

5000

MERCANTILE LANE

ORLANDO MSA, FL

1.65K SF MISSION CRITICAL DISTRIBUTION CENTER | 100% LEASED
WITH SHORT-TERM WALT | 41% MARK-TO-MARKET OPPORTUNITY



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5000

MERCANTILE LANE



THE OFFERING

Jones Lang LaSalle, Inc. (“JLL”) has been exclusively retained to market for sale the fee simple interest in 5000 Mercantile Lane (the “Property”) – a 164,837 SF distribution center and manufacturing facility located within the Osceola County submarket in Orlando.

Constructed in 2005, the property is currently fully leased to JELD-WEN, a leading global designer, manufacturer and distributor of high-performance interior and exterior doors, windows and related building products (NYSE: JELD| 2025 Net Sales: \$3.8B). JELD-WEN’s occupancy at 5000 Mercantile Lane is strategically linked to its longstanding Kissimmee manufacturing operation located less than five minutes away, creating an integrated manufacturing and distribution platform that would be operationally disruptive to replicate elsewhere. With nearly 30 years of operating history in Kissimmee and an established local production workforce, the Property benefits from meaningful tenant investment in the location, enhancing renewal stickiness and the strategic importance of the facility. This is reinforced by the fact that Jeld-Wen expanded into the entire footprint of the building shortly after their initial occupancy in 2023.

The property boasts loading on three sides, 24’-26’ clear heights and two separate truck courts. The building’s design provides operational flexibility, as it was originally configured for two separate tenants before being consolidated under JELD-WEN’s occupancy in 2023, allowing for potential future multi-tenant configurations.

The asset provides seamless connectivity to the full Orlando MSA and Central Florida market while benefiting from Osceola County’s rapidly expanding local rooftop base, which has achieved 16 consecutive years of positive absorption. The asset provides seamless connectivity to the full Orlando MSA and Central Florida market while benefiting from Osceola County’s rapidly expanding local rooftop base.

Combined with in-place rents approximately 41% below market, the Property offers investors compelling near-term mark-to-market upside, with the likely potential for meaningful NOI growth upon renewal or re-leasing.



5000 Mercantile Lane

Address

164,837

Square Footage

2005

Year Built

Jan 2028

Expiration

100%

Occupancy

JELD-WEN

Tenant

12

ACRES



John Young Pkwy 17

JW JELD-WEN
WINDOWS & DOORS

McLANE.

Gatorade

McLANE.

FLORIDA
DISTRIBUTING
COMPANY

DOWNTOWN ORLANDO

192

4

S Poinciana Blvd

5000
MERCANTILE LANE

LESS THAN 5 MINUTES FROM
JELD-WEN PRODUCTION FACILITY

INVESTMENT HIGHLIGHTS



Institutional quality, 165K SF facility with loading on three sides and a well-below market lease at a strategic location in the Orlando MSA ideal for distribution to the state of Florida.



Fully leased with 1-year of term remaining to JELD-WEN, a leading global designer, manufacturer and distributor of high-performance interior and exterior doors, windows and related building products serving the new construction and repair and remodeling sectors.



JELD-WEN has operated continuously in Florida for nearly three decades through its original Kissimmee door plant less than 5 minutes from the Property (established in 1997) and Venice window facility. Its expansion into the Property reinforces its enduring commitment to the state and to Kissimmee as a strategic hub.



JELD-WEN Holding, Inc. (NYSE: JELD) generates approximately \$3.8 billion in annual net revenues across 79 facilities in 24 countries. Recent performance shows strengthening fundamentals, with Adjusted EBITDA up 8% year-over-year.



The Property's infrastructure enables efficient subdivision into two tenant spaces, potentially generating higher aggregate rents than the current single-tenant lease.



With rents at a discount to core Orlando, the Kissimmee submarket is increasingly attractive to larger tenants seeking cost-effective alternatives without sacrificing access to labor, transportation networks, and regional demand centers.



Favorable NNN lease structure with limited landlord responsibilities and no near-term capital requirements.



Exceptional multimodal location in Orlando submarket, offering superior access to the state of Florida with easy access to both I-4 and Florida's Turnpike.



Strategic location and regional distribution capabilities provide access to over 10.3 million consumers in 2 hours.



Significant value-creation opportunity with in-place rents 41% below current market, providing substantial rental upside upon lease expiration in Year 1 and flexibility to reposition the asset to capture substantial NOI growth.

\$3.8B

ANNUAL NET REVENUE

#888

FORTUNE 1000

\$6.37 PSF

IN-PLACE RENT

41%

MARK TO MARKET

4%

ANNUAL ESCALATIONS

29 Years

OF TENURE IN KISSIMMEE

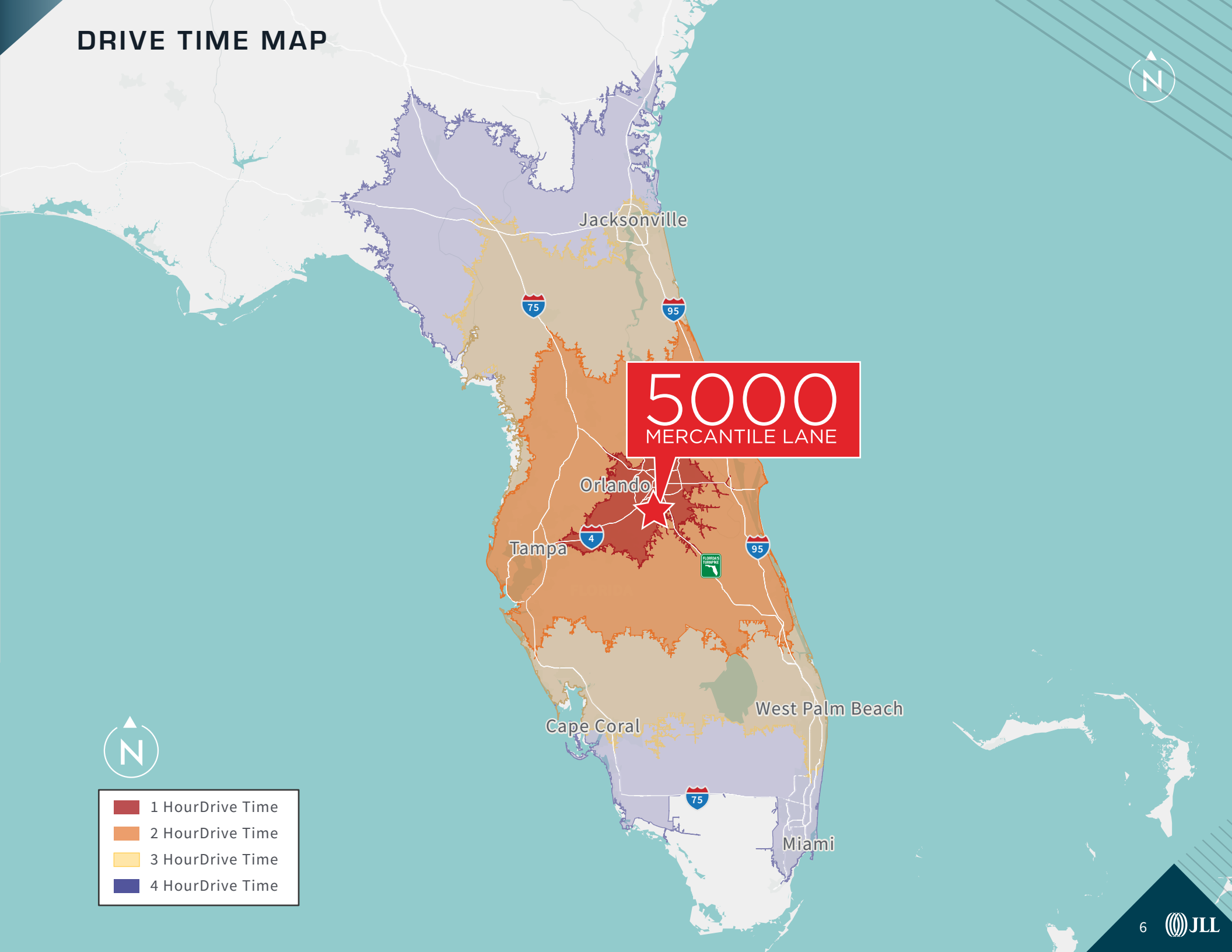
One Five Year

FMV RENEWAL OPTION
REMAINING

Jan 2028

LEASE EXPIRATION

DRIVE TIME MAP



MARKET HIGHLIGHTS



ATTRACTIVE SUPPLY AND DEMAND TAILWINDS

- The Orlando industrial market saw an impressive 61% rent growth over the past five years and is projected to grow an additional 28% over the next five years (CoStar).
- Of the 2.8MSF of new deliveries in 2025, 2.3MSF has already been absorbed



ORLANDO'S BOOMING POPULATION GROWTH

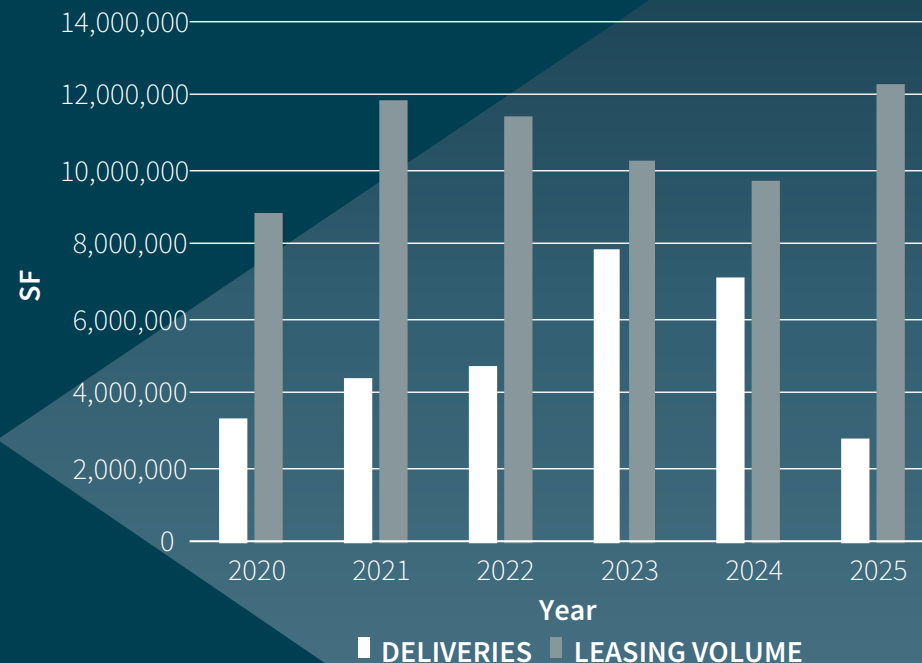
- From 2020 to 2026, Orlando's population surged from 2.7M to 3.0M an increase of 277,242 residents, or 10.3% ranking it No. 3 among the state's largest metro areas and No. 21 in the nation.
- The whole greater Orlando MSA's 3.0M population can be served within a 60-minute drive of the Property.



ROBUST SUBMARKET FUNDAMENTALS - OSCEOLA COUNTY

- 3.8% Vacancy Rate
- 16 Consecutive Years of Positive Net Absorption
- 67% Cumulative Rent Growth Rate (Last 5 Years)
- \$14.16 PSF Average Market Asking Rent

ORLANDO MARKET SUPPLY & DEMAND



MARKET HIGHLIGHTS



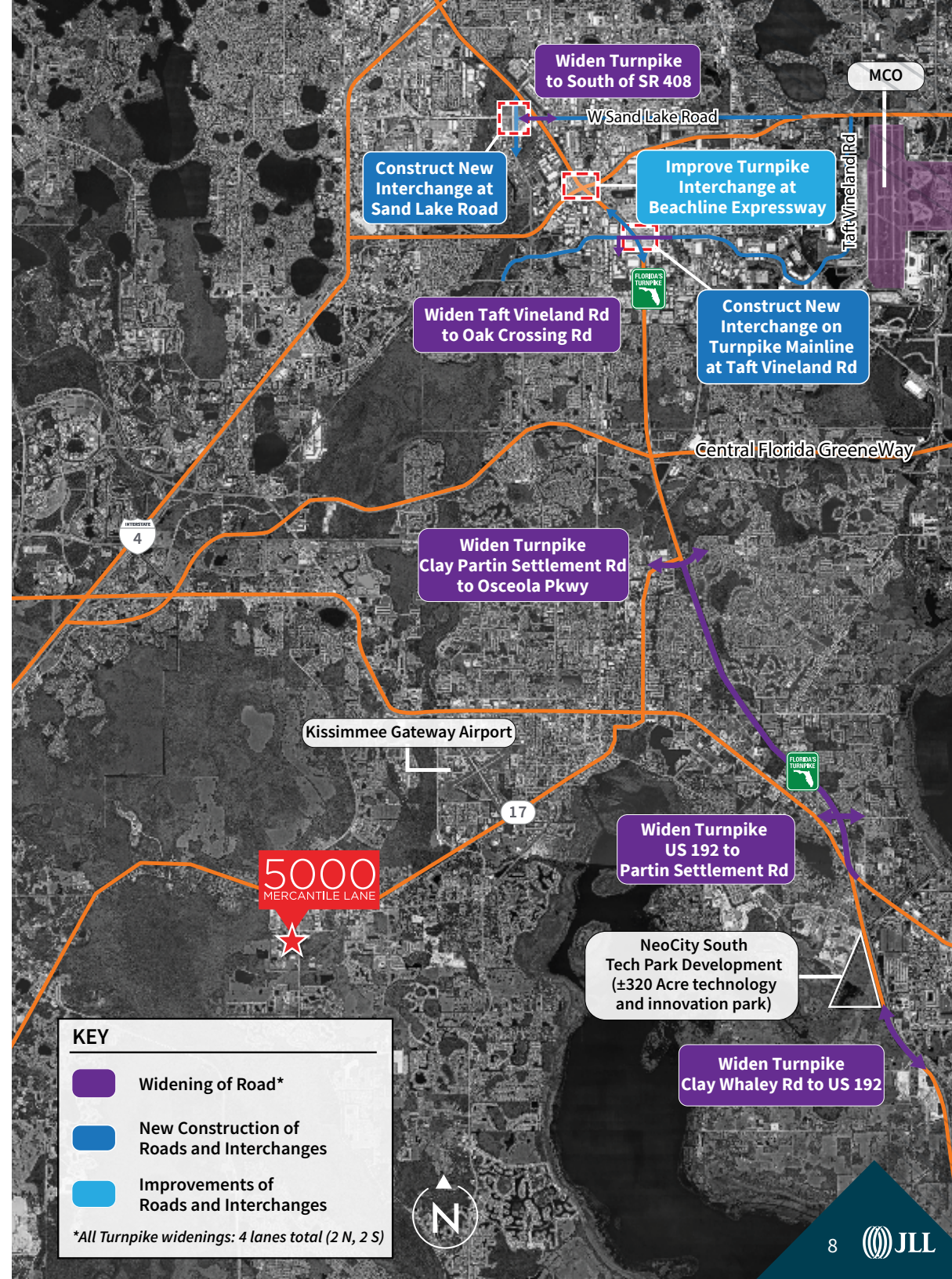
PATH OF PROGRESS — \$11B+ IN REGIONAL INFRASTRUCTURE INVESTMENT

- Florida's Turnpike Enterprise is executing the largest work program in its history, investing over \$10 billion over the next five years
- Proposed \$1.451 billion I-4 capacity expansion from Champions Gate to Osceola Parkway
- Osceola County's ~\$210 million road improvement initiative — one of the largest in county history — prioritizing Poinciana Blvd, Simpson Rd, Boggy Creek Rd and Partin Settlement Rd

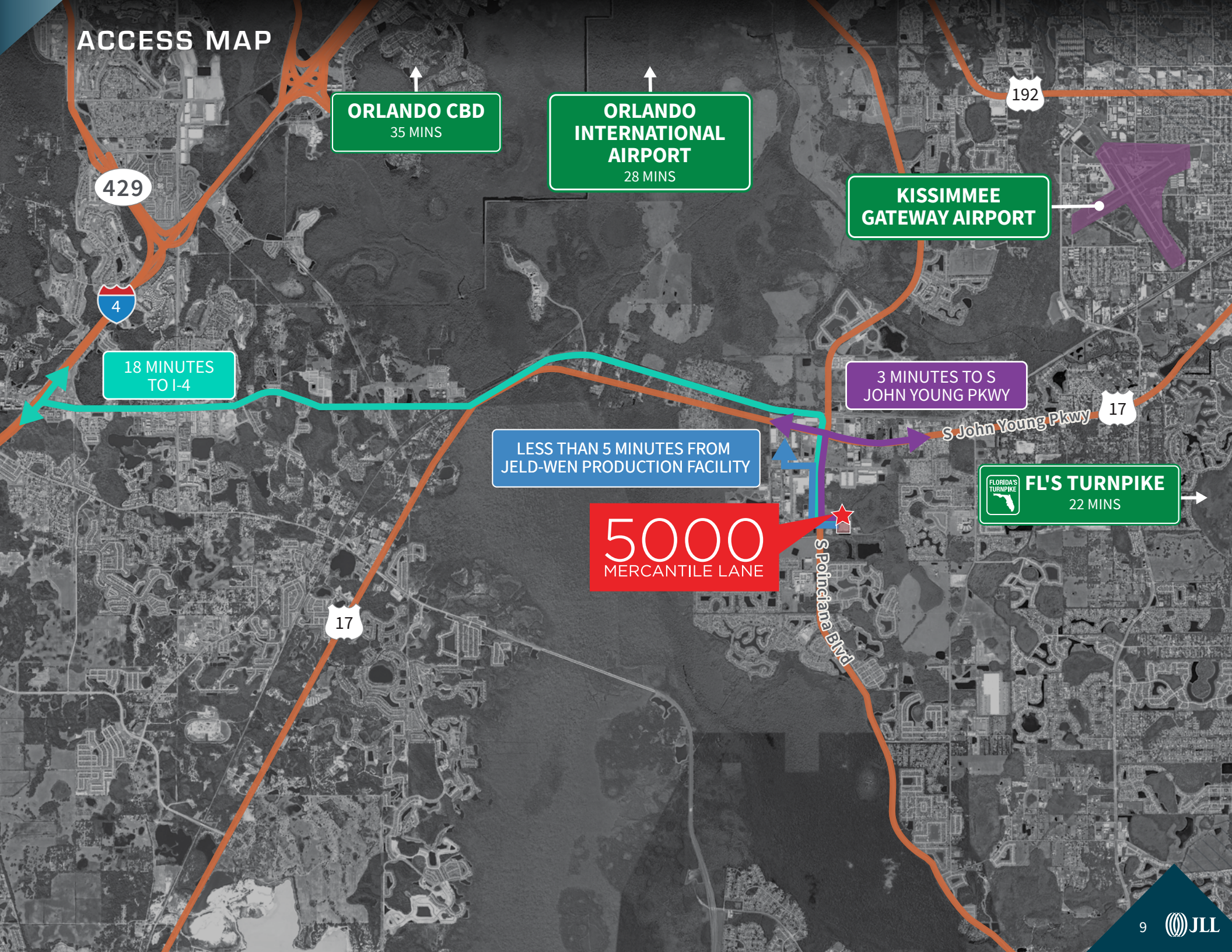


ROOFTOPS DRIVING DEMAND — CENTRAL FLORIDA'S FASTEST-GROWING COUNTY

- Osceola County added 15,800 residents from 2024 to 2025, the 17th-most of any U.S. county, with 3.4% annual growth driven by domestic migration; 2026 projected population of ~464,000
- Poinciana is a 47,000-acre master-planned community of roughly 70,000 residents across nine villages, pushing toward 80,000, with a ~\$290,000 median home price and direct SunRail access to Orlando
- Active homebuilding by national builders including Taylor Morrison and Lennar at the 2,500-acre Westview master-planned community, plus D.R. Horton, LGI Homes and Century Complete in Poinciana



ACCESS MAP



FLOOR PLAN



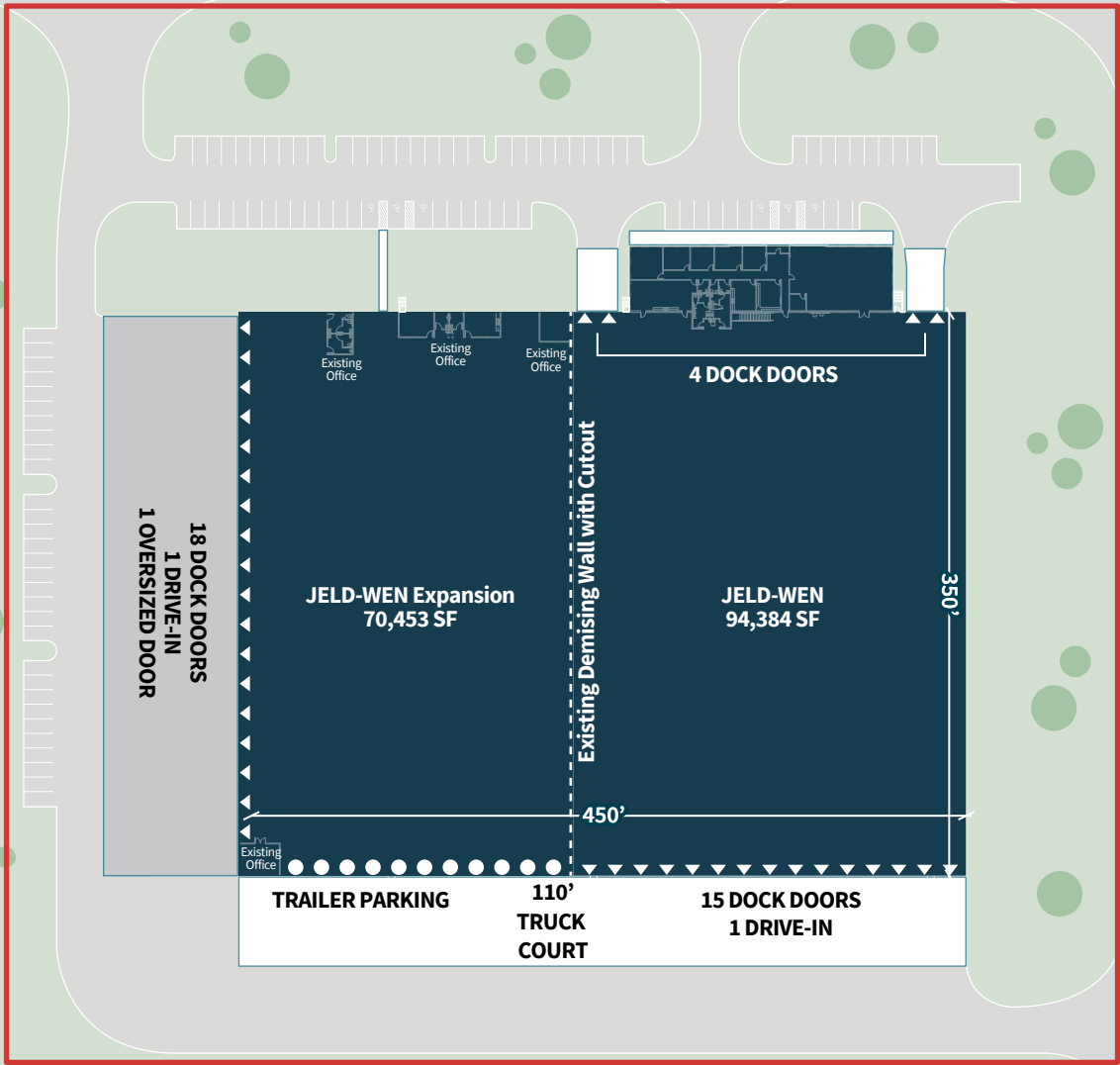
Loading Doors

▼

 Dock-High

●

 Punchout Panels



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