

The Real McCoy



McCoy

Commerce Center

Orlando, Florida 32822

Owner/developer



ALPHA
INDUSTRIAL
PROPERTIES

Leasing agent



485,475 RSF available

Property overview

TOTAL SF	485,475 SF
SITE SIZE	69.37± acres
ZONING	ASD-2/AN, City of Orlando
CONSTRUCTION	Tilt wall
SPRINKLERS	ESFR
UTILITIES	Electric - OUC Water - Orange County
ANTICIPATED DELIVERY	Building 1 - Q4 2023 Building 2 - Q4 2023 Building 3 - Q4 2023

McCoy Commerce Center offers users a first generation **Class A** industrial building in the premier Southeast Orange industrial submarket. The property is located at the intersection of Narcoossee Road and State Road 528 (Beachline Expressway), with approximately **2,080’ of frontage** on State Road 528, which boasts over 68,000 cars per day. The site provides immediate access to State Road 528 within **two minutes**. Orlando International Airport, one of the busiest airports in the country, is just south of the property. In 2019, OIA had a record **50.6 million** passengers.



Building details

FEATURES	BUILDING 1	BUILDING 2	BUILDING 3
ADDRESS	8550 McCoy Rd	8100 McCoy Rd	8100 McCoy Rd
BUILDING SIZE	262,462 SF	192,157 SF	30,856 SF
AVAILABLE	40,000 to 262,462 SF	40,000 to 192,157 SF	30,856 SF
OFFICE	Build-to-suit	Build-to-suit	Build-to-suit
CEILING HEIGHT	36'	36'	20'
DOORS	75 - 9' x 10' docks 2 - 12' x 14' ramps	51 - 9' x 10' docks 2 - 12' x 14' ramps	12 - 9' x 10' docks 1 - 12' x 14' ramp
LOADING	Rear	Rear	Rear
COLUMN SPACING	45' x 52' typical	45' x 52' typical	44' x 45' typical
BUILDING DEPTH	190' and 240'	240'	140'
TRUCK COURT	180'	180'	120'
CAR PARKS	220 spaces	157 spaces	41 spaces
PARKING RATIO	0.84/1,000 SF	0.82/1,000 s.f.	1.33/1,000 SF
TRAILER PARKS	84 spaces	65 spaces	None
DELIVERY	Q4 2023	Q4 2023	Q4 2023
LEASE RATE	TBD, NNN	TBD, NNN	TBD, NNN



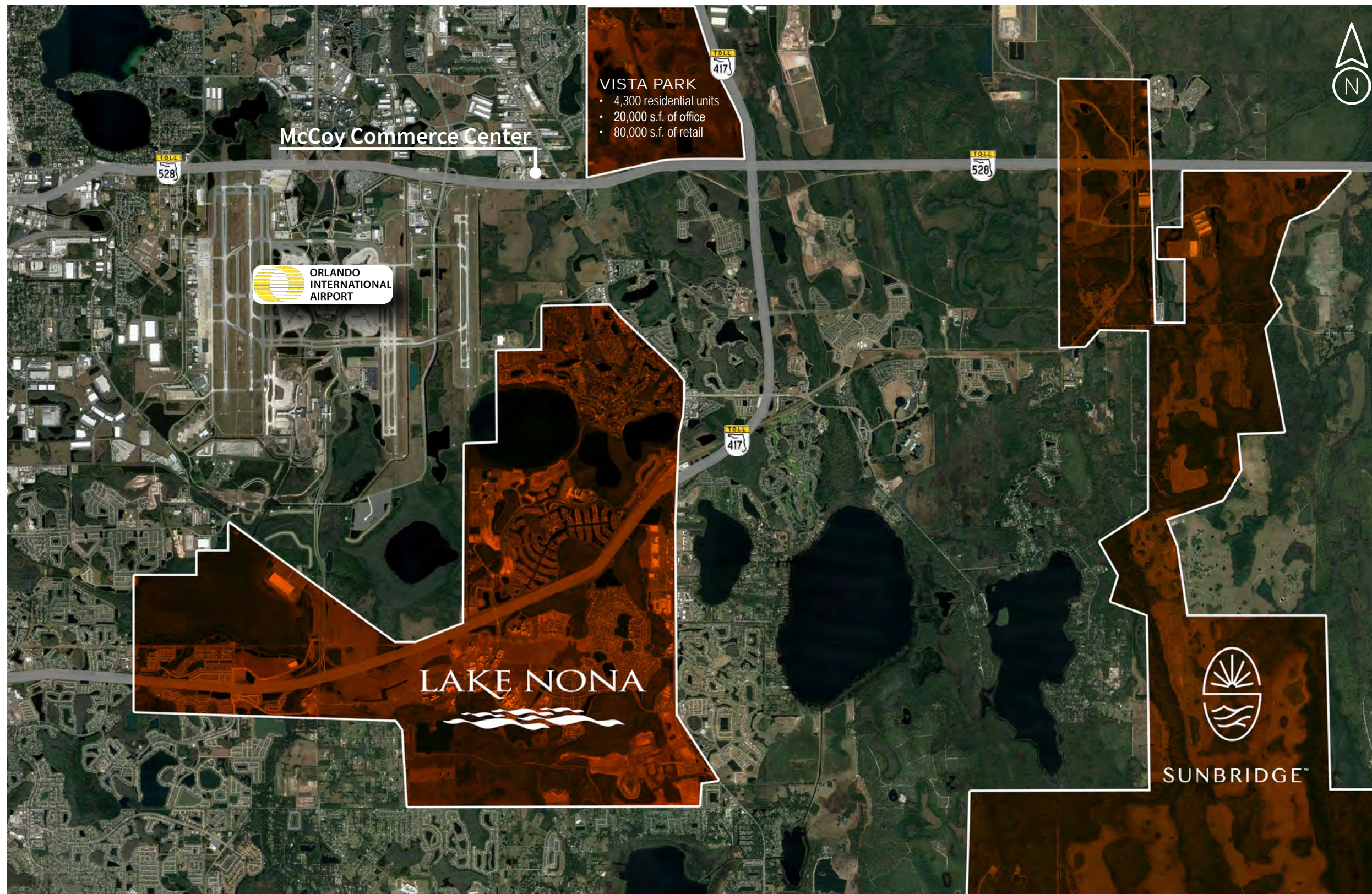


Area amenities



 Hotel (3,900± rooms)

Lake Nona



Residential growth

Lake Nona ([link to website](#))

Lake Nona is the fastest growing community in Orlando with eleven neighborhoods, which includes single family homes, townhomes and multi-family apartments. It is also home to Nemours Children's Hospital, UF Research and Academic Center, UCF College of Medicine, and the Orlando VA Medical Center. It is the first and only community in the United States to be designated a Cisco Iconic Smart + Connected Community.

Sunbridge ([link to website](#))

Coming to life on ~27,000 acres in Central Florida between metro Orlando and the Space Coast, Sunbridge is a regional-scale, multi-decade initiative in the early stages of planning and development. Upon completion, the project will be comprised of:

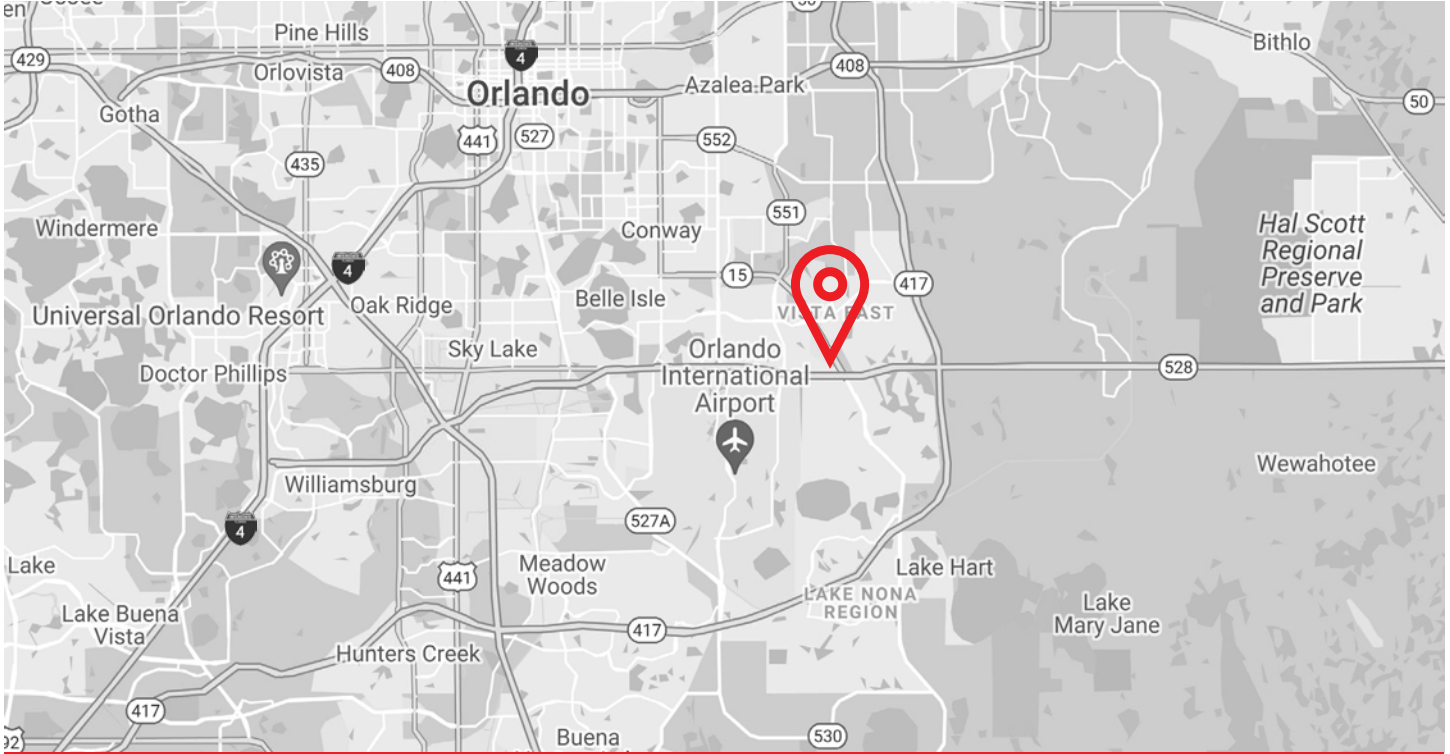
Orange County

- 5,720 single-family homes
- 1,650 multi-family units
- 490 hotel rooms
- 5,470,000 s.f. of office
- 2,900,000 s.f. of industrial
- 880,000 s.f. of retail

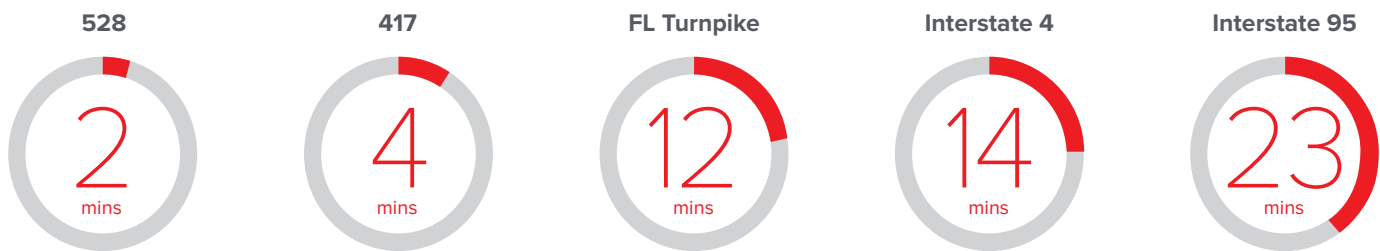
Osceola County

- 16,980 single-family homes
- 12,340 multi-family homes
- 5,000 hotel rooms
- 5,720,000 s.f. of office
- 1,820,000 s.f. of commercial
- 1,000,000 s.f. of industrial






Source: Tavistock Development Co.



Traffic scores



Demographics

					
Drive Time	Total Pop	Households	HH Income	Businesses	Employees
60 minutes	3,497,401	1,307,843	\$81,321	140,172	1,426,300
120 minutes	8,956,646	3,508,469	\$77,885	341,763	3,495,916
240 minutes	20,426,835	7,989,846	\$81,510	918,687	8,451,790

For more information, please contact:

Bobby Isola, SIOR, CCIM
Executive Managing Director
+1 407 930 1804
bobby.isola@jll.com

Wilson McDowell, SIOR, CCIM
Executive Managing Director
+1 407 930 1801
wilson.mcdowell@jll.com

Cameron Montgomery
Associate
+1 407 982 8650
cameron.montgomery@jll.com

Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker across the US | 250 South Orange Avenue, Suite 700P, Orlando, Florida 32801

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