



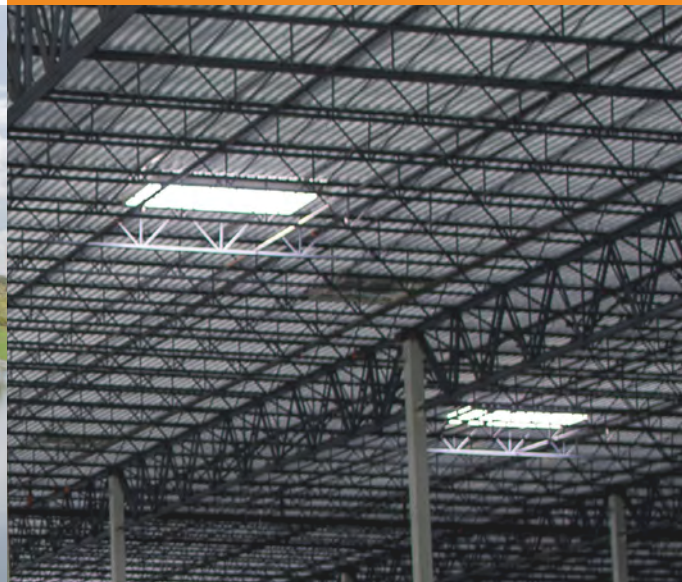
**FOUNDRY**  
COMMERCIAL



**PRINCETON  
OAKS**

**MID-TOWN ORLANDO'S  
NEWEST INDUSTRIAL PARK**

PHASE 2A  
16,125 SF AVAILABLE



# AVAILABLE FOR LEASE

## MID-TOWN ORLANDO

### ABOUT THE PARK

PHASE 1A: 100% LEASED!  
 PHASE 1B: 100% LEASED!  
 PHASE 2A AVAILABLE NOW!

- ✓ **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

**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.

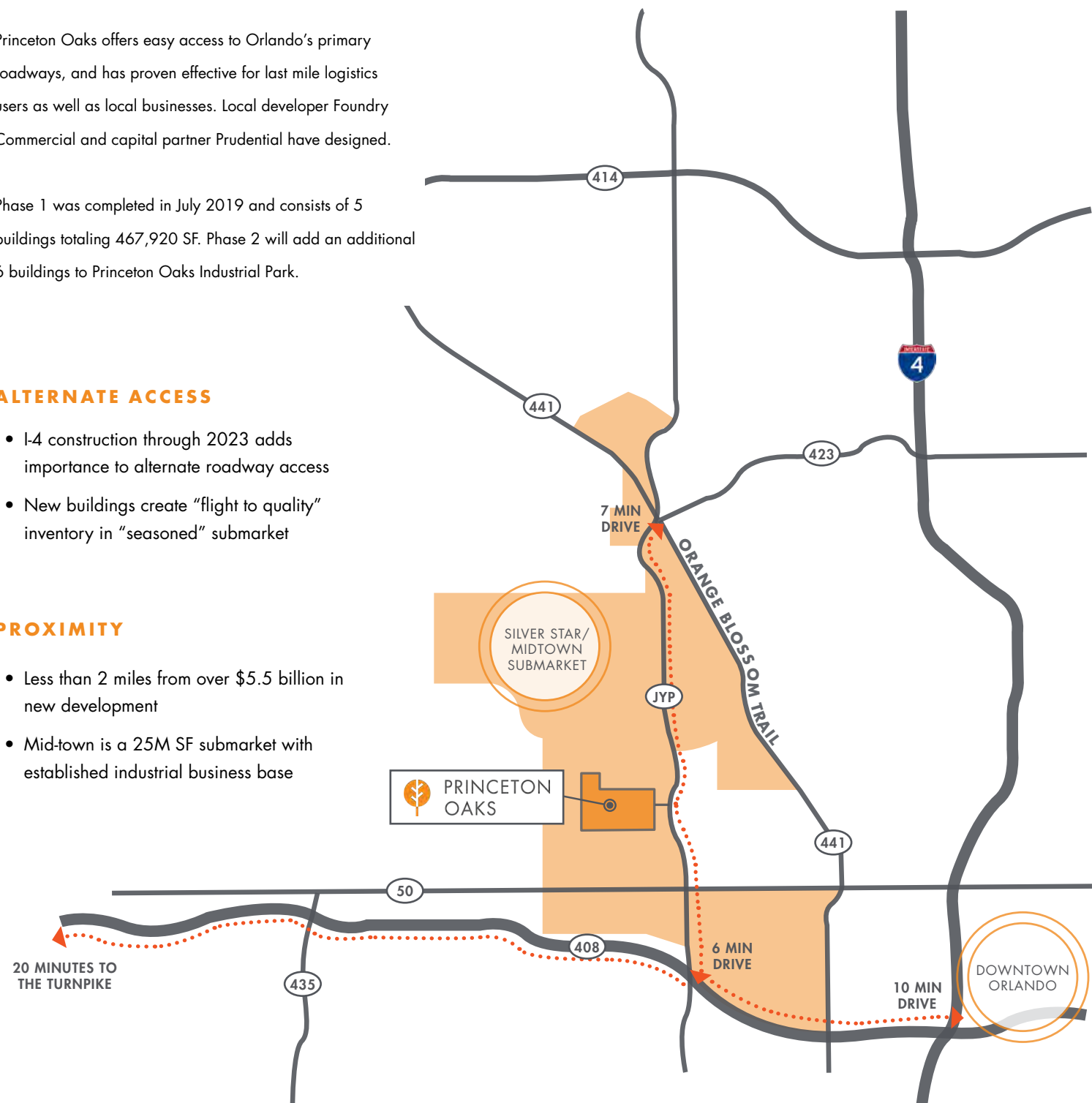
Phase 1 was completed in July 2019 and consists of 5 buildings totaling 467,920 SF. Phase 2 will add an additional 6 buildings to Princeton Oaks Industrial Park.

**ALTERNATE ACCESS**

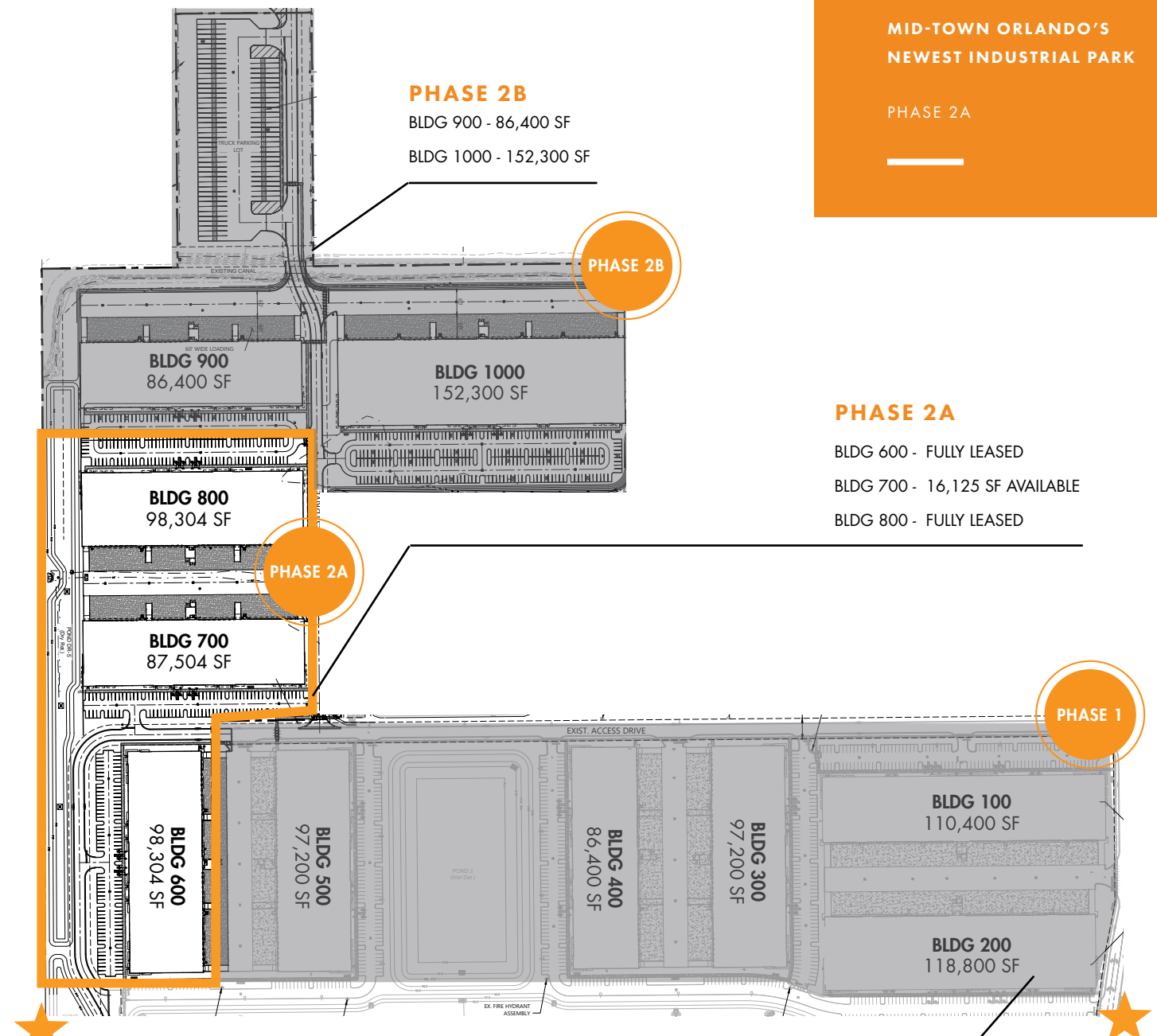
- I-4 construction through 2023 adds importance to alternate roadway access
- New buildings create "flight to quality" inventory in "seasoned" submarket

**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



PHASE 2A



**PHASE 2A**

- BLDG 600 - FULLY LEASED
- BLDG 700 - 16,125 SF AVAILABLE
- BLDG 800 - FULLY LEASED

**ACCESS POINT**

**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

**PHASE 1**

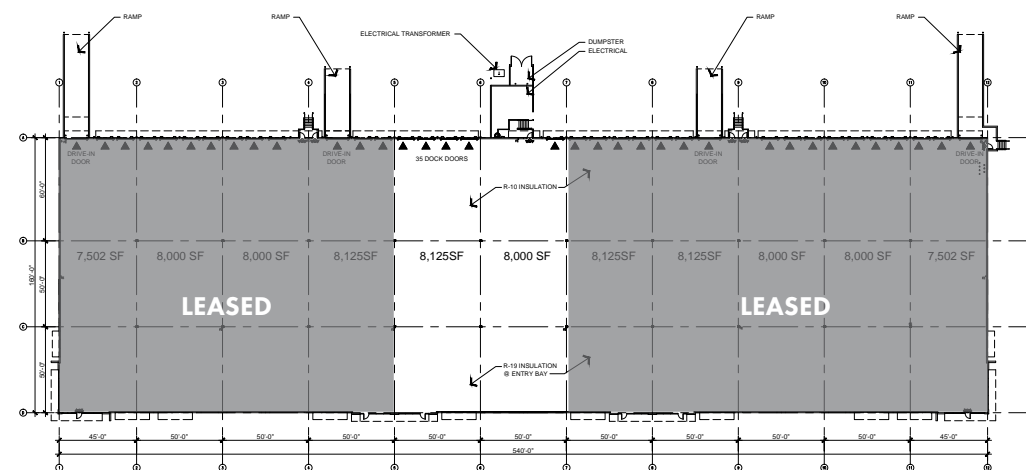
- BLDG 3419 (100) - 97,904 SF 100% LEASED
- BLDG 3401 (200) - 87,104 SF 100% LEASED
- BLDG 3437 (300) - 97,904 SF 100% LEASED
- BLDG 3455 (400) - 87,104 SF 100% LEASED
- BLDG 3467 (500) - 97,200 SF 100% LEASED

# AVAILABILITY

## PHASE 2A

### BUILDING 700

- TOTAL SF: 87,504 SF
- CONCRETE SLAB: 6" Slab (4,000 PSI)
- OVERHEAD DOORS: 35 Rearloading 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



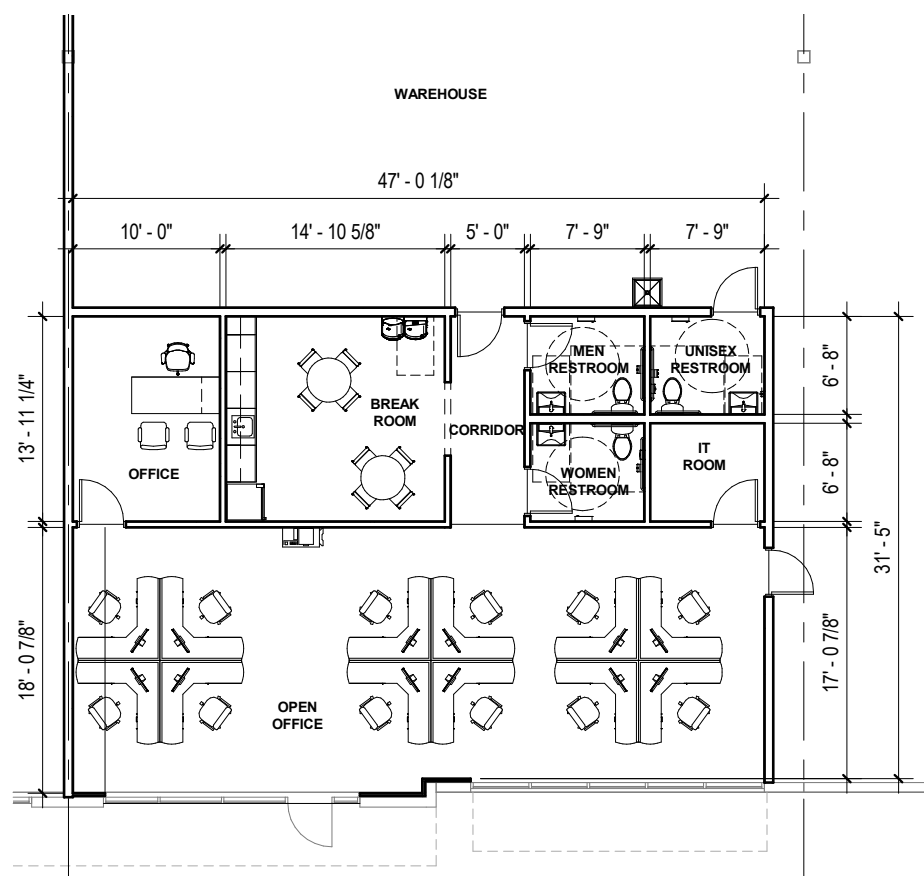
### AVAILABILITY

- AVAILABLE: 16,125 SF
- OFFICE SF: 1,569 SF
- TRUCK COURT DEPTH: 180' Shared
- OVERHEAD DOORS: 5 Rearloading, Dock high (9' x 10')



### SPEC OFFICE PLAN

1,569 SF



## WHY PRINCETON OAKS

VALENCIA COLLEGE  
LABOR/JOB SKILLS



POWER / WATER



CONNECTIVITY



SEWER



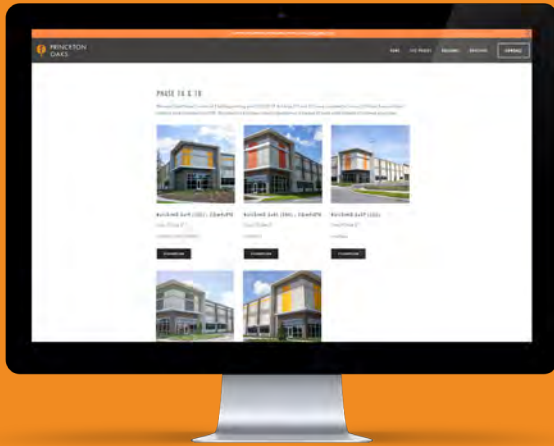
MUNICIPALITY



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



PRINCETON  
OAKS



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[PRINCETONOAKSINDUSTRIAL.COM](http://PRINCETONOAKSINDUSTRIAL.COM)

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