THE PARK @ 429
OCOEE, FL

Developed By:
BLUESCOPE PROPERTIES GROUP

...Orlando’s Premier Distribution Location
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THE PARK @ 429

DEVELOPMENT OVERVIEW
Park 429 is a Class A industrial business park located in the city of Ocoee with immediate access and just under a mile of frontage to the Western Beltway. The property offers access to the largest expressway intersection in Central Florida between the Western Beltway, Florida’s Turnpike and the East West Expressway. Immediate access to this intersection allows ease of access all around Orlando and the state of Florida. Park 429 offers 613,400 SF over five buildings with building sizes ranging from 50,200 SF up to 245,973 SF and is perfect for distribution, light manufacturing and heavier office users. Park 429 offers a solution for every type of industrial business. The park like setting also provides access to numerous quality amenities within minutes from the site. There is abundant labor, immediate access to workforce and executive housing, and superior access to major interstates.
BLUESCOPE BUILDINGS | PROPERTY SPECIFICATIONS AND SITE PLANS

- Two buildings totaling 441,117 SF
- Spaces from 16,237 to 245,973 SF
- 30’ to 32’ clear height
- Dock high and grade level access
- Rear loading
- Tilt wall construction
- 25.25 acres
- Zoned PID, City of Ocoee
- Summer 2017 delivery
BUILDING 200

- 195,144 SF
- Spaces from 16,237 SF
- 30’ clear height
- 60 - 9’ x 10’ dock doors
- 2 - 12’ x 14’ drive-in doors
- 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: $5.95/SF, NNN**
BUILDING 300

- 245,973 SF
- Spaces from 20,121 SF
- 32’ clear height
- 60 - 9’ x 10’ dock doors
- 2 - 12’ x 14’ drive-in doors
- Rear load
- 50’ x 55’ column spacing, typical
- ESFR sprinklers
- 221’9” building depth
- 185’ truck court, with 50’ concrete truck apron
- 0.85/1,000 SF parking ratio
- 85 trailer parking spaces
- Frontage on SR 429
- Lease: $5.50/SF, NNN
3,400’
OF FRONTAGE ON
Western Beltway
WHY THE PARK @ 429?
The South Orlando market has been highly picked over for infill industrial sites and the traffic surrounding South Orlando is only getting worse. Couple that with the construction along Interstate 4 that is scheduled to continue for the next seven years and the congestion surrounding sites in South Orlando will continue to increase. The major factors for an industrial user’s location are 1) immediate access to highways, 2) access to quality labor, 3) quality construction, 4) local amenities, and 5) proximity to the customer or supplier. The Park @ 429 hits all of these categories and surpasses many of the competitive sites around town. Other benefits include:

► Immediate Access to Highways
The Park @ 429 is two minutes from the entrance to Toll Road 429, the western beltway to Orlando. The Western Beltway is currently under construction to connect to State Road 46 to the north, which would provide a reliever to having to get onto I-4 at all. CFX estimates that all five sections of the connection to I-4 should be completed by January 2018.

► Proximity to the Tourist District
The Park @ 429 is 17 minutes away from Disney; 19 minutes to International Drive; 23 minutes to Orange County Convention Center; and 23 minutes to Orlando International Airport, as well as being closer to all of the major cities in Florida and Georgia than South Orlando and providing an alternative to Interstate 4 traffic. Drivers are on the highways faster at Park 429 than most any other industrial park in Orlando.

► Proximity to Labor
There are estimated to be 324,247 people located within an 8-mile radius of The Park @ 429 and the population growth rate is 21% higher here when compared to South Orlando. Many residents on the west side of Orlando commute to other parts of Orlando and would be thrilled to have their company closer to the residence.

► Proximity to Customers
The west side of Orlando is the fastest growing community in all of Orlando with 2,413+ homes currently under construction or permitted within a 10-mile radius of the site. The growth of Orlando is pushing west and the ability to reach consumers from Park 429 is much easier than being located in South Orlando.

► Proximity to Executive Housing
We have found that many of the executives leading industrial companies in Orlando live on the west side of Orlando in the Dr Phillips/Windermere/Winter Garden/Horizon West communities because of its proximity to South Orlando; however, that drive is becoming increasingly long as the traffic to get from west to east in Orlando has been extremely difficult. Countless occasions over the last five years we have been asked by many companies from the large, publicly traded user to the local business, for space on the west side town in the Ocoee/Winter Garden area but nothing currently exists so users are forced to locate in South Orlando while yearning for sites with easy access to major highways.

► Visibility
The Park @ 429 has approximately 3,400’ of frontage along the Western Beltway (Toll Road 429), which boasts approximately 20,300 AADT. There are few industrial parks in Orlando that have that type of exposure along a major highway.

► Incentives
The city of Ocoee has been willing to provide significant incentives to companies looking to locate to Ocoee. Local tax abatement, site planning, and workforce training have all been discussed as viable incentives to attract quality industrial users. There is no other municipality in Orlando that can offer these types of incentives in order to attract business to locate in Ocoee.

► Local Amenities
The Park @ 429 is located within minutes of downtown Winter Garden, a vibrant commercial district with many food, drink and entertainment options, as well as State Road 50 and Winter Garden Fowler Groves, a massive outdoor power center.
# THE PARK @ 429 vs. SOUTH ORLANDO

<table>
<thead>
<tr>
<th>Demographics</th>
<th>Park @ 429</th>
<th>S Orlando*</th>
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<tbody>
<tr>
<td>Population (2020)</td>
<td>354,934</td>
<td>517,984</td>
</tr>
<tr>
<td>Population Growth Rate</td>
<td>1.82%</td>
<td>1.51%</td>
</tr>
<tr>
<td>Households (2015)</td>
<td>111,934</td>
<td>183,459</td>
</tr>
<tr>
<td>Households (2020)</td>
<td>122,501</td>
<td>197,826</td>
</tr>
<tr>
<td>Median HHI (2015)</td>
<td>$47,836</td>
<td>$41,813</td>
</tr>
<tr>
<td>Median HHI (2020)</td>
<td>$54,772</td>
<td>$49,885</td>
</tr>
<tr>
<td>Avg HHI (2015)</td>
<td>$68,602</td>
<td>$60,231</td>
</tr>
<tr>
<td>Avg HHI (2020)</td>
<td>$77,663</td>
<td>$68,675</td>
</tr>
<tr>
<td>Total Businesses</td>
<td>10,444</td>
<td>27,381</td>
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<tr>
<td>Total Employees</td>
<td>103,690</td>
<td>394,370</td>
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<thead>
<tr>
<th>Industrial Overview (Q2 2016) **</th>
<th>Park @ 429</th>
<th>S Orlando</th>
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<tbody>
<tr>
<td>Buildings</td>
<td>460</td>
<td>1,331</td>
</tr>
<tr>
<td>Total Industrial Building SF</td>
<td>17,317,408</td>
<td>69,754,467</td>
</tr>
<tr>
<td>Vacancy %</td>
<td>3.63%</td>
<td>7.63%</td>
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<tr>
<td>Absorption YTD</td>
<td>26,889</td>
<td>661,735</td>
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<table>
<thead>
<tr>
<th>2015 Analytics</th>
<th>Park @ 429</th>
<th>S Orlando</th>
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<tbody>
<tr>
<td>Industrial SF / Person</td>
<td>53</td>
<td>145</td>
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<tr>
<td>Industrial SF / Household</td>
<td>155</td>
<td>380</td>
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<tr>
<th>Drive Time Comparison</th>
<th>Park @ 429</th>
<th>S Orlando</th>
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<tbody>
<tr>
<td>Tampa</td>
<td>1:21</td>
<td>1:22</td>
</tr>
<tr>
<td>Jacksonville</td>
<td>2:20</td>
<td>2:22</td>
</tr>
<tr>
<td>Miami</td>
<td>3:31</td>
<td>3:21</td>
</tr>
<tr>
<td>Atlanta</td>
<td>5:59</td>
<td>6:11</td>
</tr>
<tr>
<td>Walt Disney World Resort, Orlando, FL</td>
<td>:18</td>
<td>:21</td>
</tr>
<tr>
<td>Universal Studios (6000 Universal Blvd, Orlando, FL)</td>
<td>:16</td>
<td>:16</td>
</tr>
<tr>
<td>Orange County Convention Center</td>
<td>:23</td>
<td>:17</td>
</tr>
<tr>
<td>Downtown Orlando</td>
<td>:20</td>
<td>:21</td>
</tr>
<tr>
<td>Orlando International Airport</td>
<td>:28</td>
<td>:16</td>
</tr>
<tr>
<td>International Drive Tourist Corridor</td>
<td>:21</td>
<td>:16</td>
</tr>
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*S Orlando is an 8 mile radius from the intersection of Orange Blossom Trail and Sand Lake Rd.

**Industrial stats include all industrial and flex buildings over 5,000 SF within an 8 mile radius of Park 429 and S Orlando.
to TR 429 Southbound
- 0.81 miles

to TR 429 Northbound
- 2.75 miles

to Florida Turnpike
- 1.11 miles

to TR 408 via Florida Turnpike
- 4.90 miles
13
Tampa 1.27 hours
Miami 3.33 hours
Atlanta 6.15 hours
Jacksonville 2.30 hours
Tampa 1.27 hours
Miami 3.33 hours
ANNUAL VISITORS TO Orlando

62M+
Orange County is the region’s most populous county and includes the City of Orlando, as well as twelve other incorporated cities. The county sits in the approximate center of the state, midway between Jacksonville and Miami. The St. Petersburg-Tampa area on the Gulf of Mexico and Daytona Beach on the Atlantic Ocean are easy drives. Two of the state’s major highways, Interstate 4 (east-west) and the Florida Turnpike (north-south), intersect just outside Orlando.

Orange County is home to the second largest university in the nation (one of the top research universities), one of the top ten research parks in the country, one of only two National Entrepreneur Centers, a world-class international airport, and an all new Medical City, which includes the UCF College of Medicine that opened in 2009.

Source: Orlando EDC
TRANSPORTATION

With 62 million visitors a year, Orlando has perfected the art of getting to and from here and is easily accessible to the entire globe. The region is home to three international airports, including Orlando International Airport, which is the third largest origin and destination airport in the U.S.

Port Canaveral and the Atlantic Ocean are within a 45 minute-drive and the Port of Tampa on the Gulf of Mexico is only an hour away, putting European, North American and South American markets at our gateway.

On land, the region sits at the crossroads of Florida’s highway network, serving as a hub for distribution. SunRail, the region’s commuter rail system, runs 31 miles from Volusia to Orange County and will eventually connect 61 miles into Osceola County. Also forthcoming is the All Aboard Florida train connecting Miami to Orlando. All of that connectivity is invaluable for business.

Source: Orlando EDC