

- ▶ Property Website
- ▶ Construction Video



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

N. Normandy Blvd.
Deltona, FL 32725

- 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



300 - 153,000± SF

400 - 107,300± SF

Rendering



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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



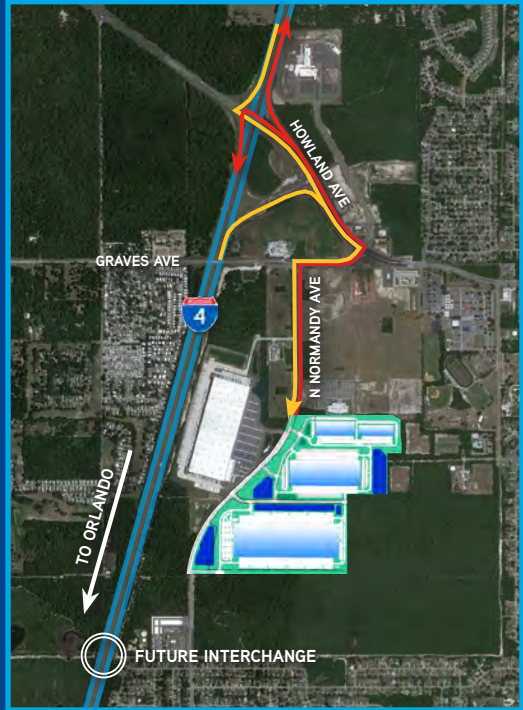
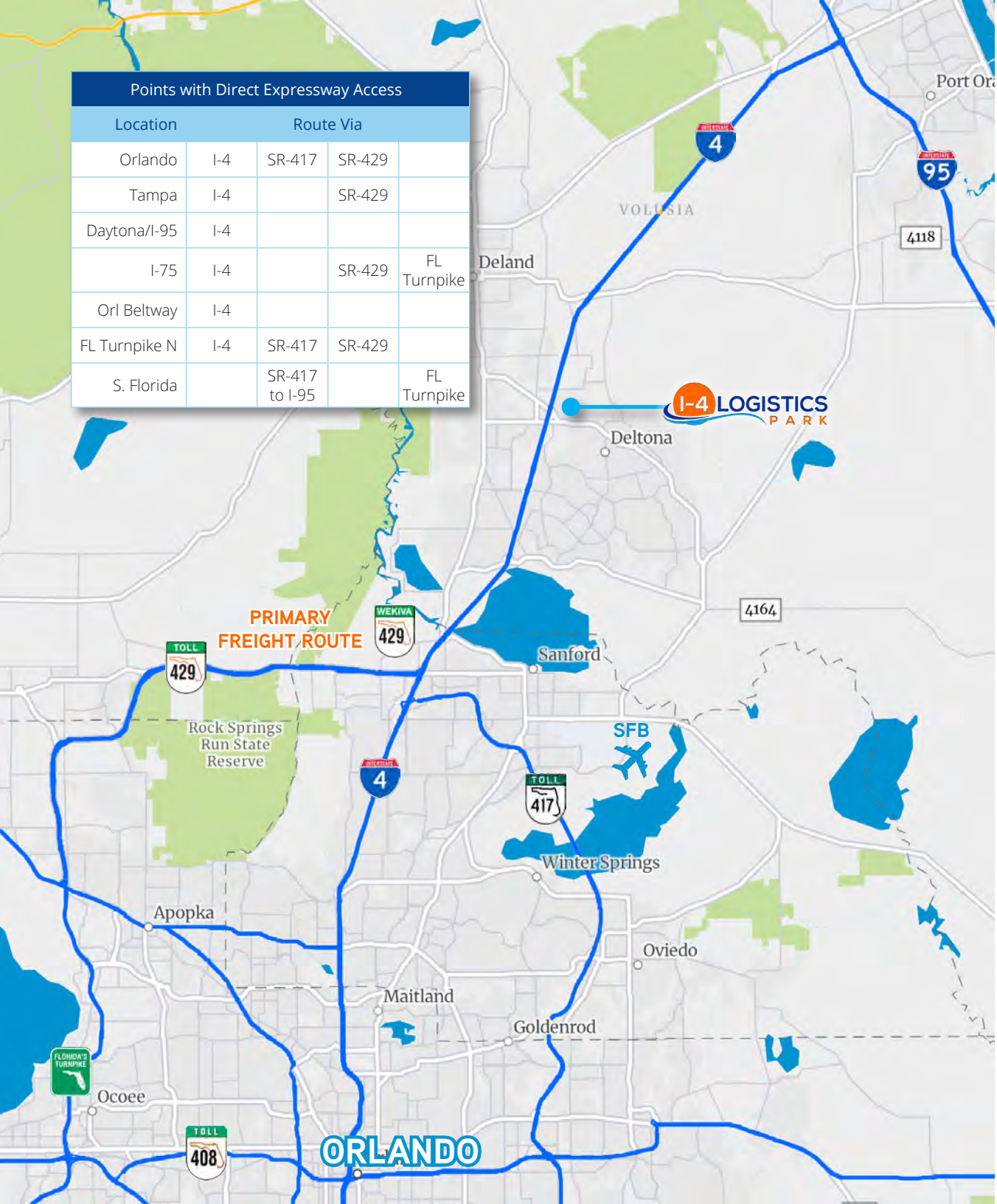
Key Highlights

- 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

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

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

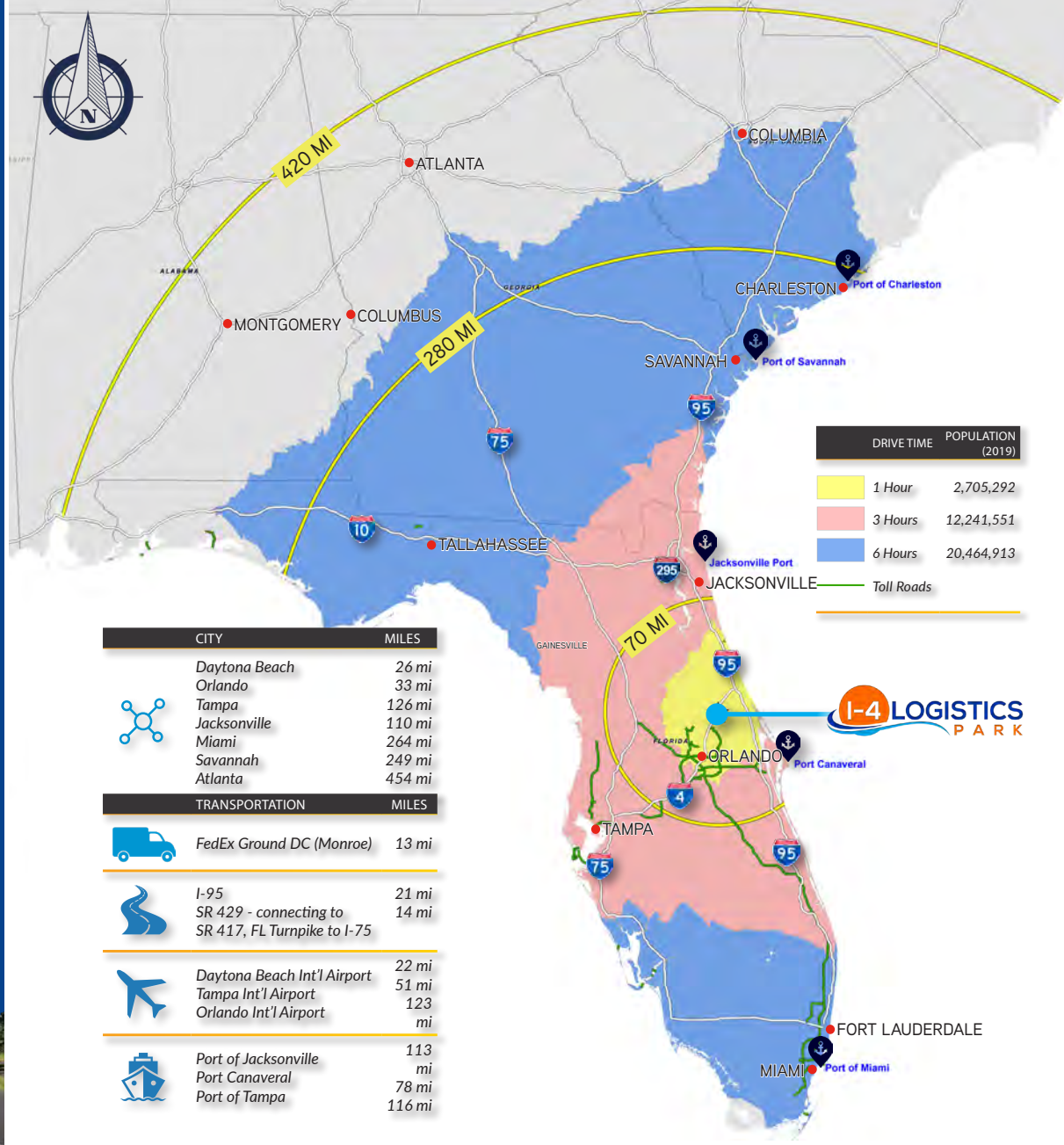




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