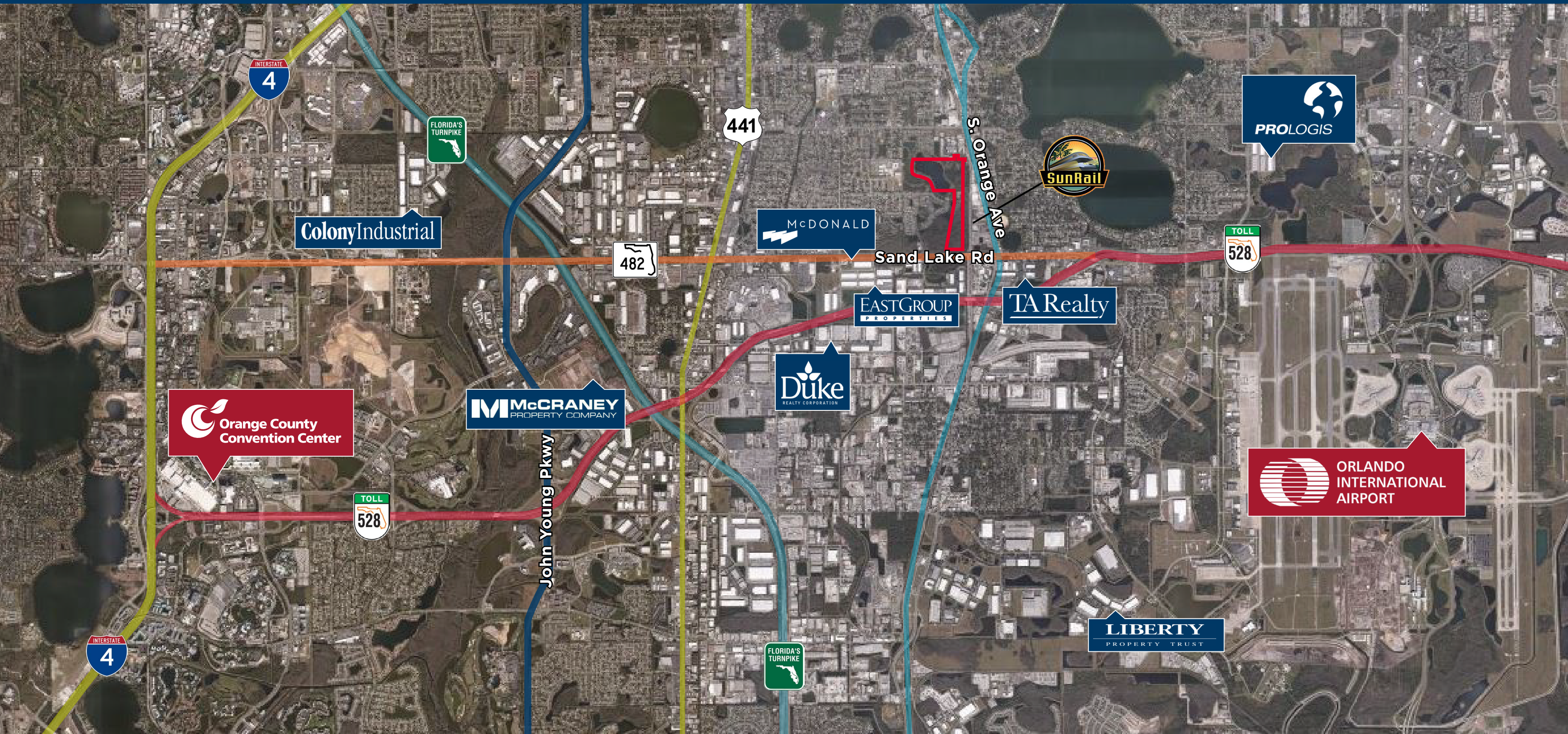


# 30± DEVELOPABLE ACRES FOR INDUSTRIAL DEVELOPMENT



## EXCLUSIVELY LISTED BY:

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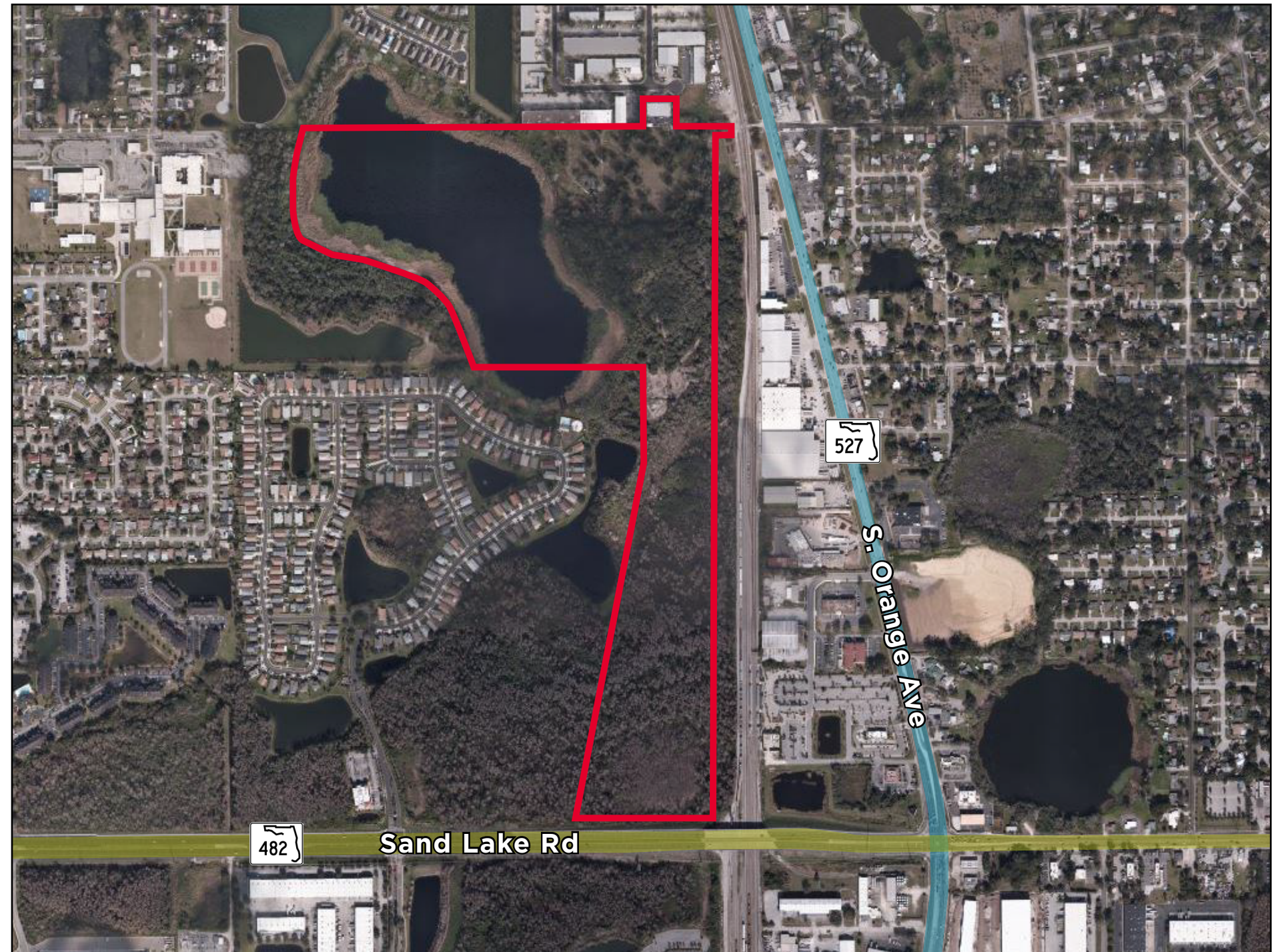
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## PROPERTY HIGHLIGHTS

<b>LOCATION:</b>	6520 Pinecastle Blvd & 404 Glenrose Rd, Orlando, FL 32809
<b>IMPROVEMENTS:</b>	Existing ±9,842 SF building
<b>MUNICIPALITY:</b>	Unincorporated Orange County
<b>FUTURE LAND USE:</b>	Industrial
<b>ZONING:</b>	IND-1A, IND-2/IND-3, & C-3
<b>SIZE:</b>	±88.77 Gross Acres (± 30 developable acres); however, ±8.84 Acres are encumbered by the floodplain
<b>TRAFFIC COUNT:</b>	S Orange Ave - 40,000 AADT Sand Lake Rd - 47,500 AADT
<b>TAX ID:</b>	25-23-29-0528-00-001 25-23-29-0000-00-002
<b>COMMENTS:</b>	The subject site benefits from existing Industrial FLU and zoning, but was once envisioned as mixed-use via a plan by Orange County officials to approve a comprehensive plan amendment (Pine Castle Comprehensive Plan) and rezoning administratively. As a result of Florida House Bill 7103, the plans have been put on hold.
<b>PRICE:</b>	Call for details



The subject property is located directly in the middle of major residential, educational, and job creators within Central Florida. With ease of access to SR 528, the Florida Turnpike, the Orlando Airport, Interstate-4, Sunrail, and the Orange County Convention Center. There are few areas with more labor capacity for any prospective user in market.

## GET TO KNOW THE AREA

### 1 DOWNTOWN ORLANDO

- Revitalized Downtown
- New Performing Arts Center
- New Arena
- Orlando Regional Healthcare Campus
- Florida Hospital
- UCF Florida Interactive Entertainment Academy

### 2 UNIVERSITY OF CENTRAL FLORIDA/ OPTICS & SIMULATION HUB

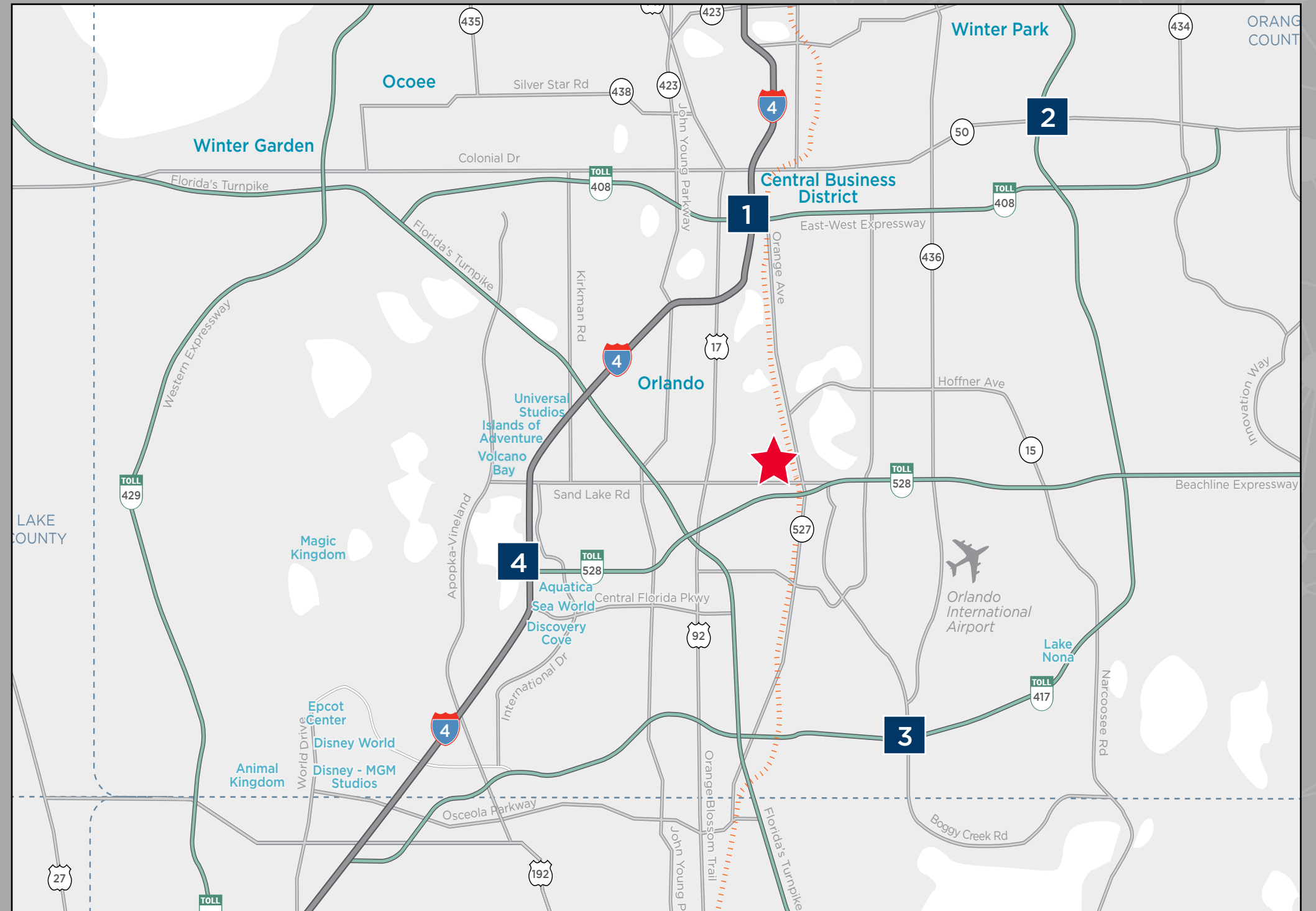
- Central Florida Research Park
- USAF Modeling and Simulation Center
- US Army Research Institute
- US Army Simulation Research Unit
- US Marine Corps Ground Program

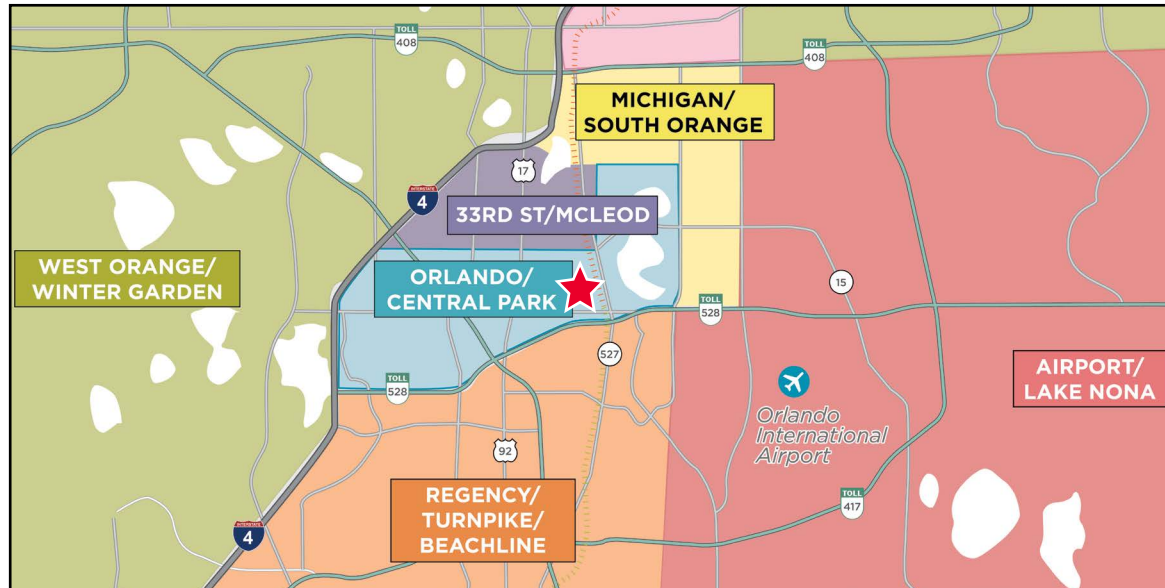
### 3 MEDICAL CITY/LIFE SCIENCES HUB

- University of Central Florida School of Medicine
- University of Central Florida Burnett School of Biomedical Sciences
- Burnham Institute of Medical Research
- MD Anderson Cancer Center
- VA Hospital
- Nemours Children's Hospital

### 4 INTERNATIONAL DRIVE

- Tourism Corridor
- Orange County Convention Center
- Universal Orlando
- Universal Orlando Expansion (520 Acres)





### ORLANDO CENTRAL PARK SUBMARKET

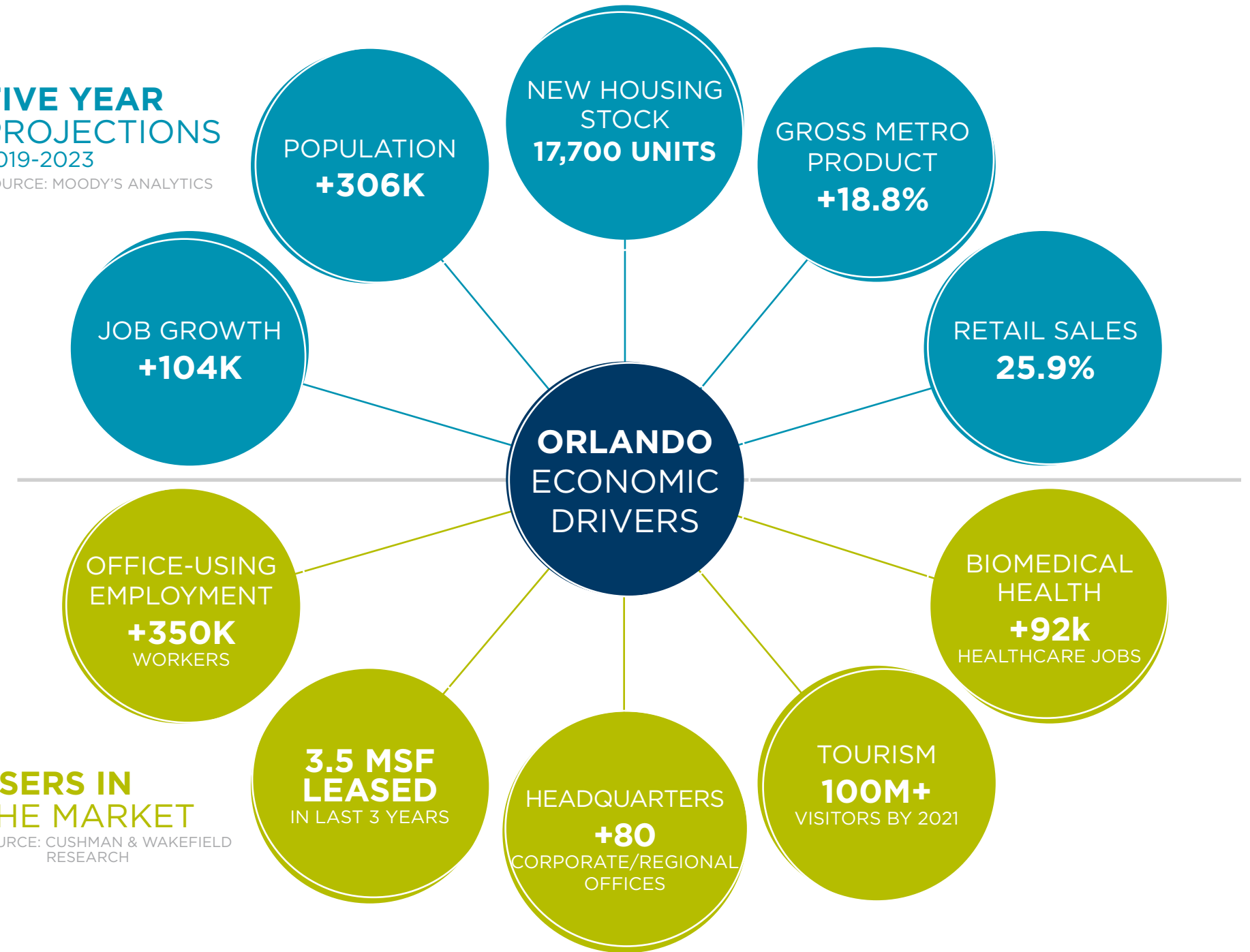
INVENTORY:	19,394,584 SF
DIRECT VACANCY RATE:	15.8%
DIRECT AVERAGE RENTAL RATES:	\$6.27
NET ABSORPTION:	83,013 SF
UNDER CONSTRUCTION:	383,616 SF

### AIRPORT/LAKE NONA SUBMARKET

INVENTORY:	20,831,056 SF
DIRECT VACANCY RATE:	2.7%
DIRECT AVERAGE RENTAL RATES:	\$7.12
NET ABSORPTION:	631,334 SF
UNDER CONSTRUCTION:	1,188,150 SF

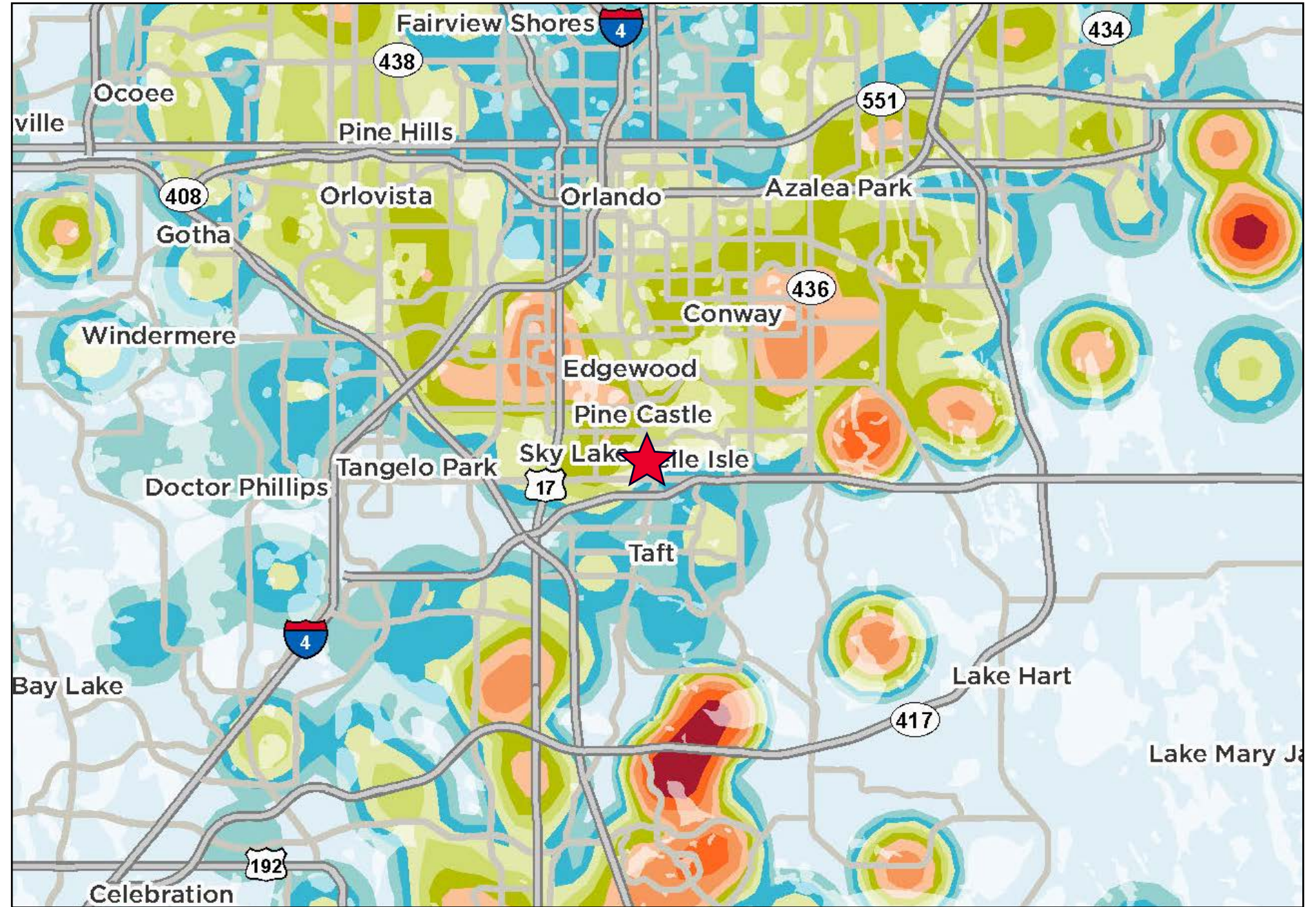
### FIVE YEAR PROJECTIONS 2019-2023

SOURCE: MOODY'S ANALYTICS





LABOR FORCE HEAT MAP  
TRANSPORTATION/WAREHOUSING INDUSTRY  
ORLANDO AREA



TRANSPORTATION/WAREHOUSE WORKERS BY PLACE OF RESIDENCE  
LOW MEDIUM HIGH

ORLANDO MSA STATISTICS

Population today (2018)	2,566,810
Population next five years	2,852,920
Labor force	1,359,297

	MSA	State	National
Unemployment (Feb 2019)	3.2%	3.4%	4.1%

LABOR MARKET STATISTICS

	3 mile	5 mile	10 mile
Population	63,896	204,897	820,568
Households	25,698	87,554	347,904
Average Household Income	\$70,067	\$64,005	\$74,699

For more information, contact:

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