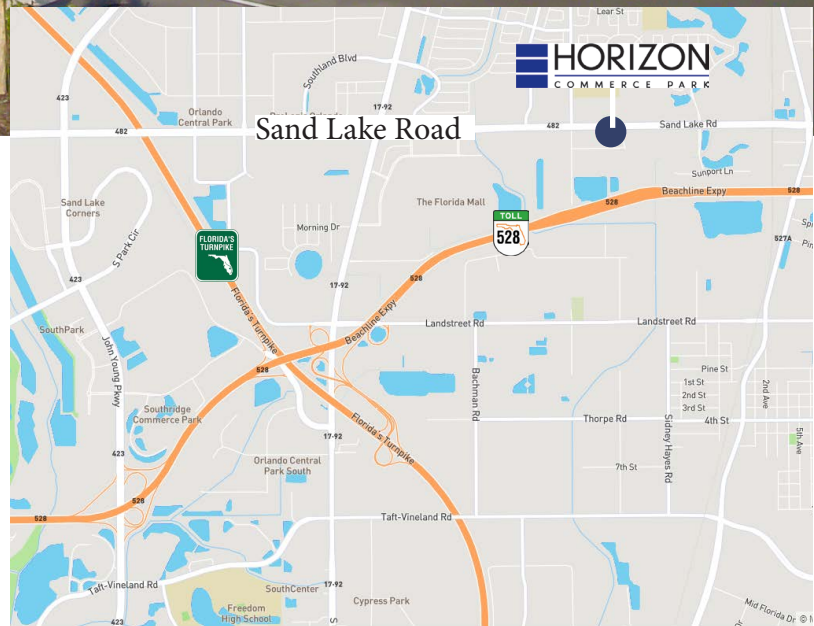




Horizon Commerce Park IX

8034 Horizon Park Drive, Orlando, FL 32809

- Total Building s.f.: 114,191 s.f.
- Available Space: 114,191 s.f.
- Building Type: Rear Load
- Zoning: I-2 & I-3
- Clear Height: 30' minimum
- 26 - 9' x 10' Dock Doors
- 2- 12' x 14' Grade Level Doors
- Column Spacing: 50'W x 51'8"D and 45'W x 51'8"D
- Parking Ratio: 1.32/1,000 s.f.
- Building Depth 184' / 120' truck courts
- 18 Trailer Parking Spaces
- Fire Protection: ESFR Sprinkler System
- Access: Situated in SE Orange County just minutes from the Orlando International Airport with immediate access to Sand Lake Road, Orange Blossom Trail, 528 and the Florida's Turnpike.
- Lease Rate: \$6.25 p.s.f. NNN
- Estimated Op.Exp. \$1.70 p.s.f.



For additional information, please contact:

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 mike.borling@am.jll.com

Josh Lipoff
+1 407 982 8633
 j.lipoff@am.jll.com

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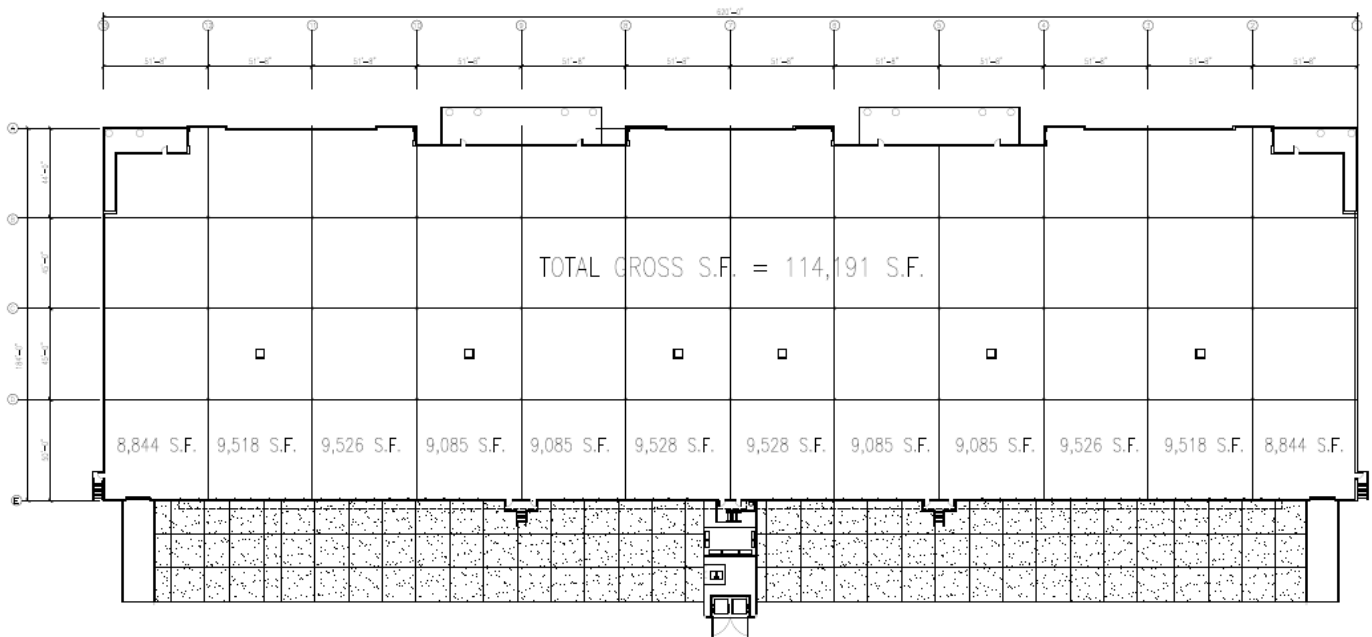
Leased by



Horizon Commerce Park IX

8034 Horizon Park Drive, Orlando, FL 32809

Available: 114,191 s.f. | Office space: TBD



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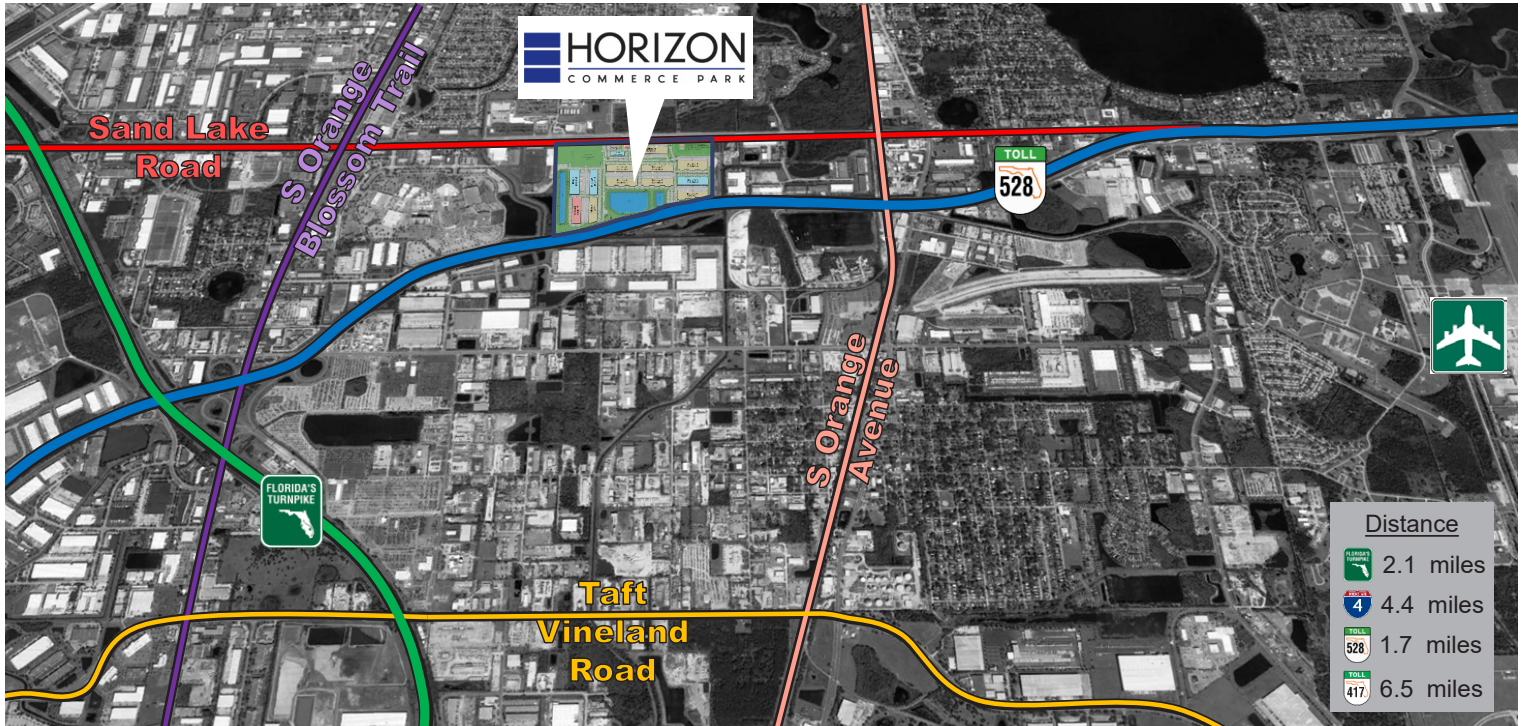
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Horizon Commerce Park IX

8034 Horizon Park Drive, Orlando, FL 32809

Fact Sheet

Address:	8034 Horizon Park Drive, Orlando, FL 32809
Access:	Situated in SE Orange County just minutes from the Orlando International Airport with immediate access to Sand Lake Road, Orange Blossom Trail, 528 and the Florida Turnpike.
Building Type:	Rear Load
Building Size:	114,191 s.f.
Ceiling Height:	30' minimum
Column Spacing:	50' x 51'8" and 45' x 51'8"
Building Depth:	184'
Construction:	Tilt-wall construction
Building Entrances:	Glass front
Parking:	1.30/1,000 s.f.
Truck Court:	180' shared truck court
Trailer Parking:	18 Trailer Parking Spaces
Doors:	Twenty-six (26) 9' x 10' dock high doors and Two (2) 12' x 14' doors with ramps to grade level
Roof:	45 mil TPO roof with R-10 insulation
Fire Protection:	Early Suppression Fast Response (ESFR)
HVAC:	Roof mounted package units
Electrical Service:	3 Phase 480 volts
Year Built:	2018 - 2019

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