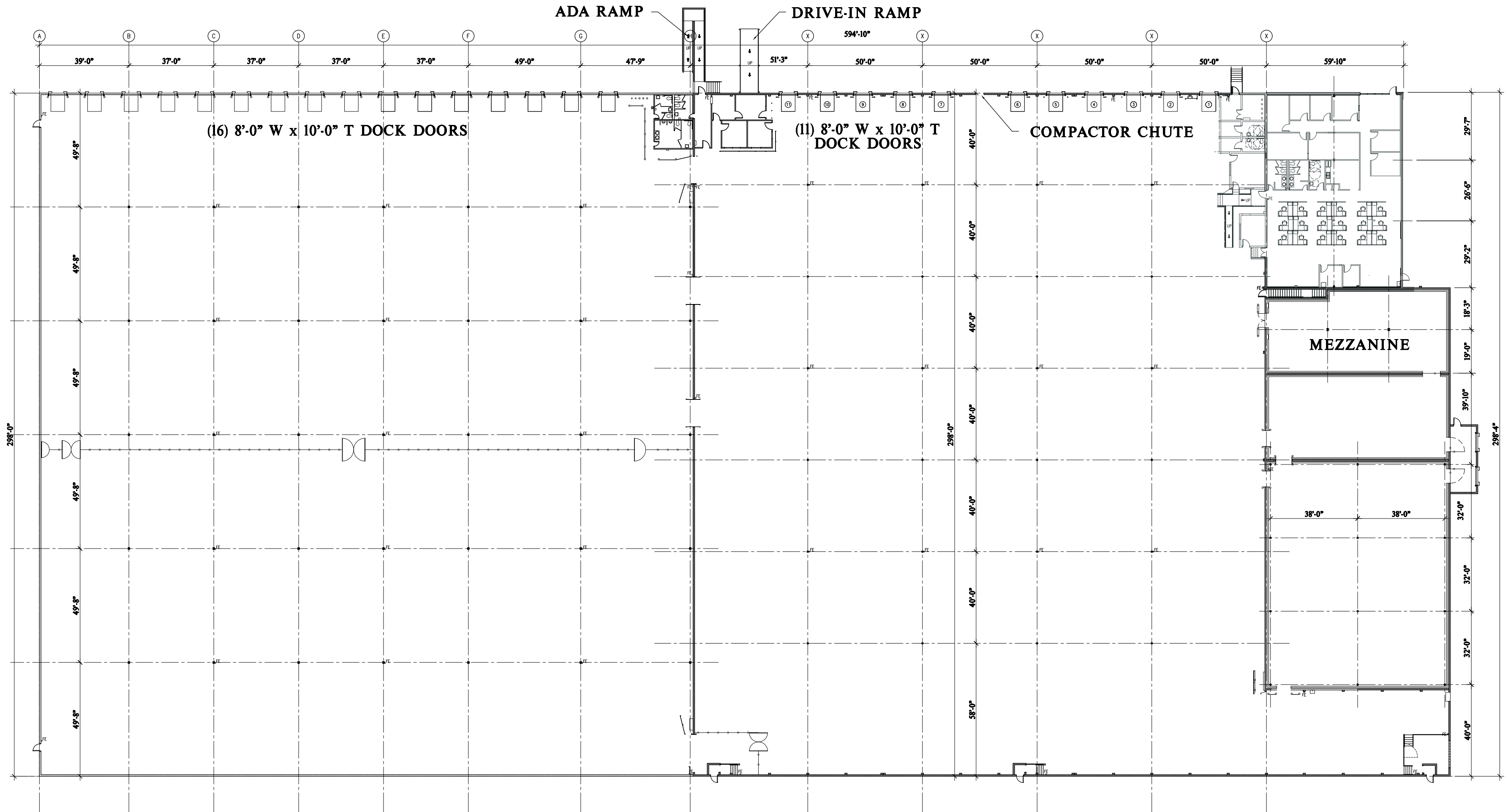


Area Map & Key Distances



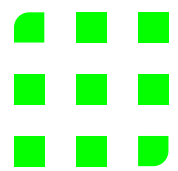
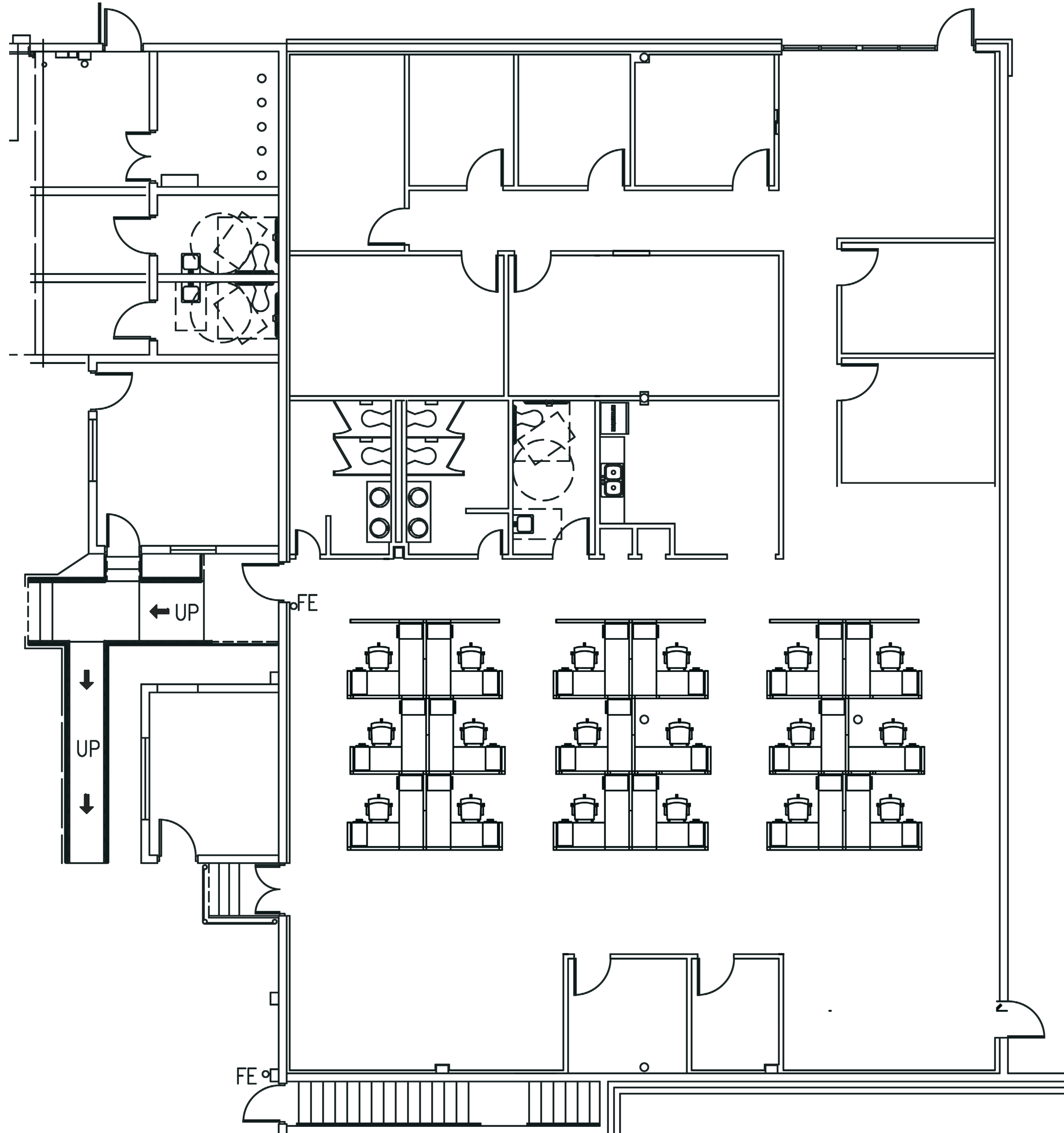
OVERALL FLOOR PLAN

2002 DIRECTORS ROW | ORLANDO, FL 32809



OFFICE PLAN

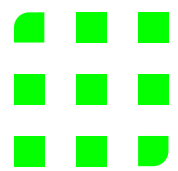
2002 DIRECTORS ROW | ORLANDO, FL 32809

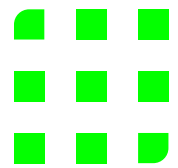
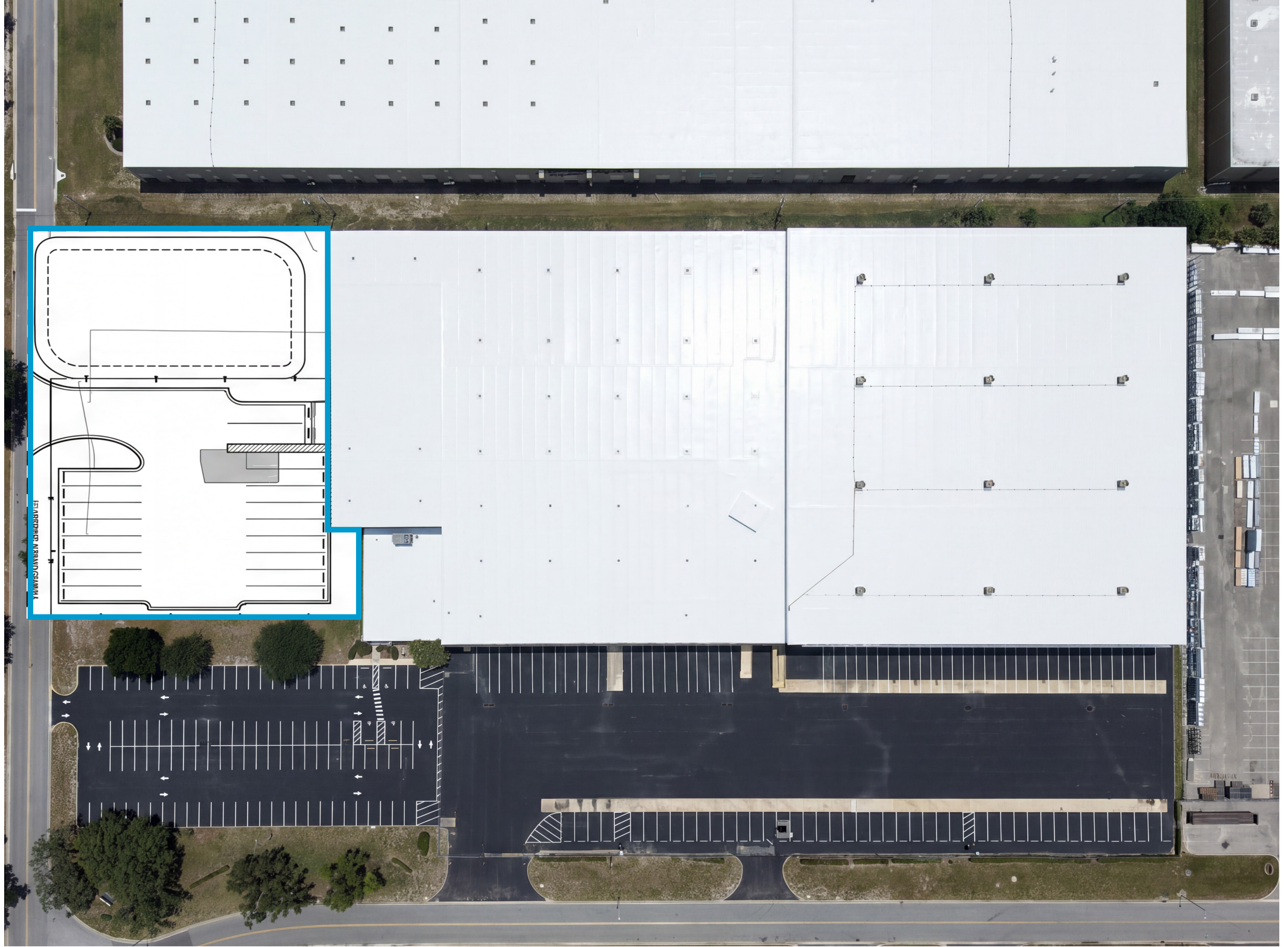




**POTENTIAL FOR
1.02 ACRES OF
OUTSIDE STORAGE**

**FULLY DESIGNED &
ENGINEERED**





2002 DIRECTORS ROW

ORLANDO, FLORIDA 32809



Leasing Contacts



COMMERCIAL REAL ESTATE SERVICES

William "Bo" Bradford, CCIM SIOR

321.281.8502

bbradford@lee-associates.com

DISCLAIMER:

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**Brookfield
Properties**

Peyton Murray

404.941.8558

peyton.murray@brookfieldproperties.com

