

FIRST 417

LOGISTICS PARK

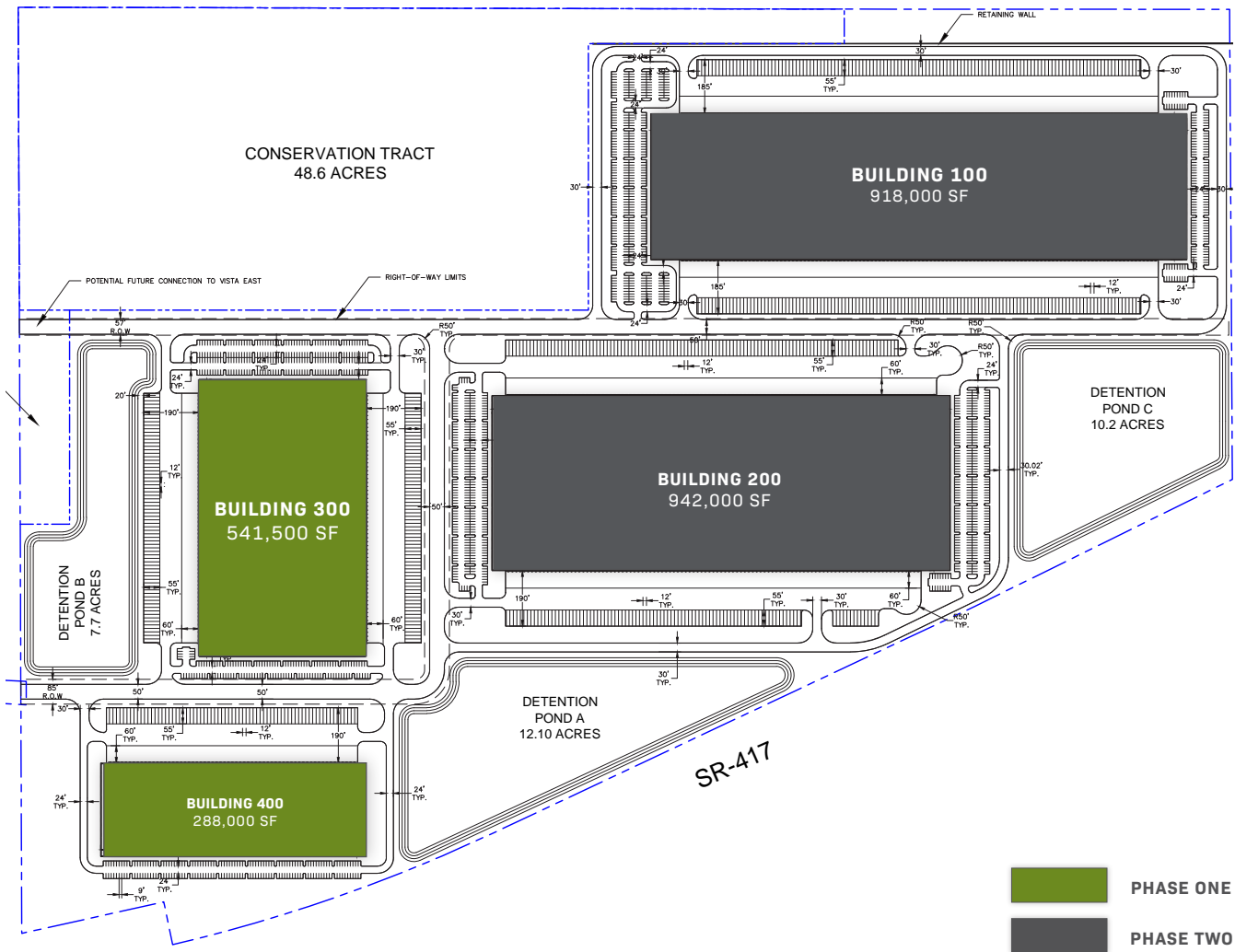
DIRECT HIGHWAY FRONTAGE



UP TO 2.7 MILLION SF FOR LEASE
ANTICIPATED COMPLETION Q2 2025



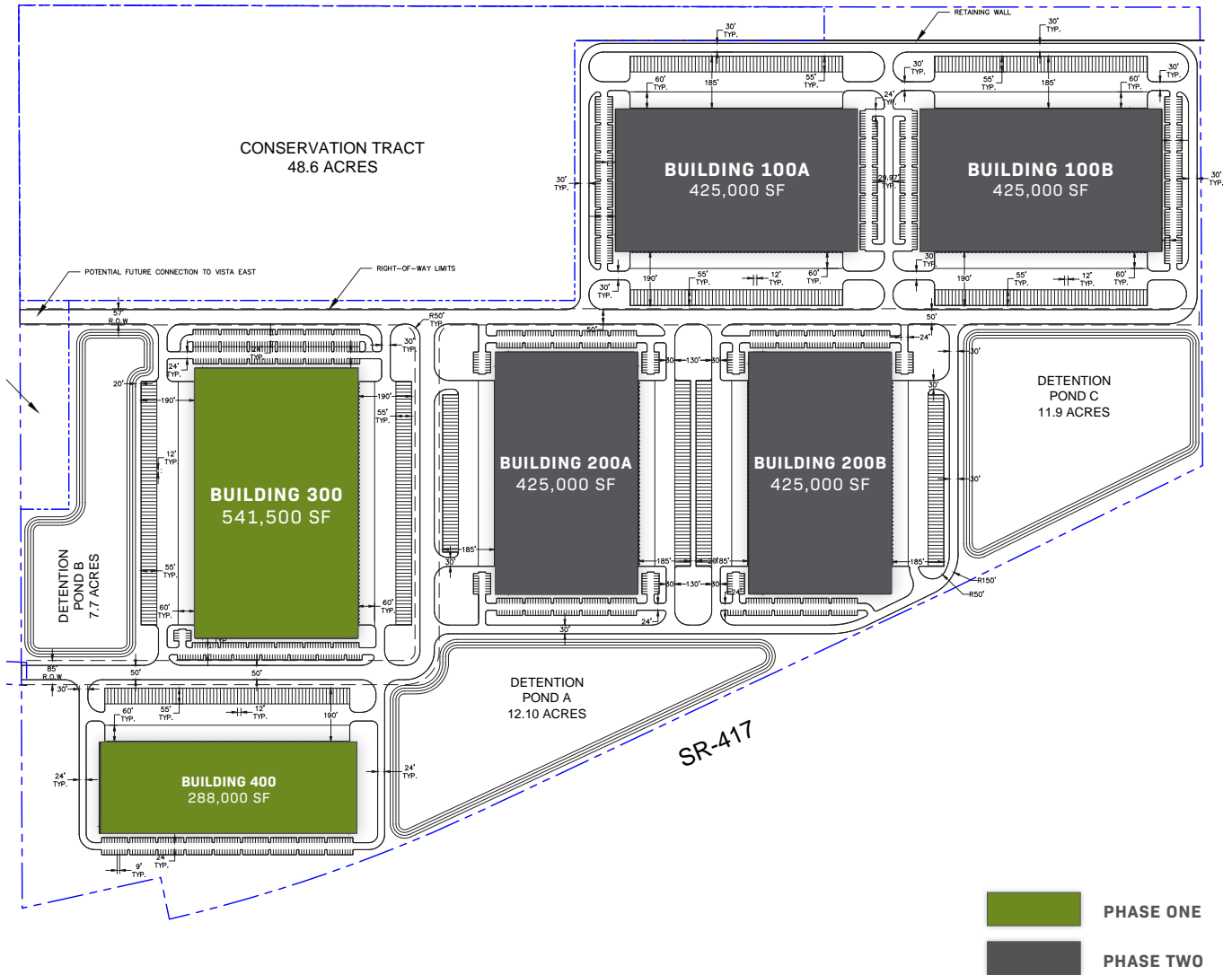
SITE PLAN A



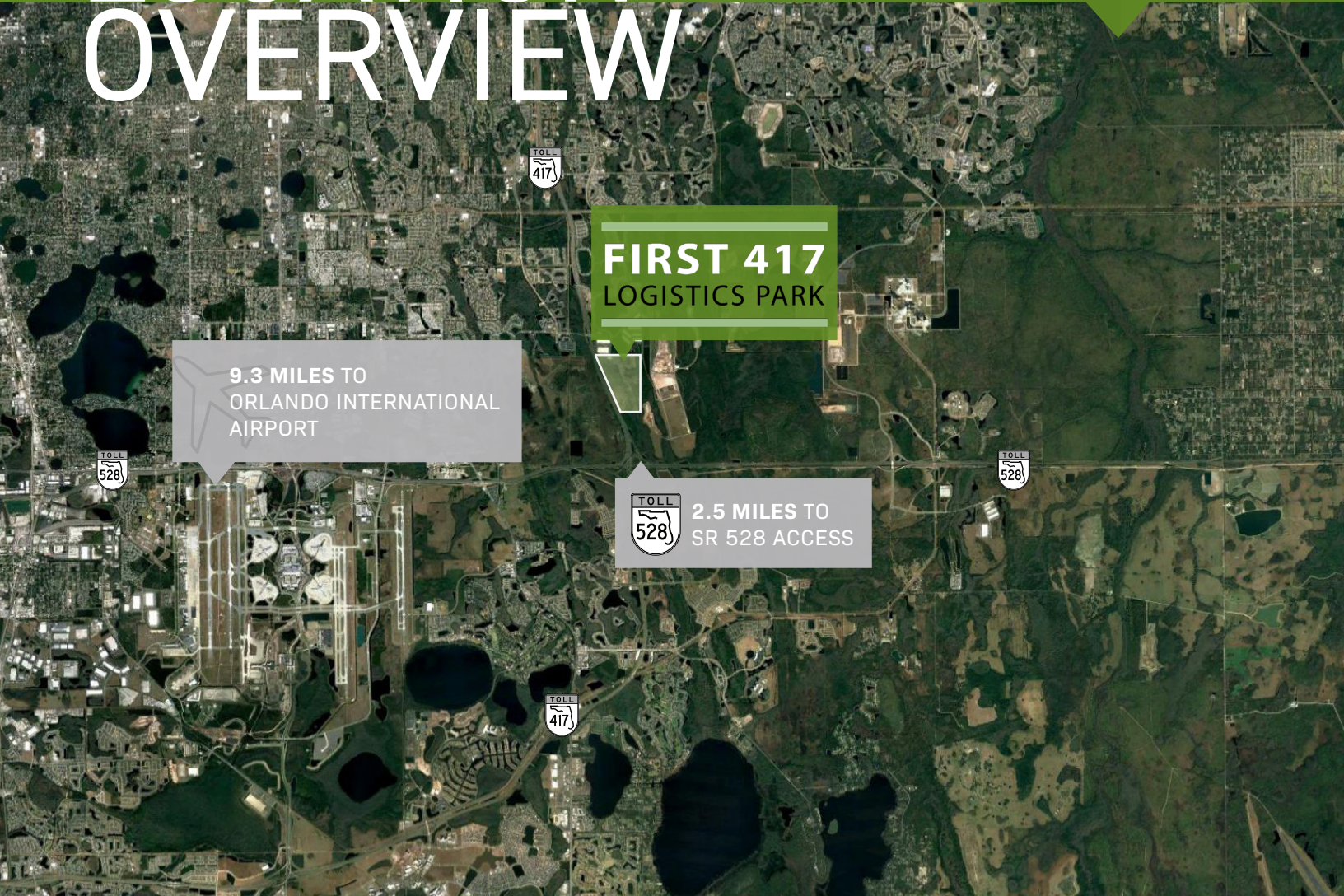
First 417 Logistics Park is a new state-of-the-art industrial development servicing an untapped market for bulk distribution within Orlando.

Encompassing roughly 240 acres, First 417 Logistics Park is capable of servicing users ranging from 50,000-942,000 sf, and provides immediate access to major arterial roads SR-417 and SR-528.

SITE PLAN B



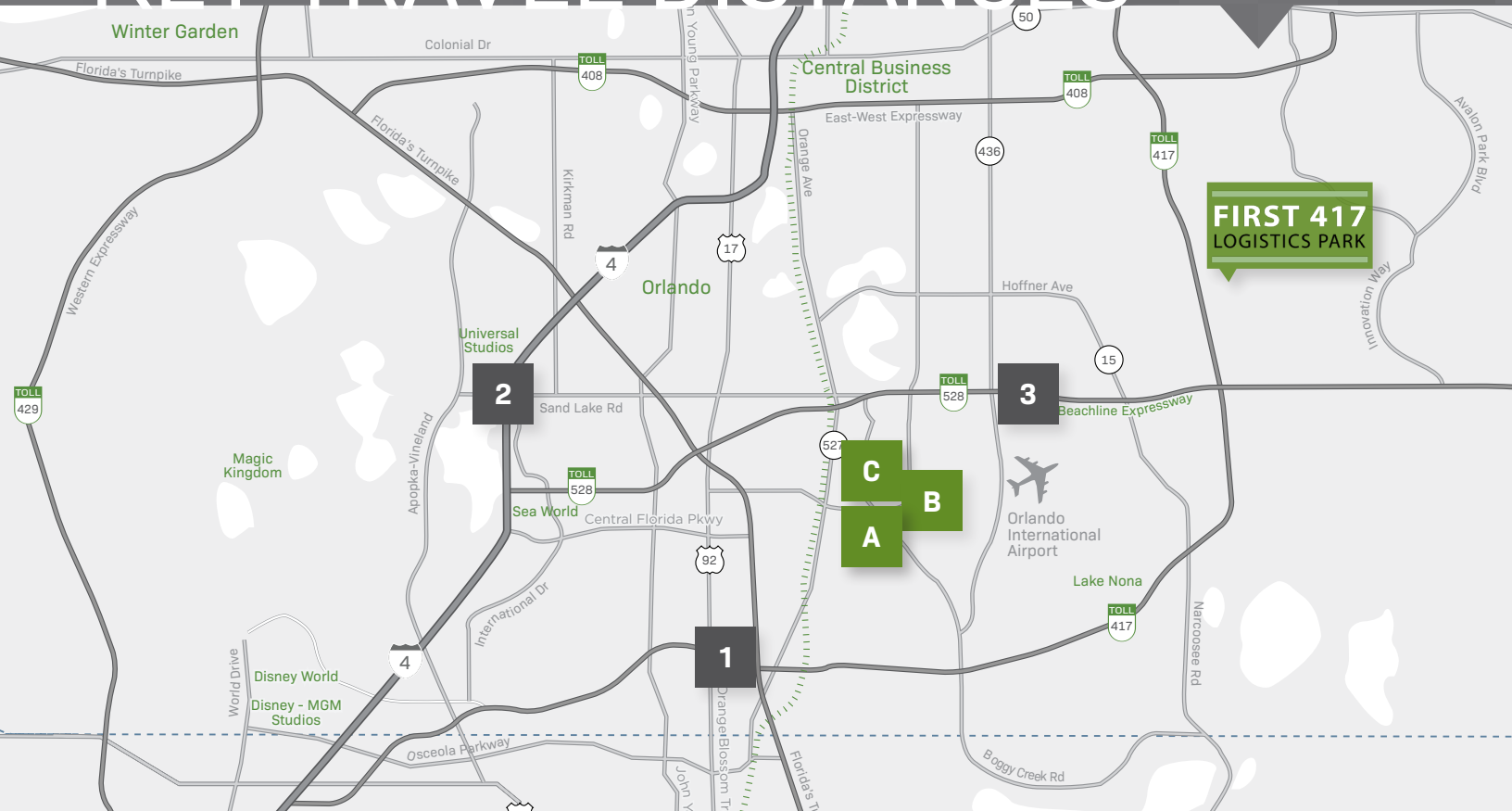
LOCATION OVERVIEW



EXCITING NEW CLASS-A LOGISTICS PARK WITH SUPERIOR ACCESS

First 417 Logistics Park is located immediately adjacent to State Road 417 between Lee Vista Boulevard and State Road 528. The project is designed to be a state-of-the-art logistics park with direct highway exposure, and unparalleled reach of population centers within Florida. The project will consist of 2.5-2.7 million square feet of industrial development centrally located within one of the most vibrant economies within the State of Florida.

KEY TRAVEL DISTANCES



**FIRST 417
LOGISTICS PARK**

| 1 | TRANSPORTATION | 2 | INTERNATIONAL DRIVE | 3 | ORLANDO INTERNATIONAL AIRPORT |
|---|---|----------|---|----------|---|
| | <ul style="list-style-type: none"> SR 417 - 0.5 mi SR 528 - 2.5 mi SR 408 - 5.2 mi FL Turnpike - 14.0 mi I-4 - 18.8 mi | | <ul style="list-style-type: none"> Tourism Corridor Orange County Convention Center Universal Orlando Universal Orlando Expansion (520 Acres) | | <ul style="list-style-type: none"> Terminal C expansion Future Intermodal |
| | | A | USPS (11.2 miles) | B | FedEx (11.6 miles) |
| | | | | C | UPS (11.3 miles) |

First 417 Logistics Park is located in the heart of one of the fastest growing cities in the United States, and is uniquely positioned to suit the needs of users seeking to establish a foothold in the changing landscape. Located in immediate proximity to SR-417 and SR-528, this park provides unparalleled access to the major population centers of Florida, and provides access to 20+ million consumers within a four-hour drive time. Though on the perimeter of traditional in-fill industrial submarkets, First 417 Logistics Park provides immediate highway access, and redundancy of access allowing users to access more customers in less time than conventional alternatives.

ABOUT FIRST INDUSTRIAL



LEADING OWNER,
OPERATOR AND
DEVELOPER OF
LOGISTICS REAL
ESTATE

As a leading provider of industrial real estate, we own, operate and have under development millions of square feet of logistics properties, with a local presence in the top industrial markets across the United States.

Since our founding in 1994, our buildings have been home to a range of Fortune 500 companies to small commercial firms. As an industry leader, First Industrial is dedicated to helping businesses stay ahead of their rapidly evolving real estate requirements. Through our established platform and experienced and talented professionals, we offer creative ways to address industrial real estate challenges to help our customers manage and grow their businesses. We also provide unmatched speed, service and responsiveness and have a track record of customer service excellence.



SR 417 ORLANDO, FL 32827



FIRST 417

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FOR MORE INFORMATION, CONTACT:

JARED BONSHIRE, SIOR
Executive Managing Director
+1 407 541 4414
jared.bonshire@cushwake.com

DAVID PEREZ
Executive Managing Director
+1 407 541 4435
david.perez@cushwake.com

TAYLOR ZAMBITO
Senior Director
+1 407 541 4409
taylor.zambito@cushwake.com

RYAN HUBBARD
Director
+1 407 541 4390
ryan.hubbard@cushwake.com

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