



AVAILABLE FOR SUBLEASE

20,857 SF
INDUSTRIAL SPACE

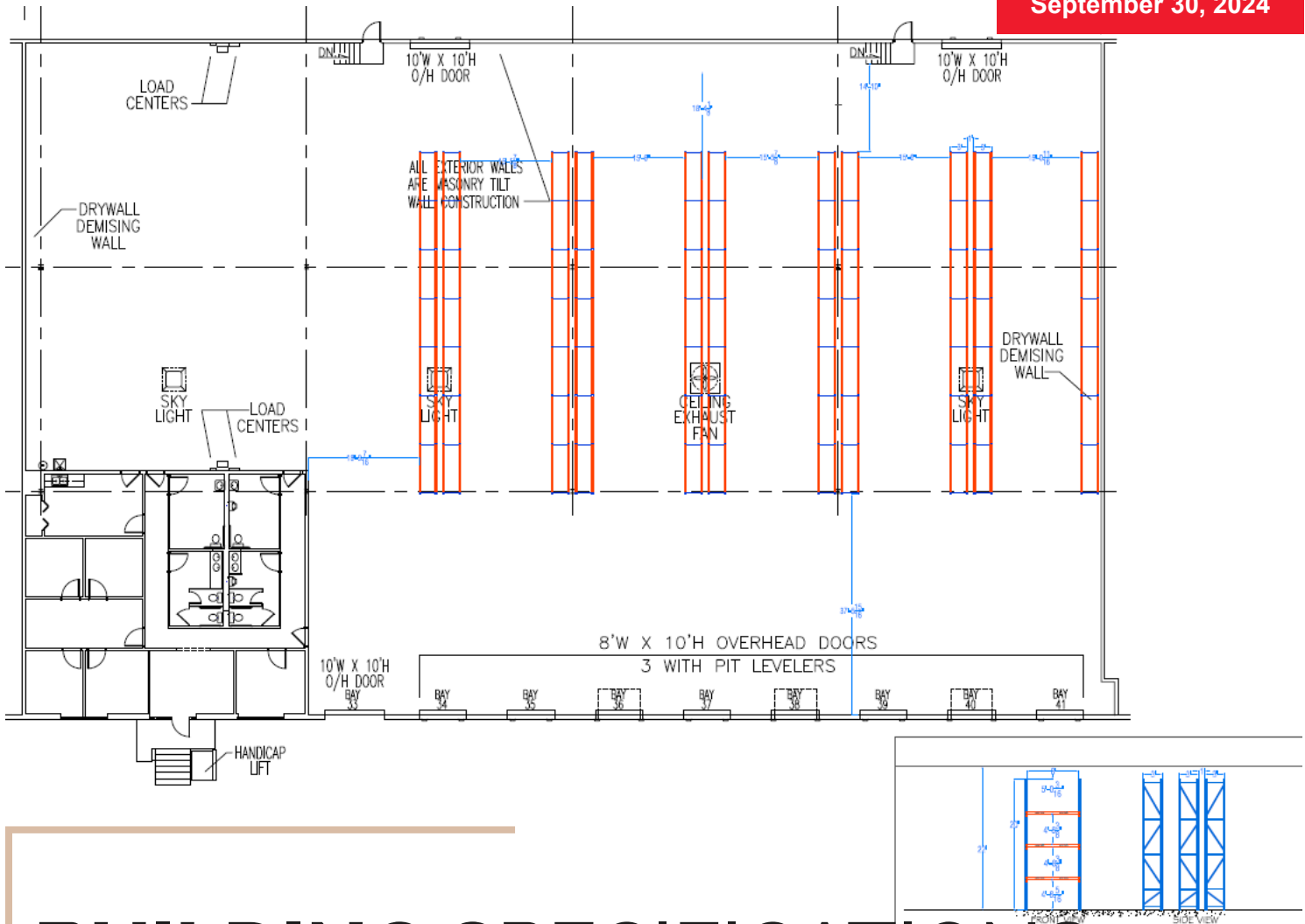
7550 EXCHANGE DR.
Orlando, FL 32809

- ▶ 20,857 SF AVAILABLE
- ▶ 1,710 SF OF OFFICE SPACE
- ▶ 22' CLEAR HEIGHT
- ▶ 8 DOCK-HIGH DOORS
- ▶ MASTER LEASE EXP: SEPTEMBER 30, 2024

JOE HILLS
Managing Director
1 407 982 8641
joe.hills@jll.com

CODY MANZELLA
Vice President
1 407 988 7288
cody.manzella@jll.com

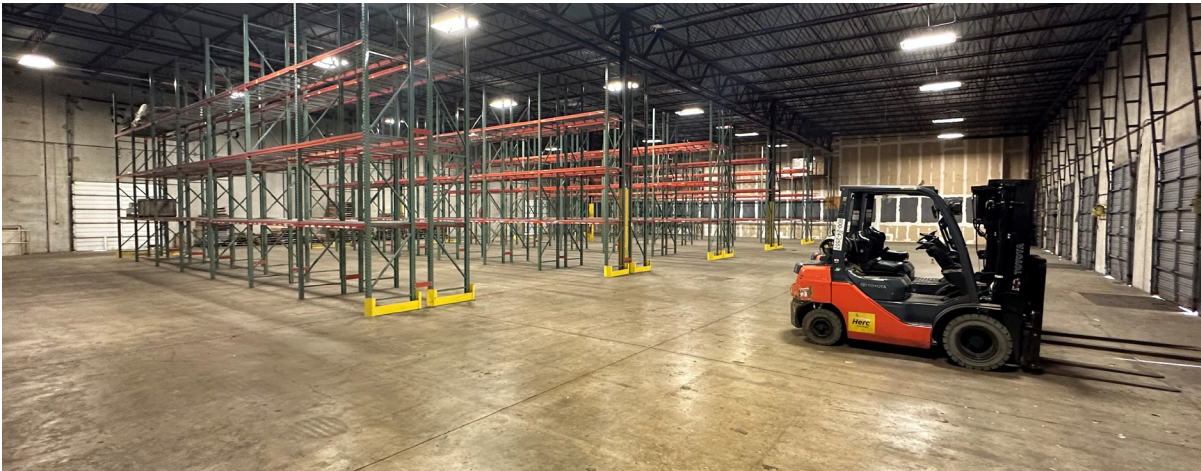




BUILDING SPECIFICATIONS

TOTAL SF AVAILABLE:	20,857 SF
BUILDING SIZE:	115,728
CONFIGURATION:	Front Load
OFFICE:	1,710 SF
BUILDING TYPE:	Tilt wall construction
CLEAR HEIGHT:	22'
COLUMN SPACING:	45' x 38'
LOADING DOORS:	8 (8' x 10') - 3 with Pit Levelers
OVERSIZED DOOR	3 (10' x 10')
TRUCK COURT DEPTH:	87'
PARKING RATIO:	0.75/1,000
SPRINKLER:	ESFR
ELECTRICAL SERVICE:	600 Amps, 3-phase
ZONING:	I3

INTERIOR - OFFICE / WAREHOUSE



MARKET HIGHLIGHTS

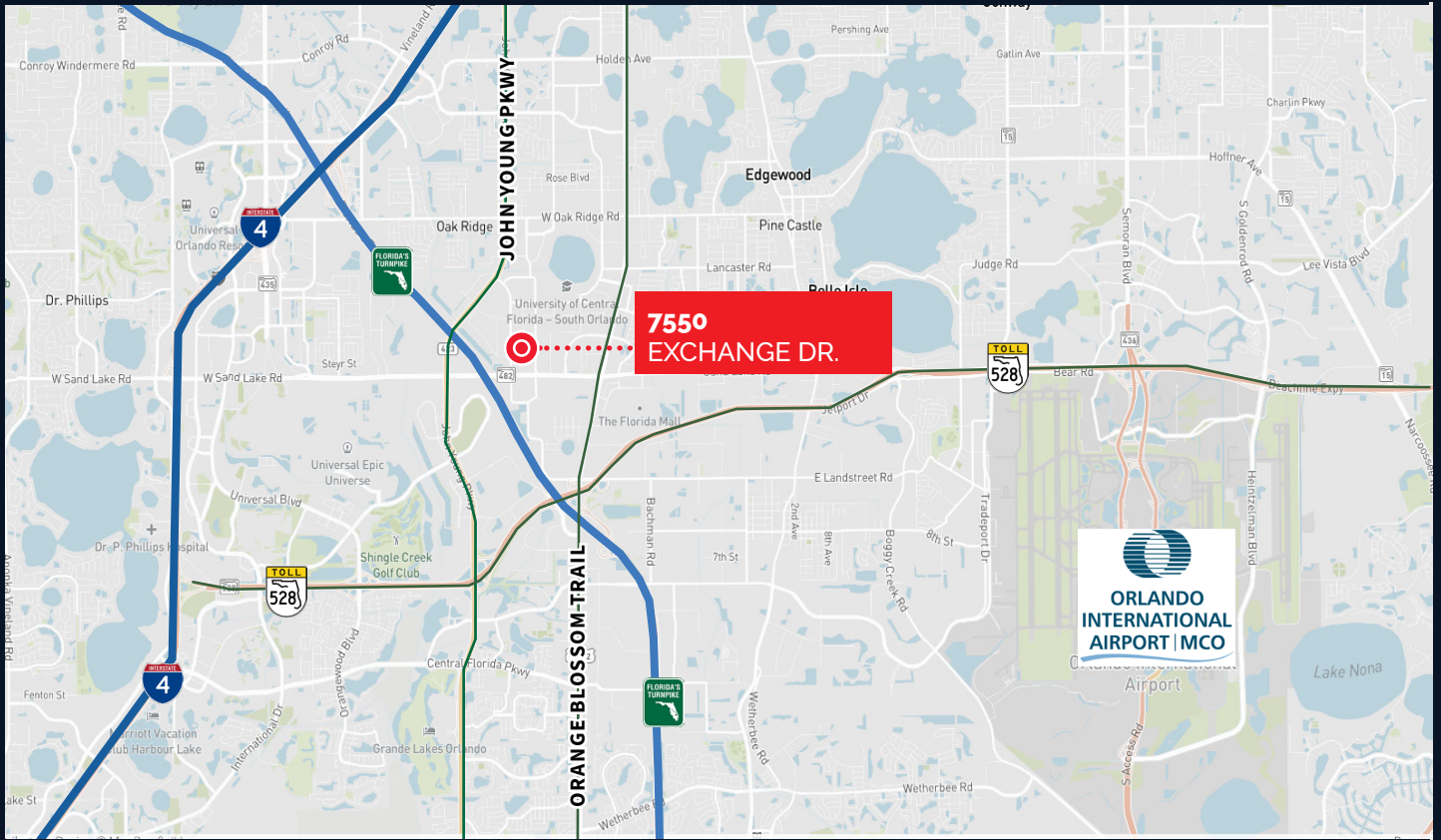
7550 Exchange Dr. in Orlando, Florida is located in the heart of the city's industrial district offering easy access to major transportation arteries, including major highways, such as Interstate 4 and State Road 528, making it convenient for transportation and logistics activities. Being centrally located, the property is surrounded by various amenities and support services, including hotels, restaurants, warehousing, distribution centers, and other business services.

Other benefits include:

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



LOCATION MAP



BY THE NUMBERS (WITHIN 20 MILES)

 **1,220,831**
TOTAL
16+ LABOR FORCE

 **80,221**
TRANSPORTATION /
WAREHOUSING

 **1,089,759**
TOTAL
EMPLOYEES

KEY DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
POPULATION	218,441	881,873	2,288,545
HOUSEHOLDS	81,976	330,266	837,771
HOUSEHOLD INCOME	\$53,911	\$60,400	\$67,775

7550
EXCHANGE DR

CONTACT US

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Managing Director
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