

- ▶ Property Website
- ▶ Construction Video



For Lease/Build-To-Suit  
50,000 - 984,960± SF

N. Normandy Blvd.  
Deltona, FL 32725



# 200 - 500,000± SF

*Rendering*

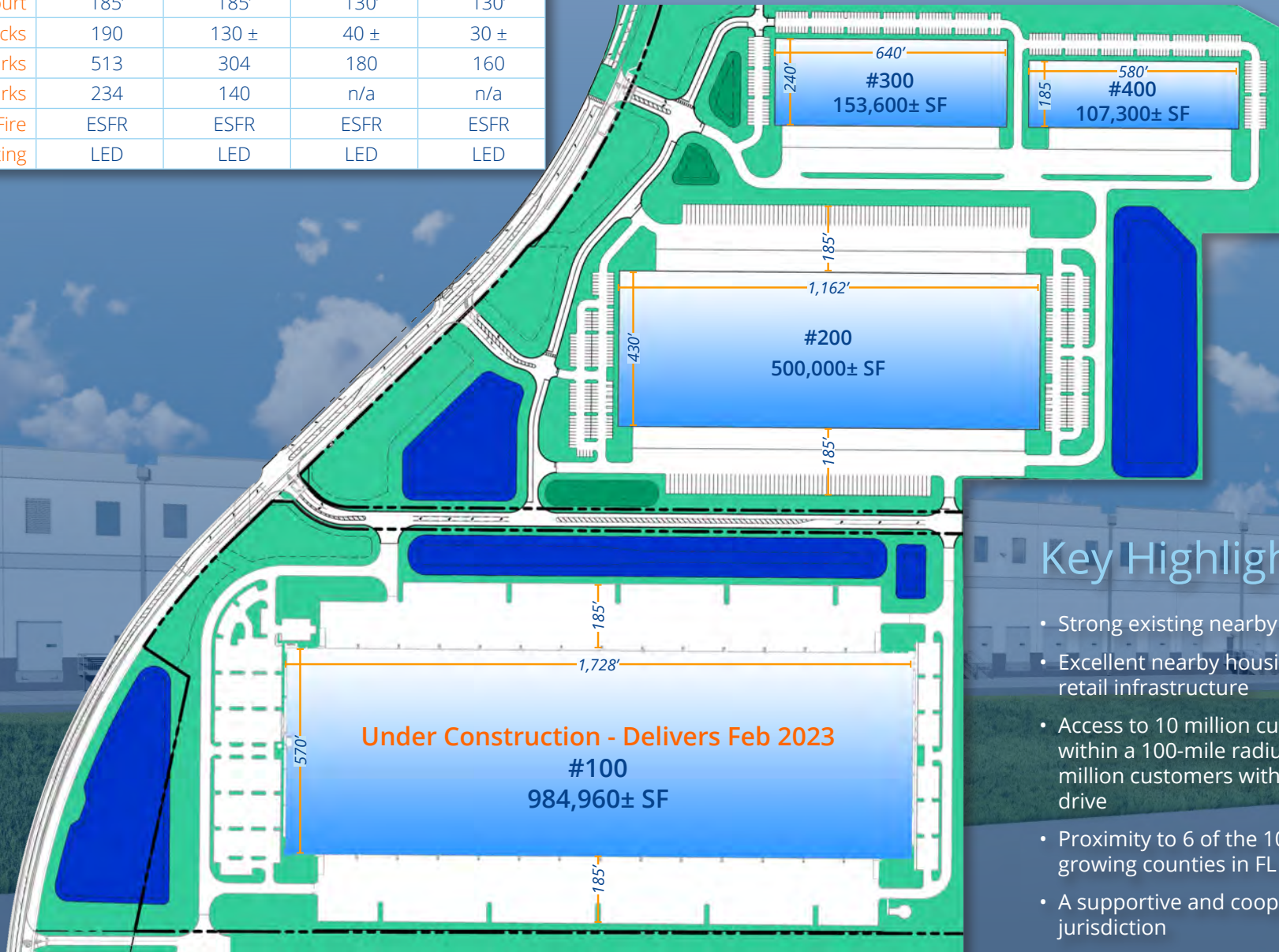
- Flexible spaces to accommodate tenants from 50,000 SF to a 984,960± SF building
- Phase I - #100 - 984,960± SF - under construction, delivers Feb 2023
- Phase II - #200/300/400 - design of buildings can support a BTS
- Entire site is mass graded and ready for construction
- Easy access to I-4 with direct routes to Florida Turnpike, Orlando Beltway and I-95



**Lee Morris, SIOR, LEED AP**  
Executive Vice President | Industrial Services  
+1 407 782 8212  
lee.morris@colliers.com

### Building Specifications

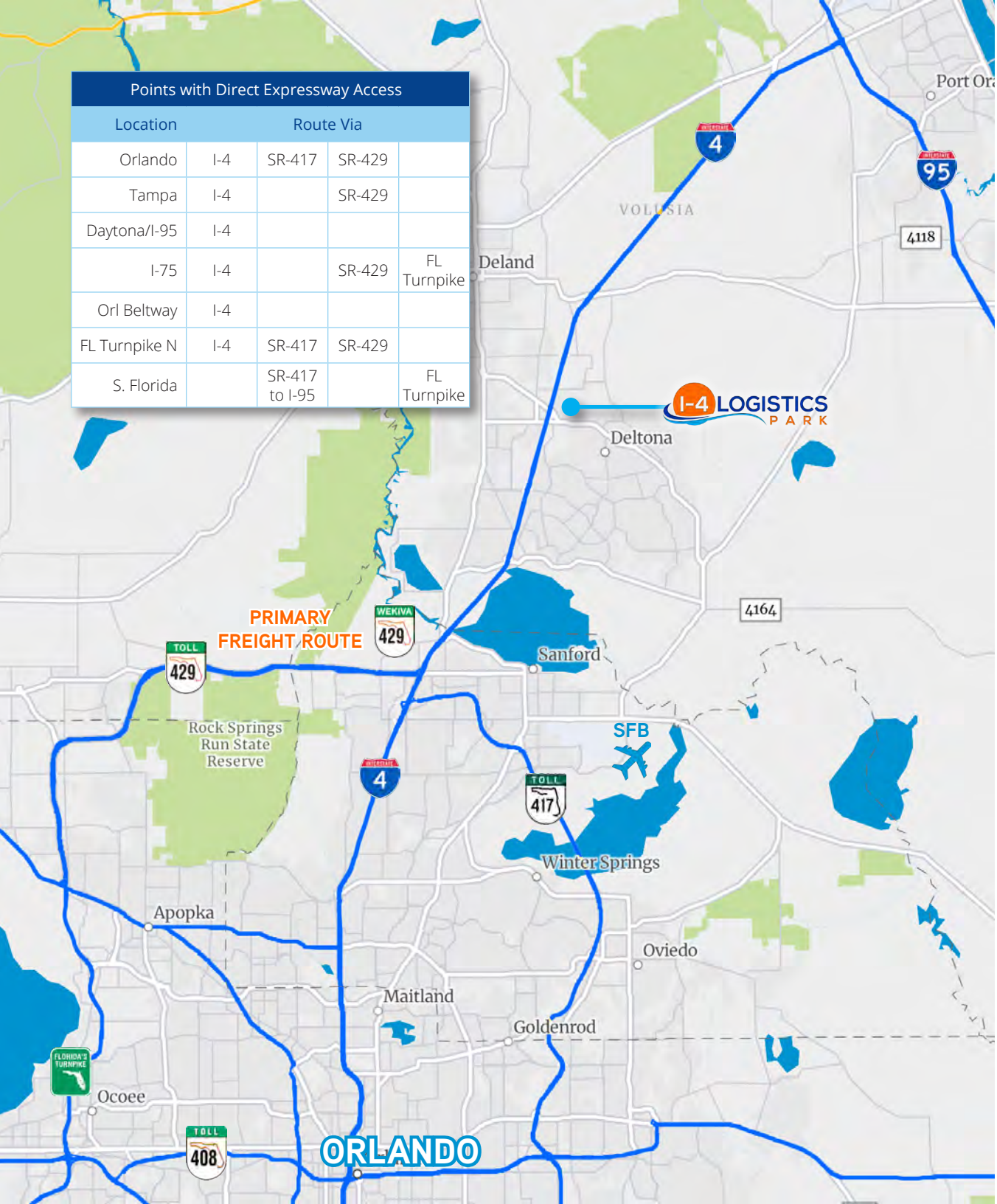
Building	100	200	300	400
Total Size	984,960± SF	500,000± SF	153,600± SF	107,300± SF
Clear Height	40'	40'	32'	32'
Loading	Cross Dock	Cross Dock	Rear Load	Rear Load
Truck Court	185'	185'	130'	130'
Docks	190	130 ±	40 ±	30 ±
Car Parks	513	304	180	160
Trailer Parks	234	140	n/a	n/a
Fire	ESFR	ESFR	ESFR	ESFR
Lighting	LED	LED	LED	LED



### Key Highlights

- Strong existing nearby labor base
- Excellent nearby housing and retail infrastructure
- Access to 10 million customers within a 100-mile radius or 20 million customers within 6-hour drive
- Proximity to 6 of the 10 fastest growing counties in FL
- A supportive and cooperative jurisdiction

Points with Direct Expressway Access				
Location	Route Via			
Orlando	I-4	SR-417	SR-429	
Tampa	I-4		SR-429	
Daytona/I-95	I-4			
I-75	I-4		SR-429	FL Turnpike
Orl Beltway	I-4			
FL Turnpike N	I-4	SR-417	SR-429	
S. Florida		SR-417 to I-95		FL Turnpike



# Location Highlights

- Centralized location in the high demand I-4 corridor - 1-mile from I-4 ramp
- Easy access directly to I-4 which provides easy access to I-95/ JAXPORT to east and Orlando/ Florida Turnpike and Tampa to the south and west
- Easy access to north Orlando beltways SR 417 & 429 which provide easy routes to Tampa, South Florida and the Florida Turnpike
- An additional future I-4 interchange just south of the property will further enhance the excellent access

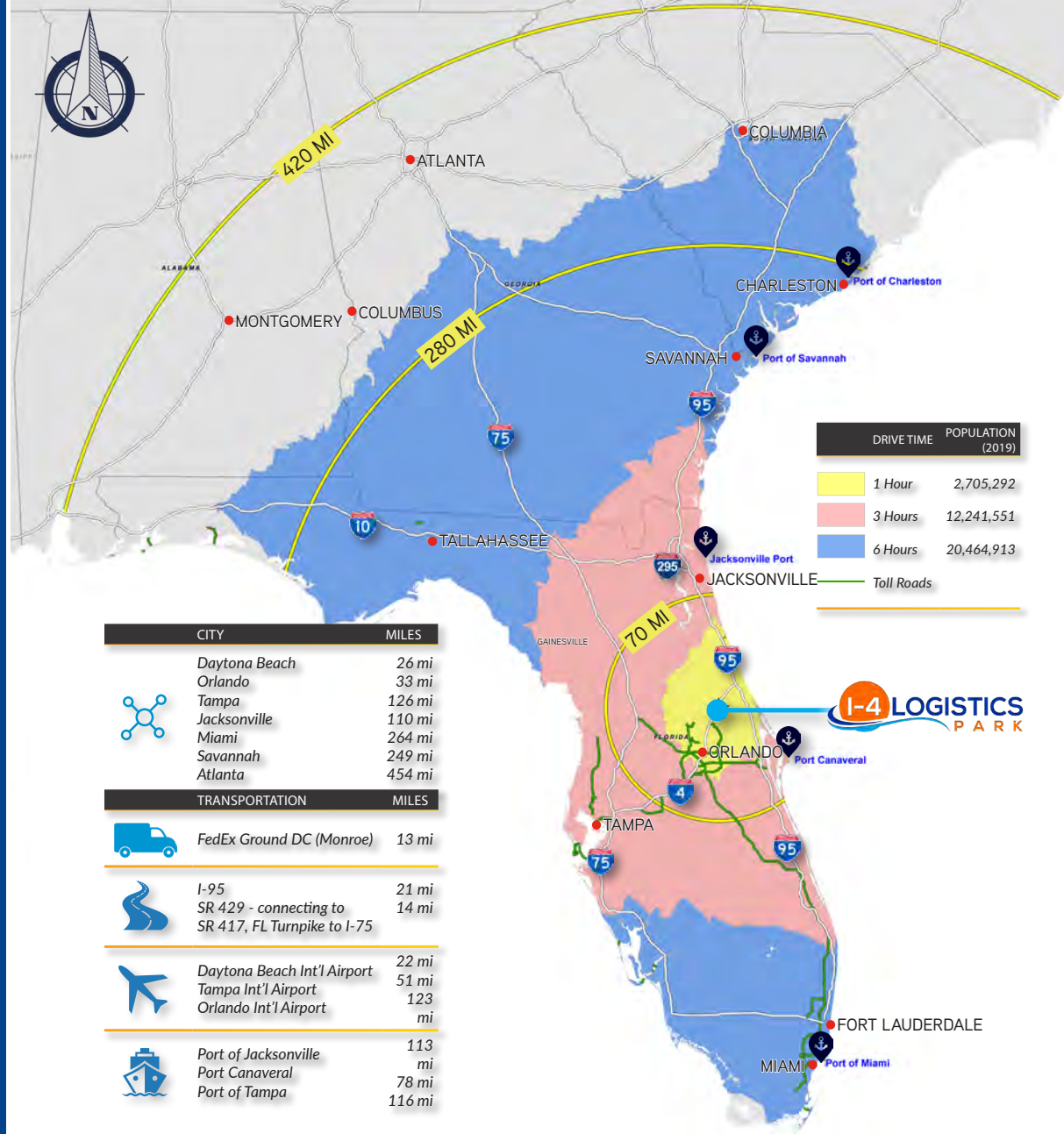




255 South Orange Avenue  
 Suite 1300  
 Orlando, FL 32801  
 colliers.com

**Lee Morris, SIOR, LEED AP**

Executive Vice President | Industrial Services  
 +1 407 782 8212  
 lee.morris@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.