



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.

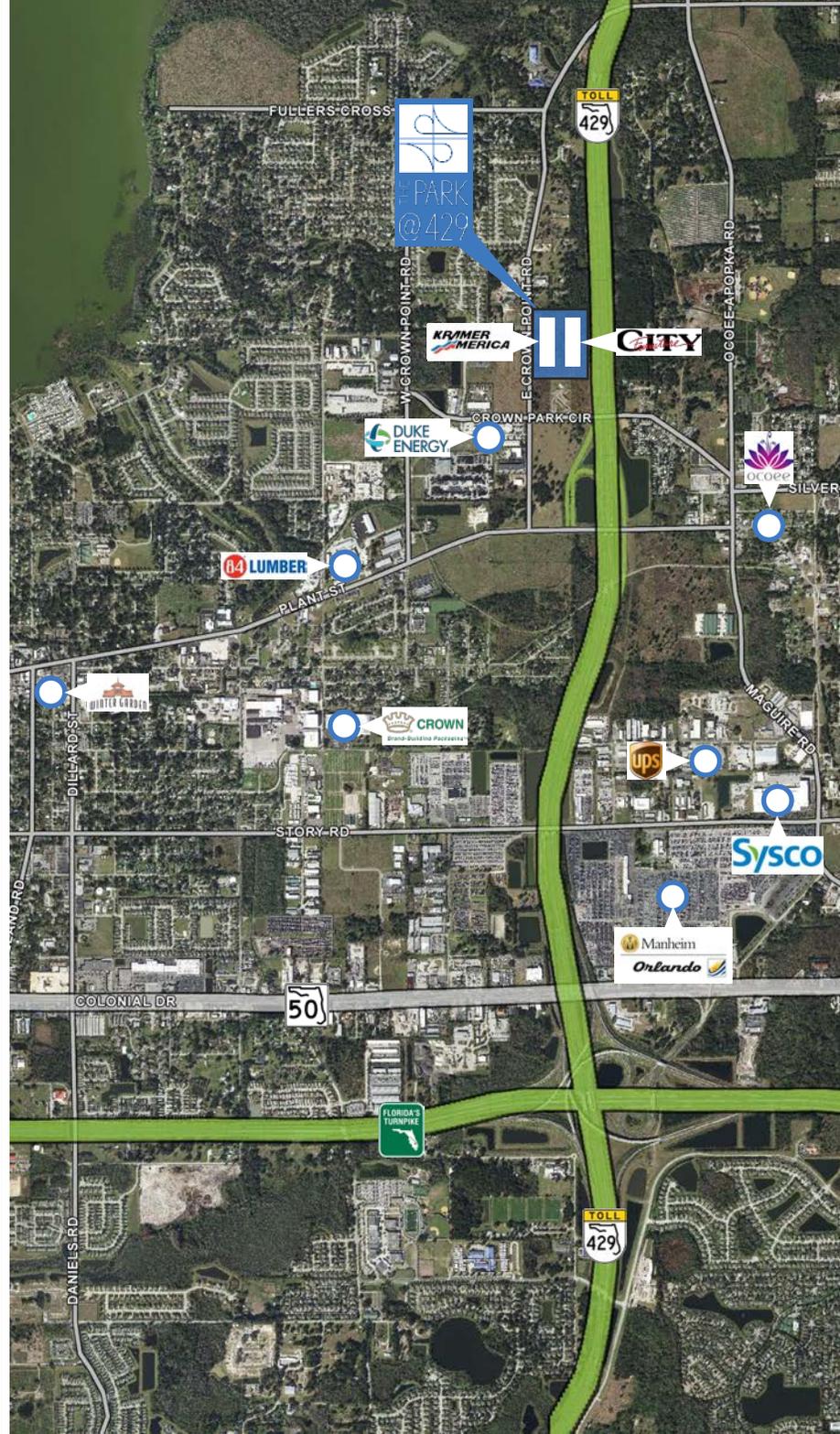
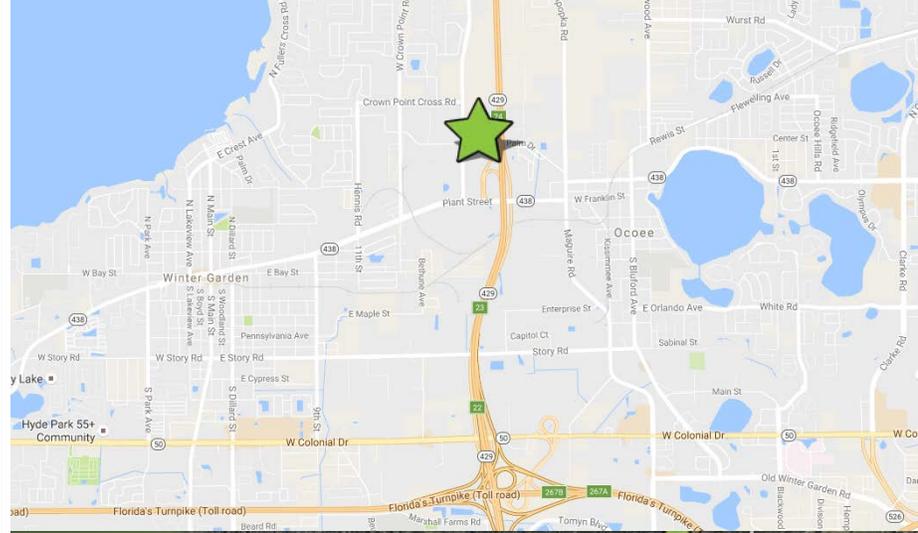
PROPERTY SPECIFICATIONS

- 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:

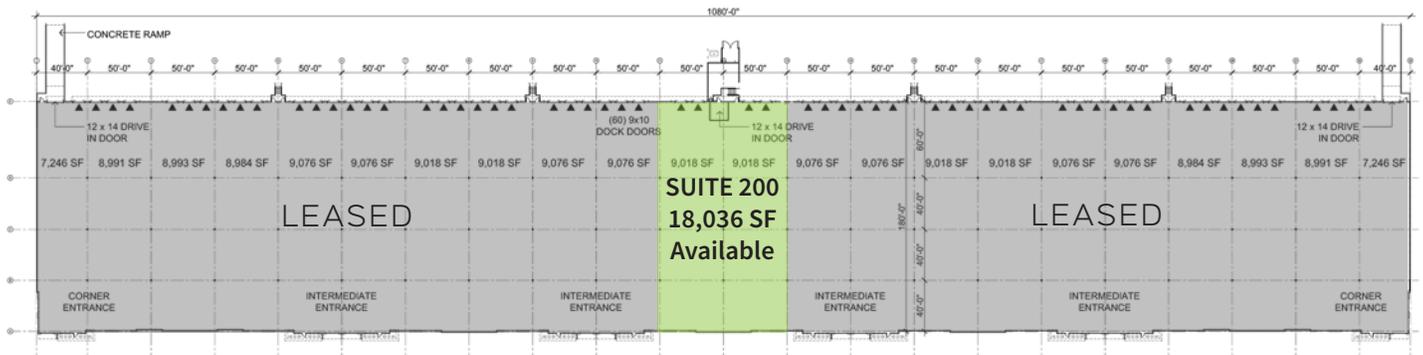
- ▶ Access to Highways
- ▶ Proximity to the Tourist District
- ▶ Proximity to Labor
- ▶ Proximity to Customers
- ▶ Proximity to Executive Housing
- ▶ Visibility
- ▶ Incentives
- ▶ Local Amenities



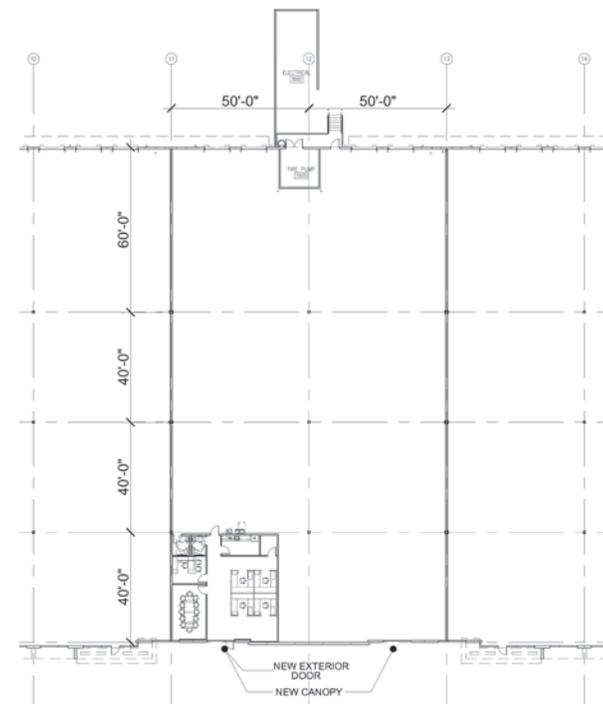


BUILDING 200

- 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

