

THE PARK
@ 429

FOR
LEASE

7
641

Developed By:



THE PARK @ 429

EAST CROWN POINT ROAD | OCOEE, FL | 18,036 SF AVAILABLE



CITE PARTNERS

DEVELOPMENT OVERVIEW

The Park @ 429 is a Class A industrial and office park located in the city of Ocoee with immediate access to the Western Beltway (Toll Road 429), Florida Turnpike, and East-West Expressway (Toll Road 408). It offers Class A industrial buildings in a park-like setting. Ocoee has a number of amenities surrounding The Park @ 429 and is adjacent to executive housing and an excellent workforce.

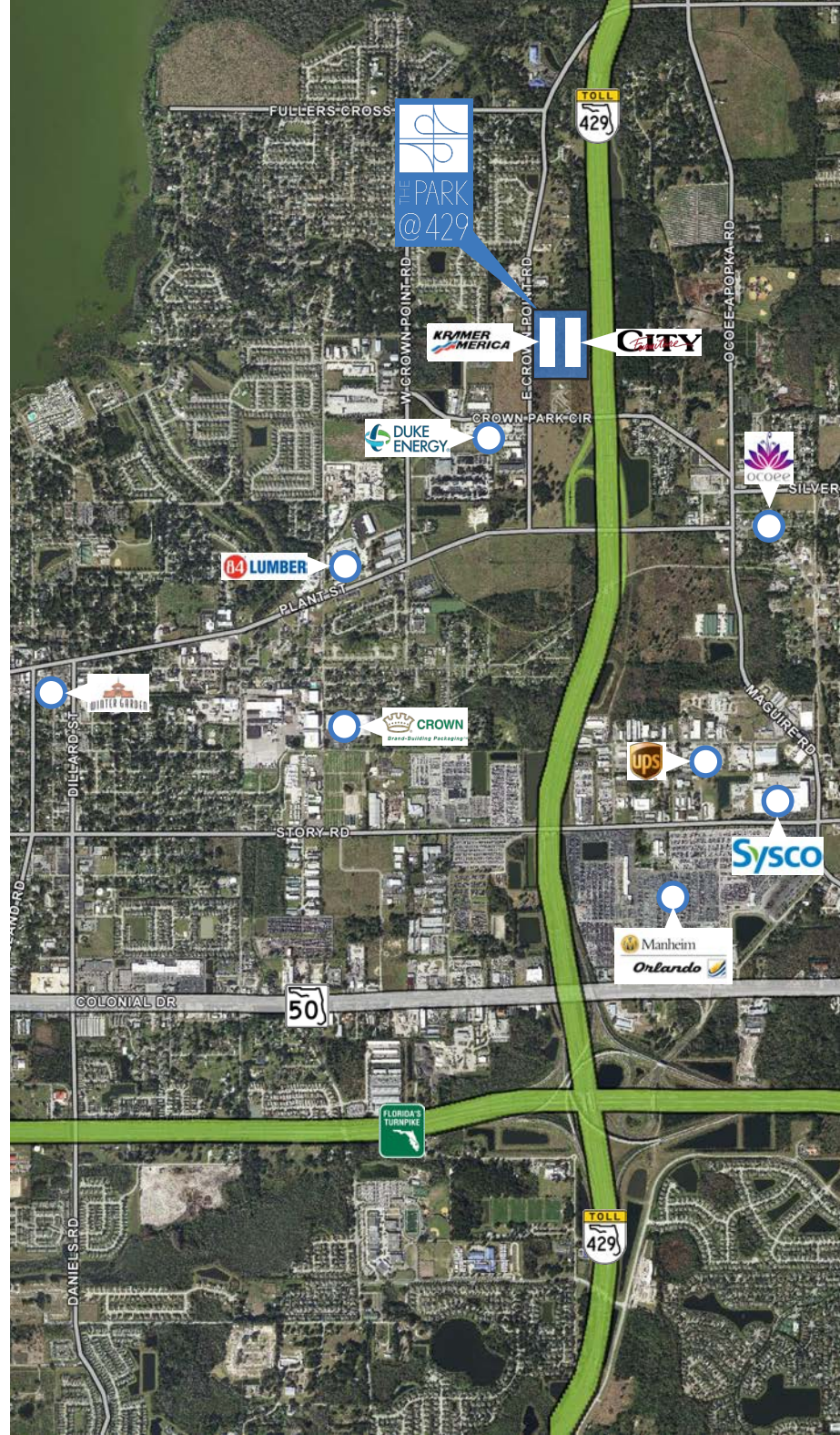
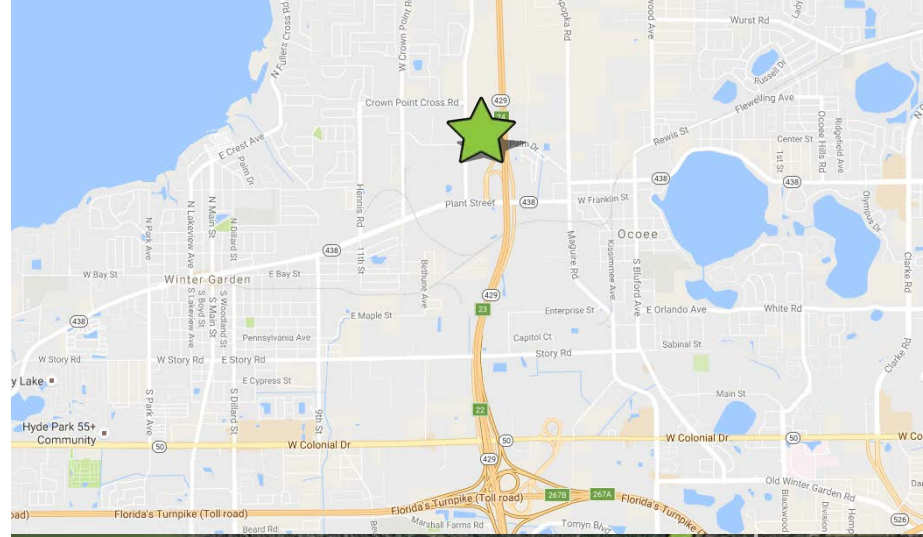
PROPERTY SPECIFICATIONS

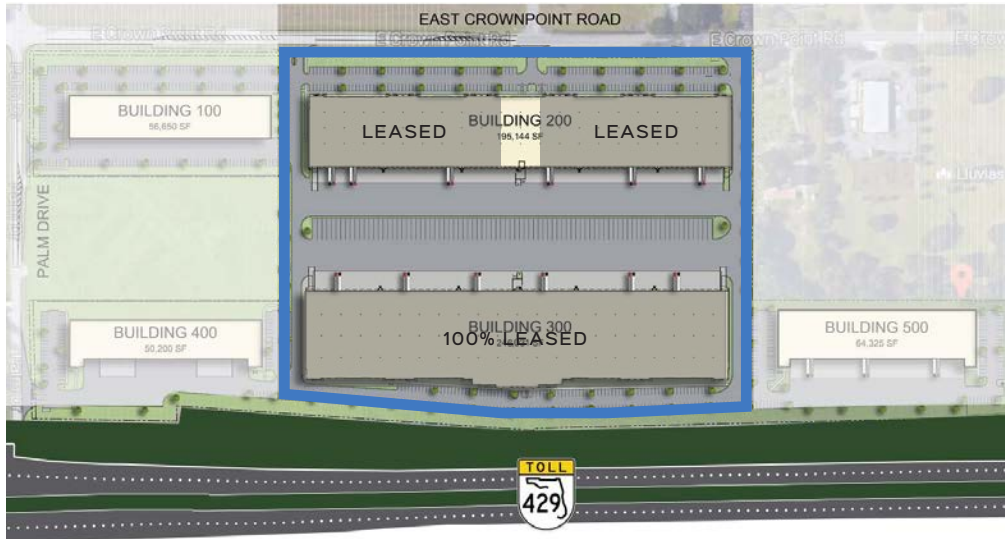
- Two buildings totaling 441,175 SF
- 18,036 SF available - *Last Unit Available!*
- 32' clear height
- Rear load
- Dock high and grade level access
- Tilt wall construction
- 25.25 acres
- Frontage on the Western Beltway
- Zoned PID, City of Ocoee

WHY THE PARK @ 429?

The Park @ 429 offers users immediate access to highways, an abundant amount of amenities, an excellent labor force, and higher quality of life for employees. Located in Northwest Orange County, a fast-growing, highly desirable submarket of Orlando, The Park @ 429 offers users many amenities that other sites cannot offer. Other benefits include:

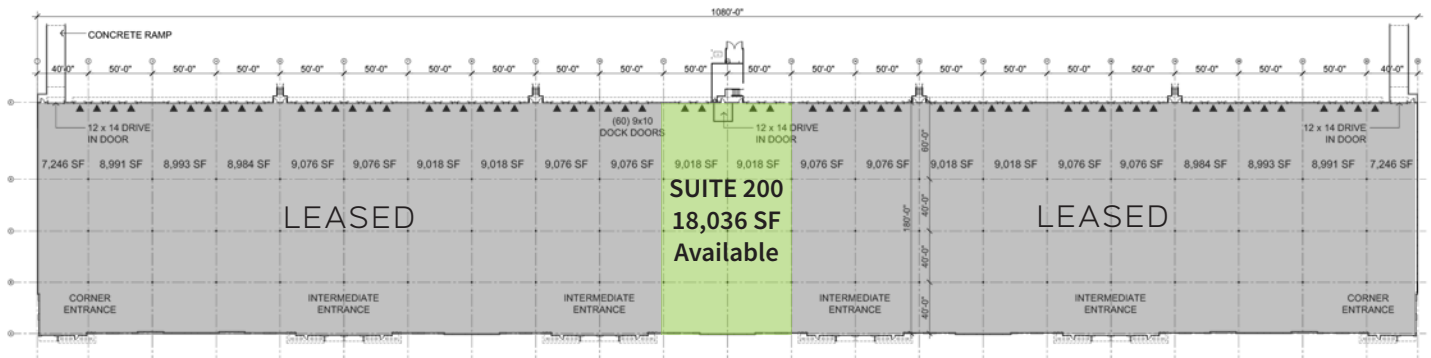
- ▶ Access to Highways
- ▶ Proximity to the Tourist District
- ▶ Proximity to Labor
- ▶ Proximity to Customers
- ▶ Proximity to Executive Housing
- ▶ Visibility
- ▶ Incentives
- ▶ Local Amenities





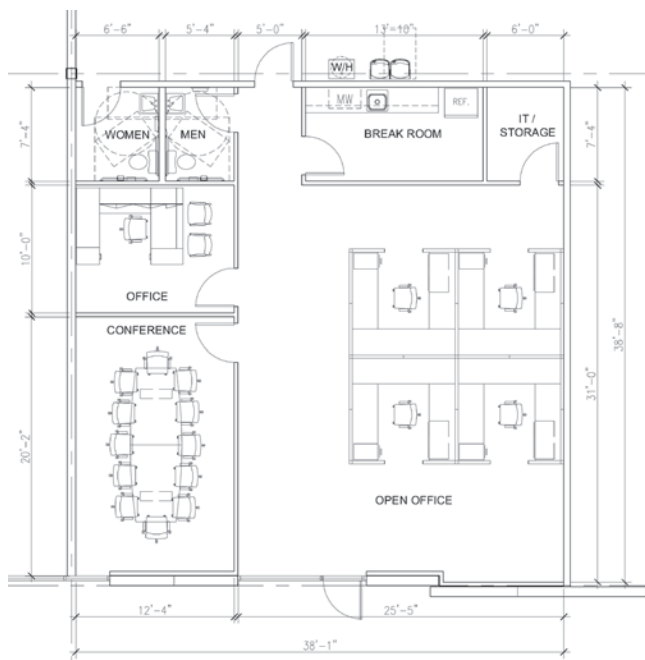
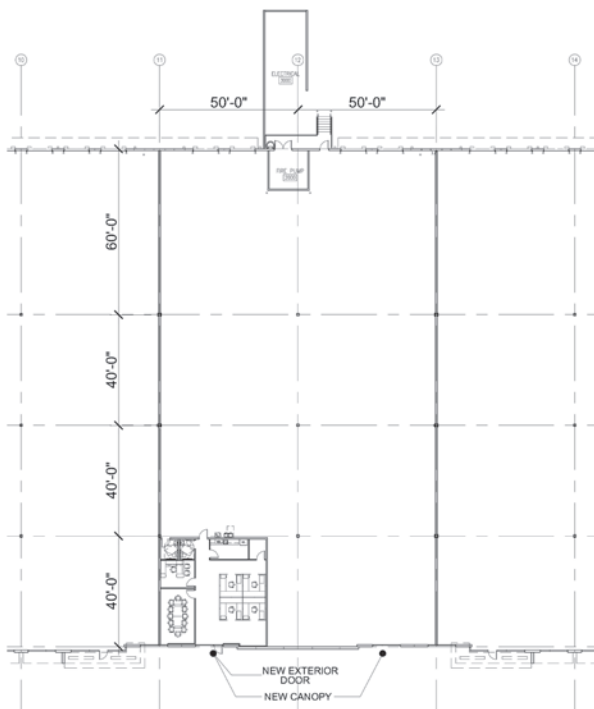
BUILDING 200

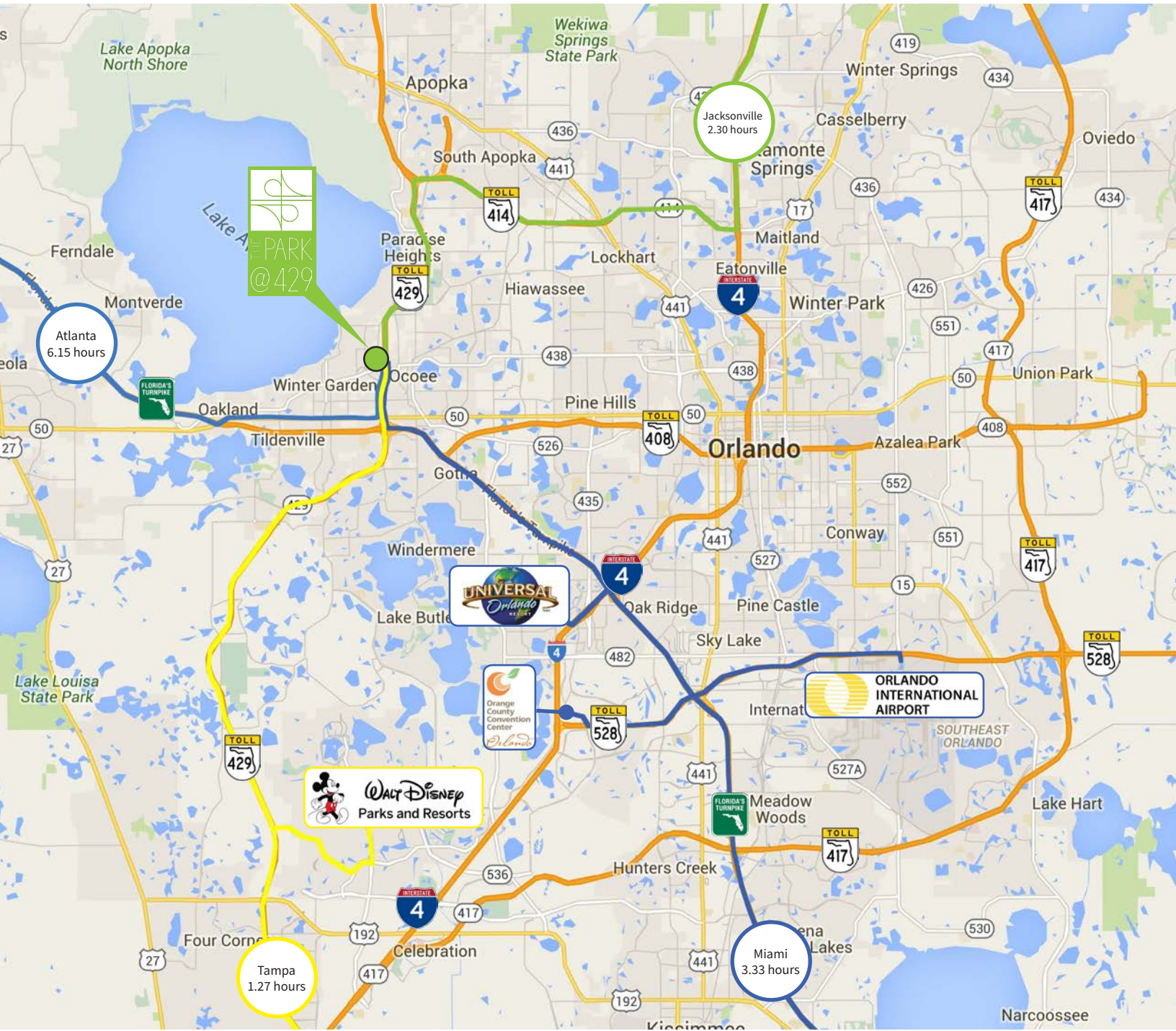
- 195,144 SF building
- **18,036 SF available**
- 32' clear height
- 4 - 9' x 10' dock doors remaining
- Rear load
- 50' x 40' column spacing, typical
- ESFR sprinklers
- 180' building depth
- 130' truck court, with 50' concrete truck apron
- 1.01/1,000 SF parking ratio
- **Lease: \$6.50/SF, NNN**



SUITE 200

SUITE 200 OFFICE





Drive Times to			2015 Demos	1 Mile	3 Miles	5 Miles	
Tampa	1.27 hours	Universal Studios	19 min.	Population	5,027	57,062	122,887
Jacksonville	2.30 hours	Walt Disney World Resort	18 min.	Households	1,555	19,641	41,697
Miami	3.33 hours	Orange County Convention Center	25 min.	Med HH Income	\$35,560	\$56,653	\$58,783
Atlanta, GA	6.15 hours	Orlando International Airport	25 min.	Businesses	560	2,478	3,817

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