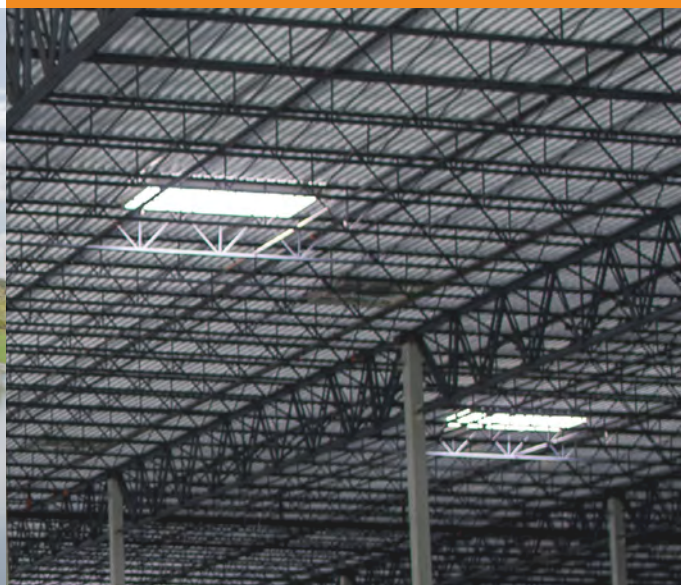
FOUNDRY COMMERCIAL

PRINCETON OAKS

MID-TOWN ORLANDO'S NEWEST INDUSTRIAL PARK

PHASE 2A

15,502 - 55,877 SF AVAILABLE



PRINCETON OAKS

AVAILABLE FOR LEASE

MID-TOWN ORLANDO

ABOUT THE PARK

PHASE 1A:	100% LEASED!
PHASE 1B:	100% LEASED!
PHASE 2A	Coming 2022!

- **INTERMEDIARY RAMPS**
- **SPEC OFFICES WITH SHELL**
- **TENANT-READY TODAY**

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

PATH OF PROGRESS
$5.5 billion of new development in West Downtown by 2020

PROPERTY FUNDAMENTALS
First new industrial development in the Northwest Sub-market in the last 20 years

ALTERNATE ROAD ACCESS
Benefits from I-4 project congestion with JYP frontage and one mile from 408

INFILL LOCATION
Last mile delivery provides convenient population access and in established business region

TRANSACTION ACTIVITY
There are 46,000 businesses located within 10 miles of Princeton Oaks

STREAMLINED SERVICES
One Team: Leasing / Development / Management / Project Management

PRINCETON OAKS

PHASE 2A

TENANT-READY TODAY

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.

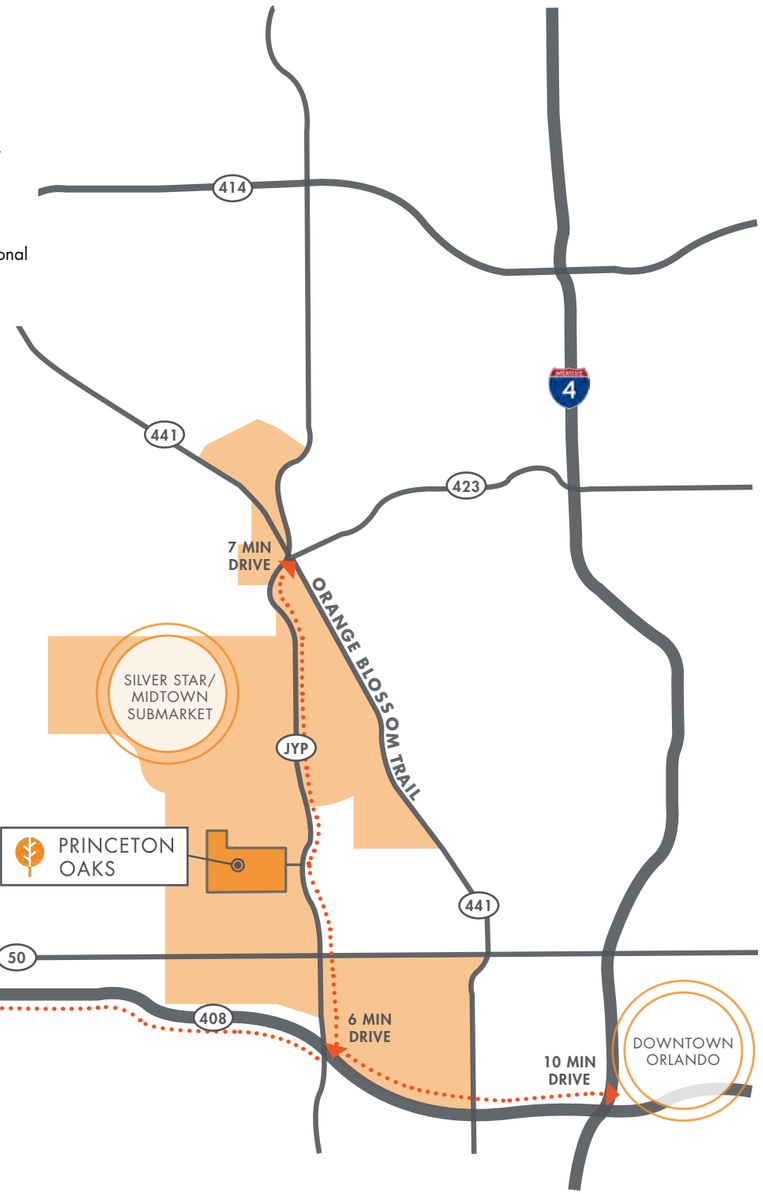
Phase 1 was completed in July 2019 and consists of 5 buildings totaling 467,920 SF. Phase 2 will add an additional 6 buildings to Princeton Oaks Industrial Park.

ALTERNATE ACCESS

- I-4 construction through 2023 adds importance to alternate roadway access
- New buildings create "flight to quality" inventory in "seasoned" submarket

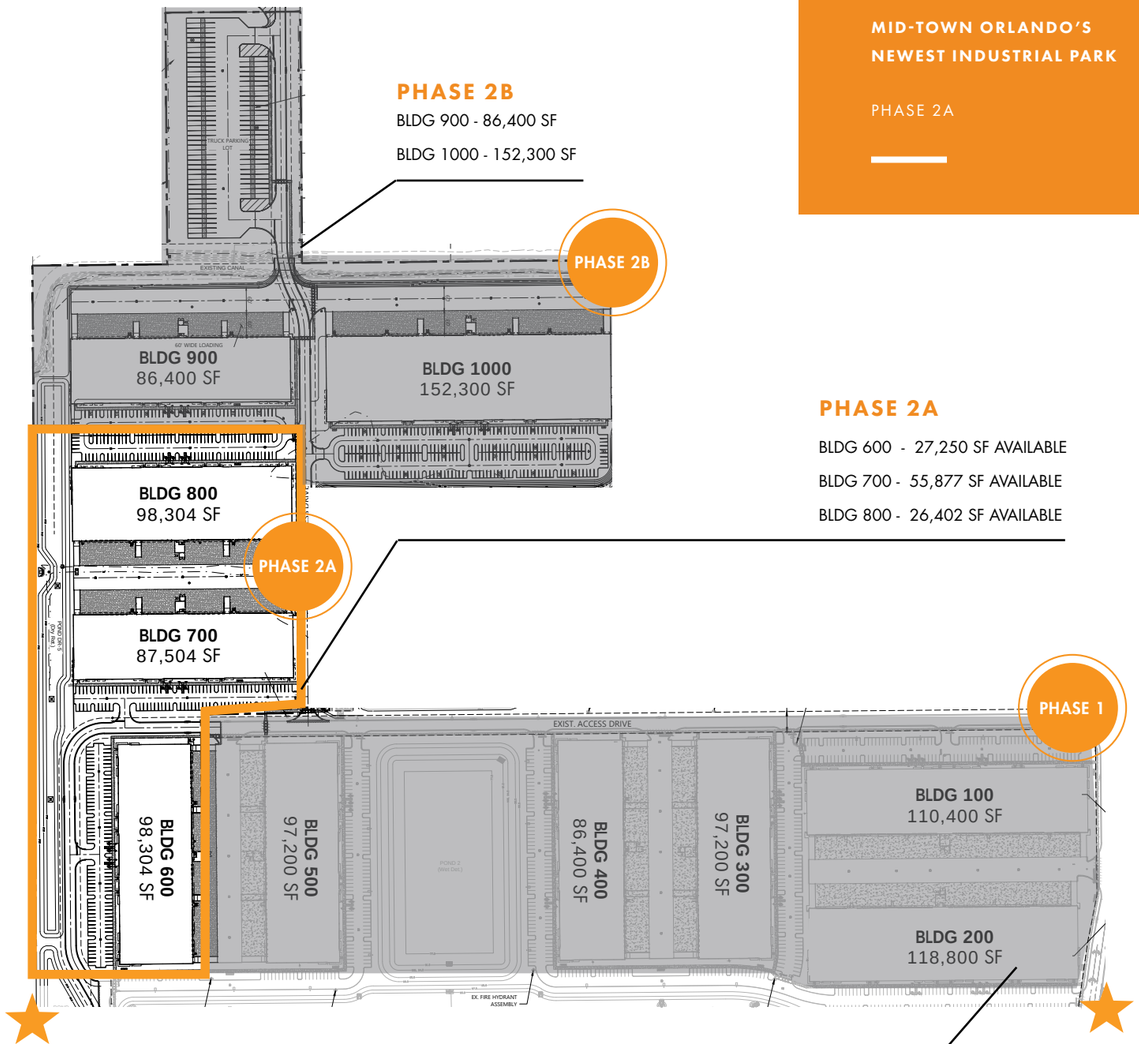
PROXIMITY

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



MID-TOWN ORLANDO'S NEWEST INDUSTRIAL PARK

PHASE 2A



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

PRINCETON OAKS | CALL ANYTIME TO TOUR: **407.540.7727**

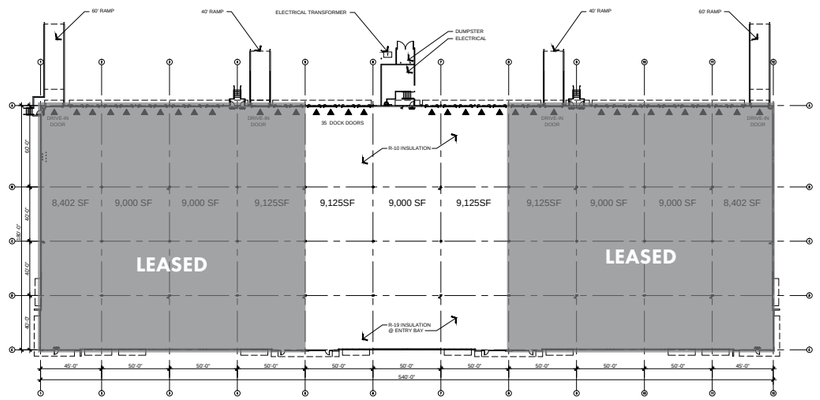
PRINCETON OAKS

AVAILABILITY

PHASE 2A

BUILDING 600

TOTAL SF:	98,304 SF
CONCRETE SLAB:	6" Slab (4,000 PSI)
OVERHEAD DOORS:	35 Rear-loading Dock high (9'x10')
CLEAR HEIGHT:	30'- 6"
COLUMN SPACING:	50 x 40' 60' speed bay
DIMENSIONS:	180' x 540'
PARKING RATIO:	1.3 / 1,000
FIRE:	ESFR
LIGHTING:	LED
OTHER:	Four 12' x 16' ramps

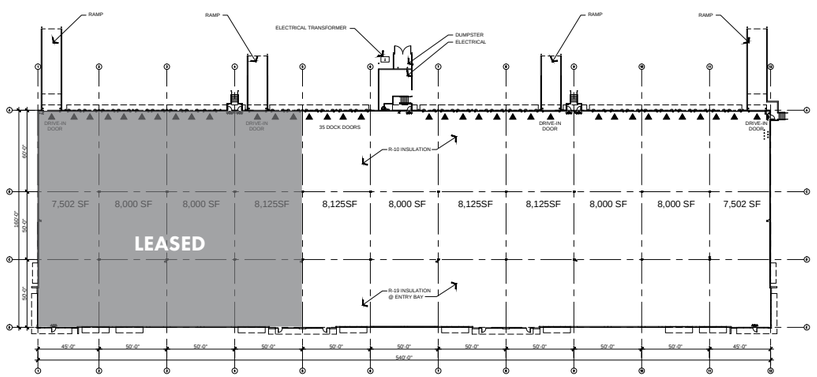


AVAILABILITY

AVAILABLE:	27,250 SF
OFFICE SF:	B-T-S
TRUCK COURT DEPTH:	180' Shared
OVERHEAD DOORS:	9 Rear-loading, Dock high (9' x 10')
RAMP DOORS:	12' x 16'

BUILDING 700

TOTAL SF:	87,504 SF
CONCRETE SLAB:	6" Slab (4,000 PSI)
OVERHEAD DOORS:	35 Rear-loading Dock high (9'x10')
CLEAR HEIGHT:	30'- 6"
COLUMN SPACING:	50 x 50' 60' speed bay
DIMENSIONS:	160' x 540'
PARKING RATIO:	1.3 / 1,000
FIRE:	ESFR
LIGHTING:	LED
OTHER:	Four 12' x 16' ramps

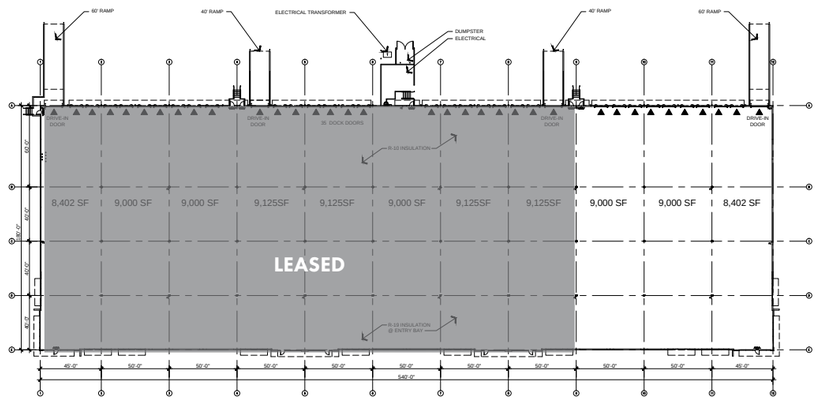


AVAILABILITY

AVAILABLE:	55,877 SF
OFFICE SF:	B-T-S
TRUCK COURT DEPTH:	180' Shared
OVERHEAD DOORS:	23 Rear-loading, Dock high (9' x 10')
RAMP DOORS:	12' x 16'

BUILDING 800

TOTAL SF:	98,304 SF
CONCRETE SLAB:	6" Slab (4,000 PSI)
OVERHEAD DOORS:	35 Rear-loading Dock high (9'x10')
CLEAR HEIGHT:	30'- 6"
COLUMN SPACING:	50 x 50' 60' speed bay
DIMENSIONS:	180' x 540'
PARKING RATIO:	1.3 / 1,000
FIRE:	ESFR
LIGHTING:	LED
OTHER:	Four 12' x 16' ramps



AVAILABILITY

AVAILABLE:	26,402 SF
OFFICE SF:	B-T-S
TRUCK COURT DEPTH:	180' Shared
OVERHEAD DOORS:	35 Rear-loading, Dock high (9' x 10')
RAMP DOORS:	12' x 16'

WHY PRINCETON OAKS

VALENCIA COLLEGE LABOR/JOB SKILLS

POWER / WATER

OUC The Reliable One

CONNECTIVITY

Spectrum

AT&T

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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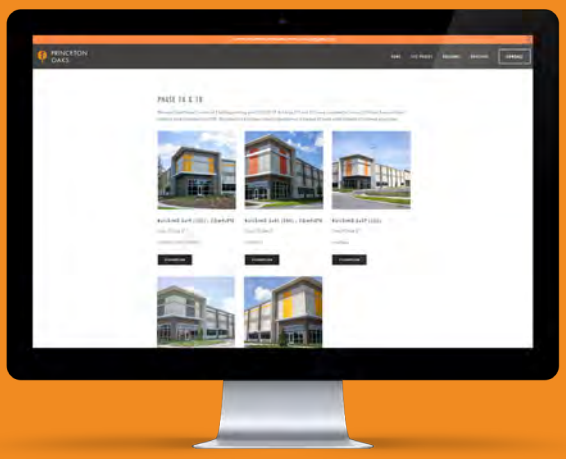

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PRINCETONOAKSINDUSTRIAL.COM

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