

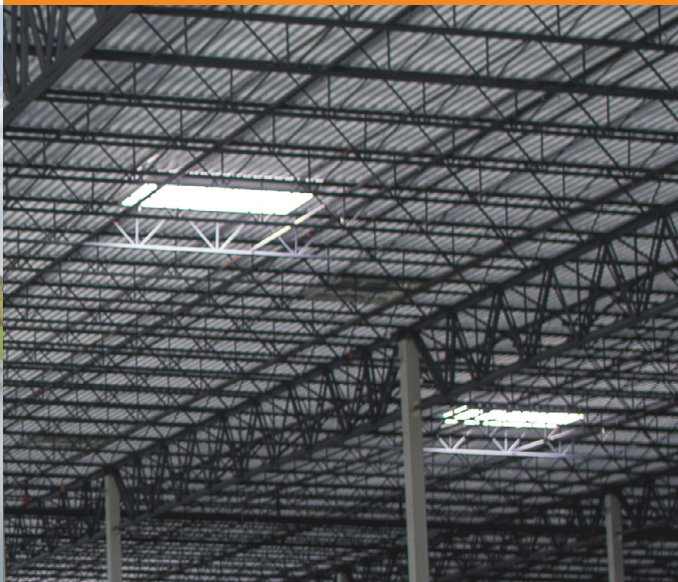


PRINCETON OAKS

MID-TOWN ORLANDO'S
NEWEST INDUSTRIAL PARK

PHASE 2B

23,502 - 148,270 SF AVAILABLE



PHASE 2B

COMING SOON

Princeton Oaks offers easy access to Orlando's primary roadways, and has proven effective for last mile logistics users as well as local businesses. Local developer Foundry Commercial and capital partner Prudential have designed.

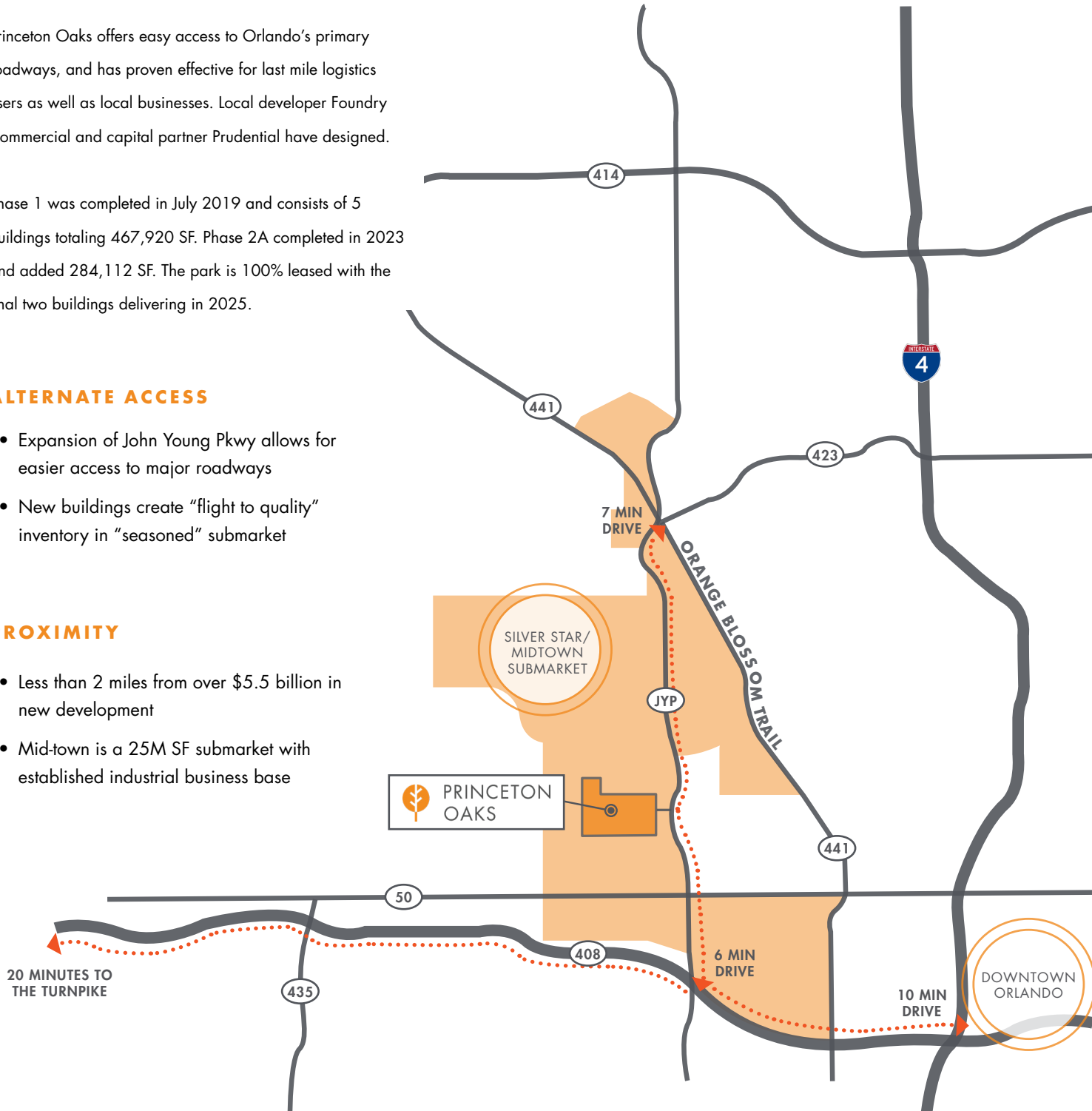
Phase 1 was completed in July 2019 and consists of 5 buildings totaling 467,920 SF. Phase 2A completed in 2023 and added 284,112 SF. The park is 100% leased with the final two buildings delivering in 2025.

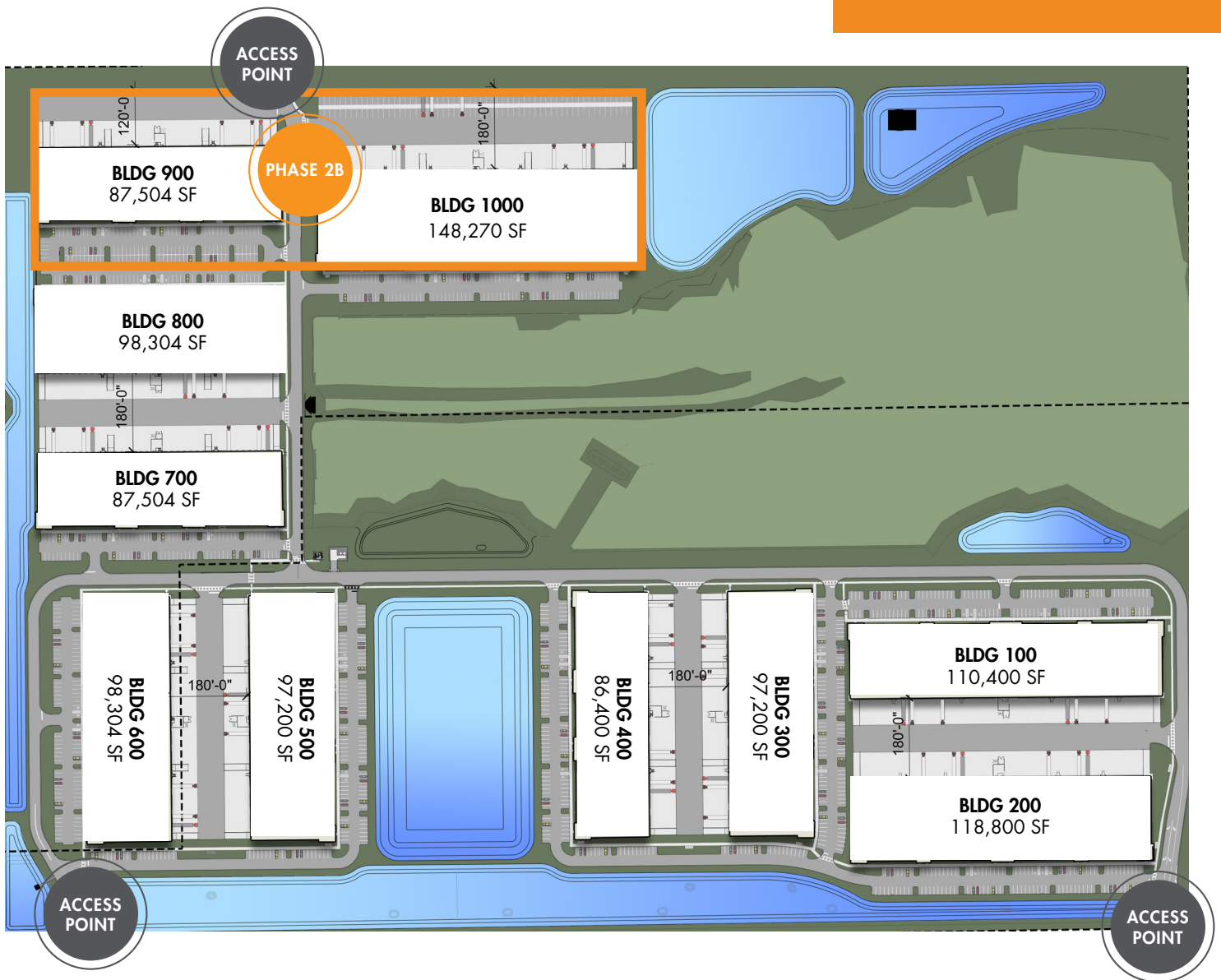
ALTERNATE ACCESS

- Expansion of John Young Pkwy allows for easier access to major roadways
- New buildings create "flight to quality" inventory in "seasoned" submarket

PROXIMITY

- Less than 2 miles from over \$5.5 billion in new development
- Mid-town is a 25M SF submarket with established industrial business base





PARK SPECIFICATIONS

CLEAR HEIGHT	32'
BUILDING TYPE	Rear loading, dock-high doors
COLUMN SPACING	50'x 50'
LIGHTING	Interior, Exterior LED
SPRINKLER	ESFR Fire Protection

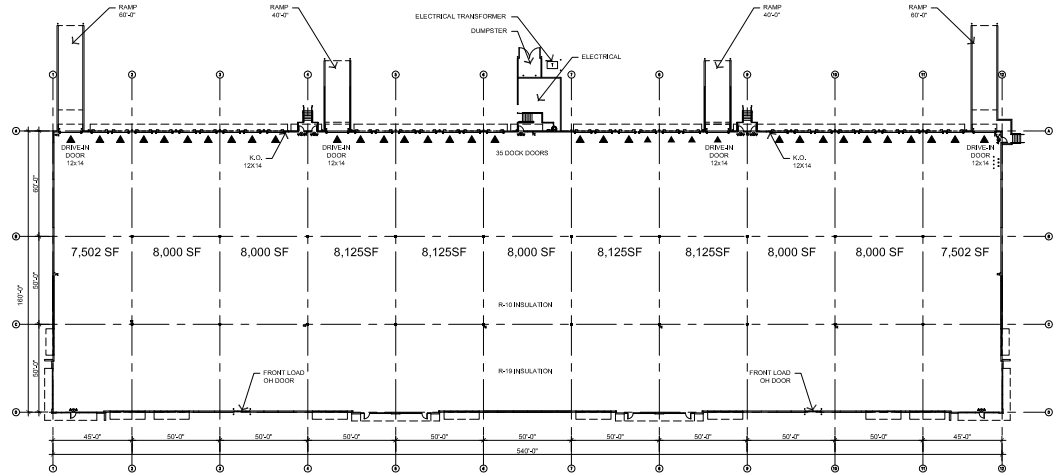
- ✓ INTERMEDIARY RAMPS
- ✓ SPEC OFFICES WITH SHELL
- ✓ TENANT-READY Q2 2025

AVAILABILITY

PHASE 2B

BUILDING 900

- TOTAL SF: 87,504 SF
- CONCRETE SLAB: 6" Slab (4,000 PSI)
- OVERHEAD DOORS: 35 Rear-loading Dock high (9'x10')
- CLEAR HEIGHT: 32'
- COLUMN SPACING: 50 x 40' 60' speed bay
- DIMENSIONS: 160' x 540'
- PARKING RATIO: 1.3 / 1,000
- FIRE: ESFR
- LIGHTING: LED
- OTHER: Four 12' x 14' ramps

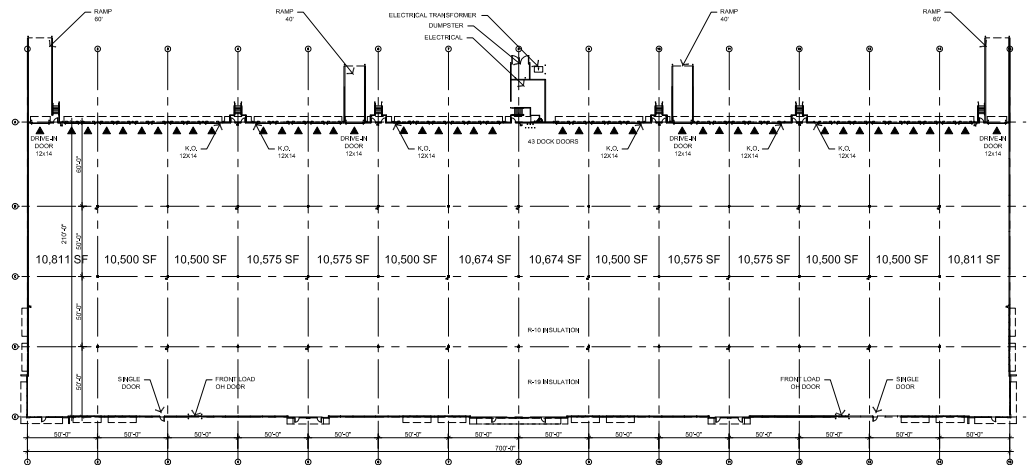


AVAILABILITY

- AVAILABLE: 23,502 - 87,504 SF
- OFFICE SF: B-TS
- TRUCK COURT DEPTH: 120' Standalone
- OVERHEAD DOORS: 35 Rear-loading, Dock high (9' x 10')
- RAMP DOORS: 12' x 14'

BUILDING 1000

- TOTAL SF: 148,270 SF
- CONCRETE SLAB: 6" Slab (4,000 PSI)
- OVERHEAD DOORS: 43 Rear-loading Dock high (9'x10')
- CLEAR HEIGHT: 32'
- COLUMN SPACING: 50 x 50' 60' speed bay
- DIMENSIONS: 210' x 700'
- PARKING RATIO: 1.3 / 1,000
- FIRE: ESFR
- LIGHTING: LED
- OTHER: Four 12' x 14' ramps



AVAILABILITY

- AVAILABLE: 42,386 - 148,270 SF
- OFFICE SF: B-TS
- TRUCK COURT DEPTH: 120' Standalone
- OVERHEAD DOORS: 43 Rear-loading, Dock high (9' x 10')
- RAMP DOORS: 12' x 14'

WHY PRINCETON OAKS

VALENCIA COLLEGE
LABOR/JOB SKILLS



POWER / WATER



CONNECTIVITY



SEWER

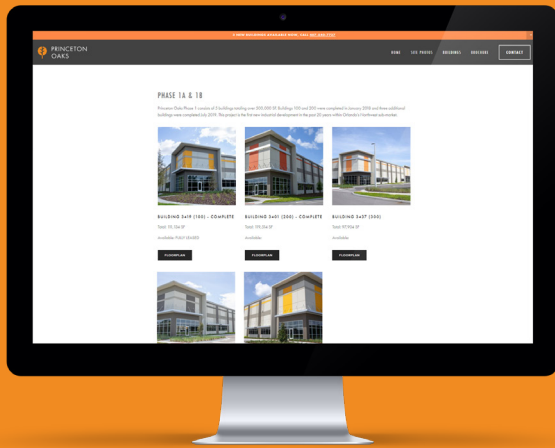


MUNICIPALITY



CLICK OR SCAN HERE to learn more about the Valencia College Accelerated Skills Training programs located at Princeton Oaks.





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PRINCETONOAKSINDUSTRIAL.COM

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