




For sublease

121,653± free-standing
building

10620 Boggy Creek Rd
Orlando, FL 32824

 **JLL** SEE A BRIGHTER WAY

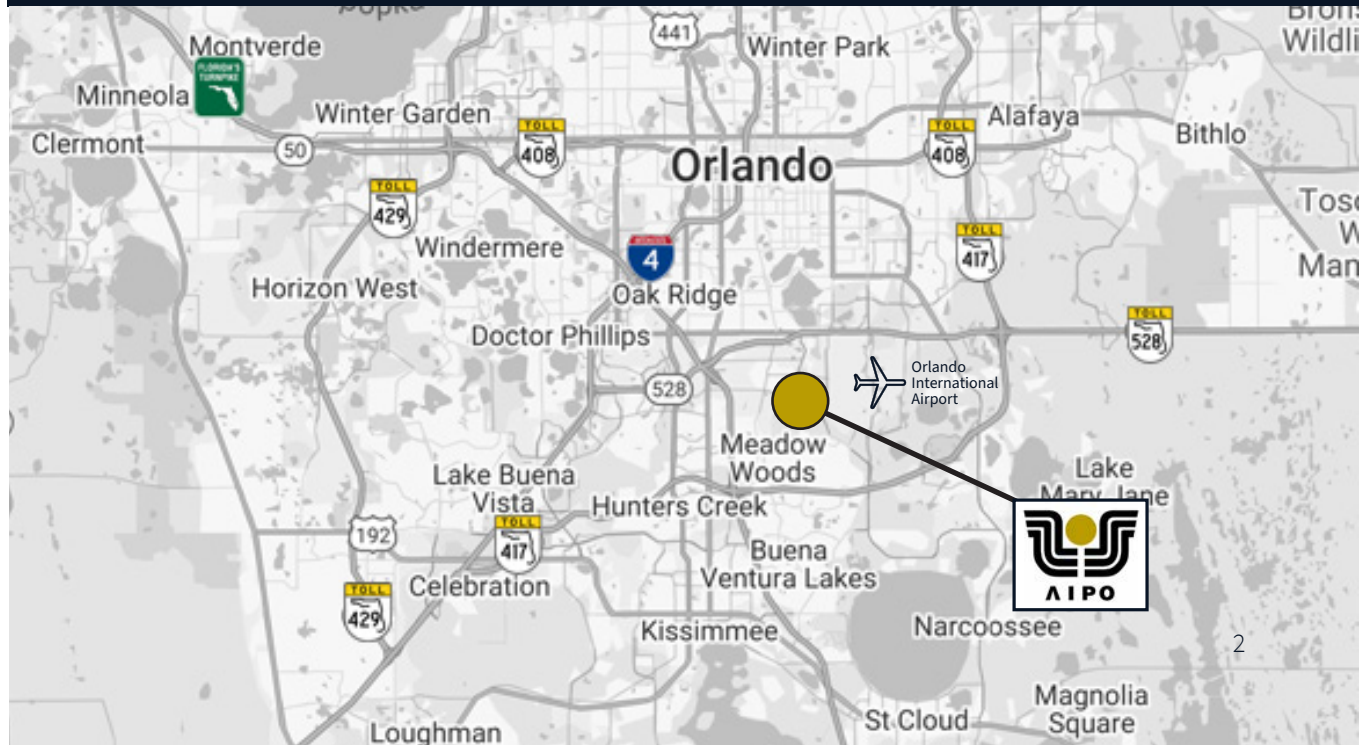
AIPO

10620 Boggy Creek Road is located in Airport Industrial Park at Orlando (AIPO), one of Central Florida's most well-known industrial parks, which offers an ideal location for businesses seeking strategic positioning and excellent connectivity. Situated adjacent to Orlando International Airport (MCO), the park provides unparalleled access to air transportation, making it perfect for companies with time-sensitive shipping needs or those requiring frequent business travel. The park's proximity to major highways, including State Road 528 and Florida's Turnpike, ensures efficient ground transportation for distribution and logistics operations. AIPO typically attracts a diverse range of businesses in sectors such as aerospace, e-commerce fulfillment, and advanced manufacturing. Tenants include Staples, BJ's Wholesale Club, McLane, XPO, Stihl, and City Beverages Distributors. The park's modern infrastructure combined with its prime location makes it an attractive choice for companies looking to optimize their supply chain and distribution networks in Central Florida.

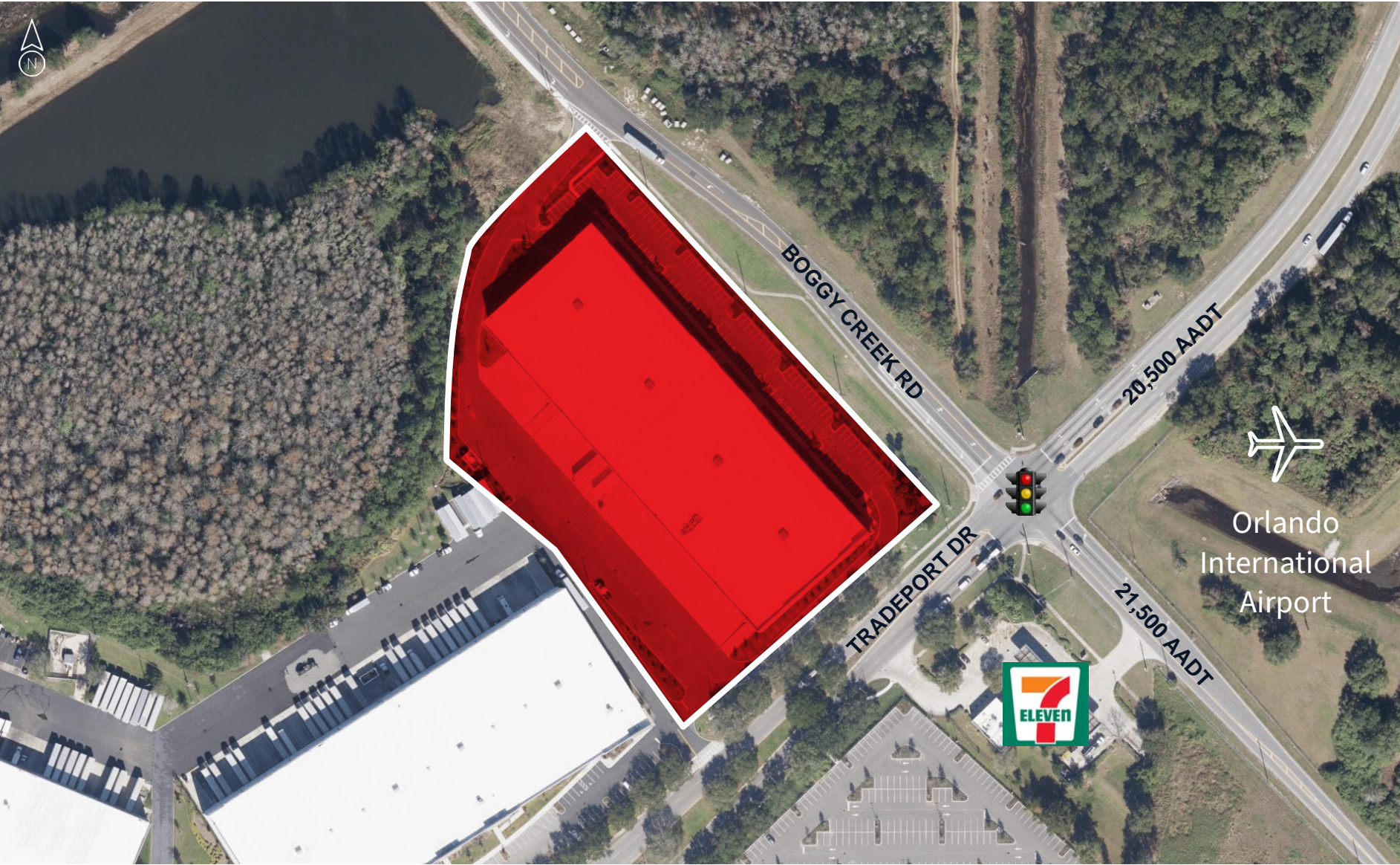
Property overview

- 121,653± SF available
- 2,556± SF office under construction
- 36' clear height
- Rear load building
- 32 dock doors; 2 drive-in doors
- 1 - 17' x 17' oversized dock door
- 210' building depth
- 135' dedicated truck court
- 1.04/1,000 SF parking ratio
- 7.73 acres zoned PD, City of Orlando
- Sublease thru May 2033
- Please call for pricing

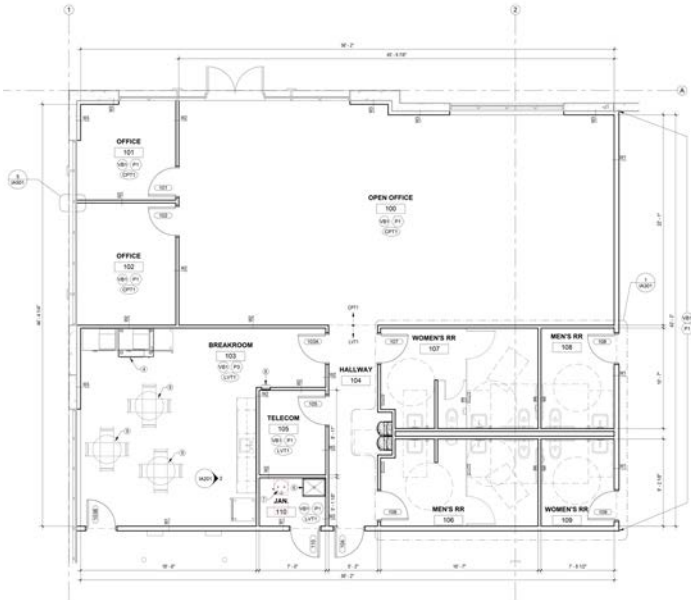
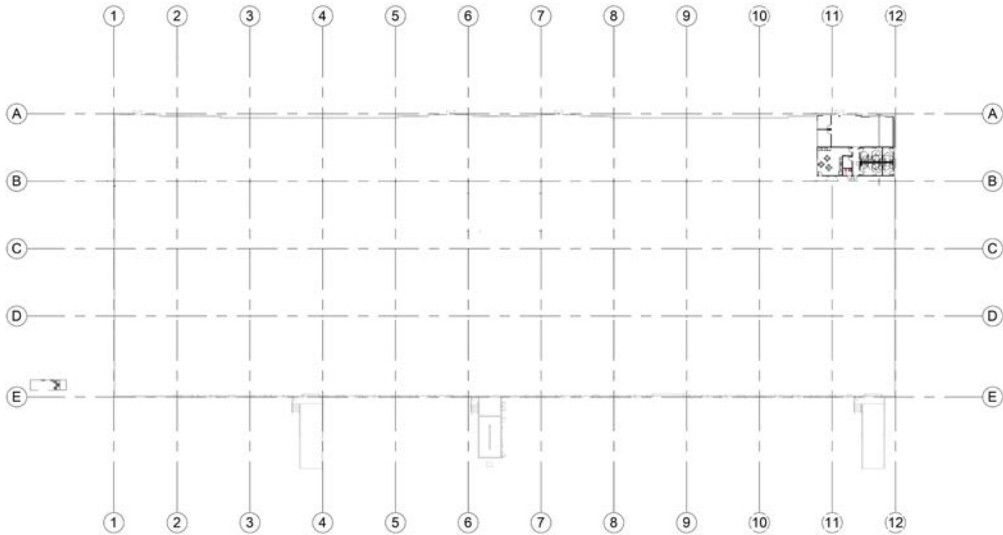
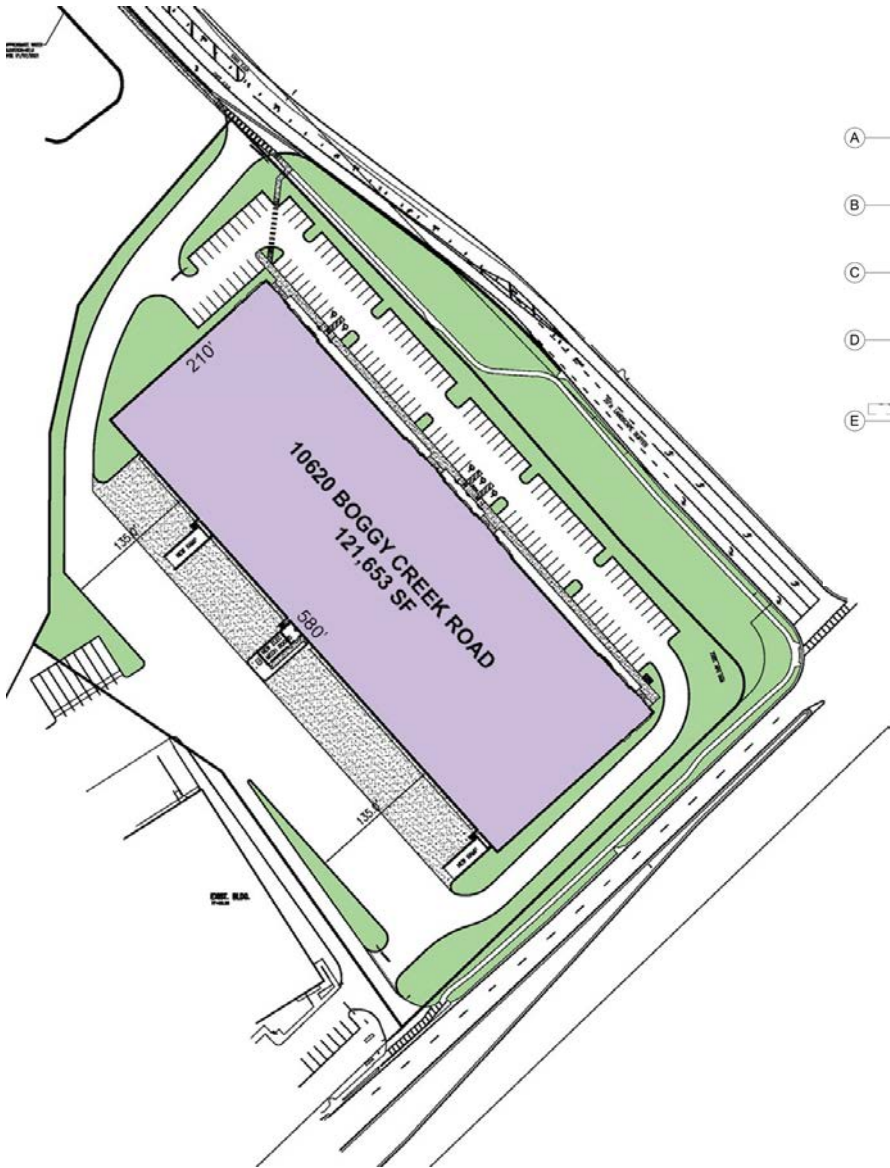
	60 min	120 min	240 min
Total population	3,609,825	9,816,594	21,570,022
Total households	1,348,970	3,909,583	8,603,555
Average HH income	\$105,217	\$101,115	\$105,194
Total businesses	143,907	376,912	964,018
Total employees	1,514,363	3,813,801	8,836,018



Property aerial

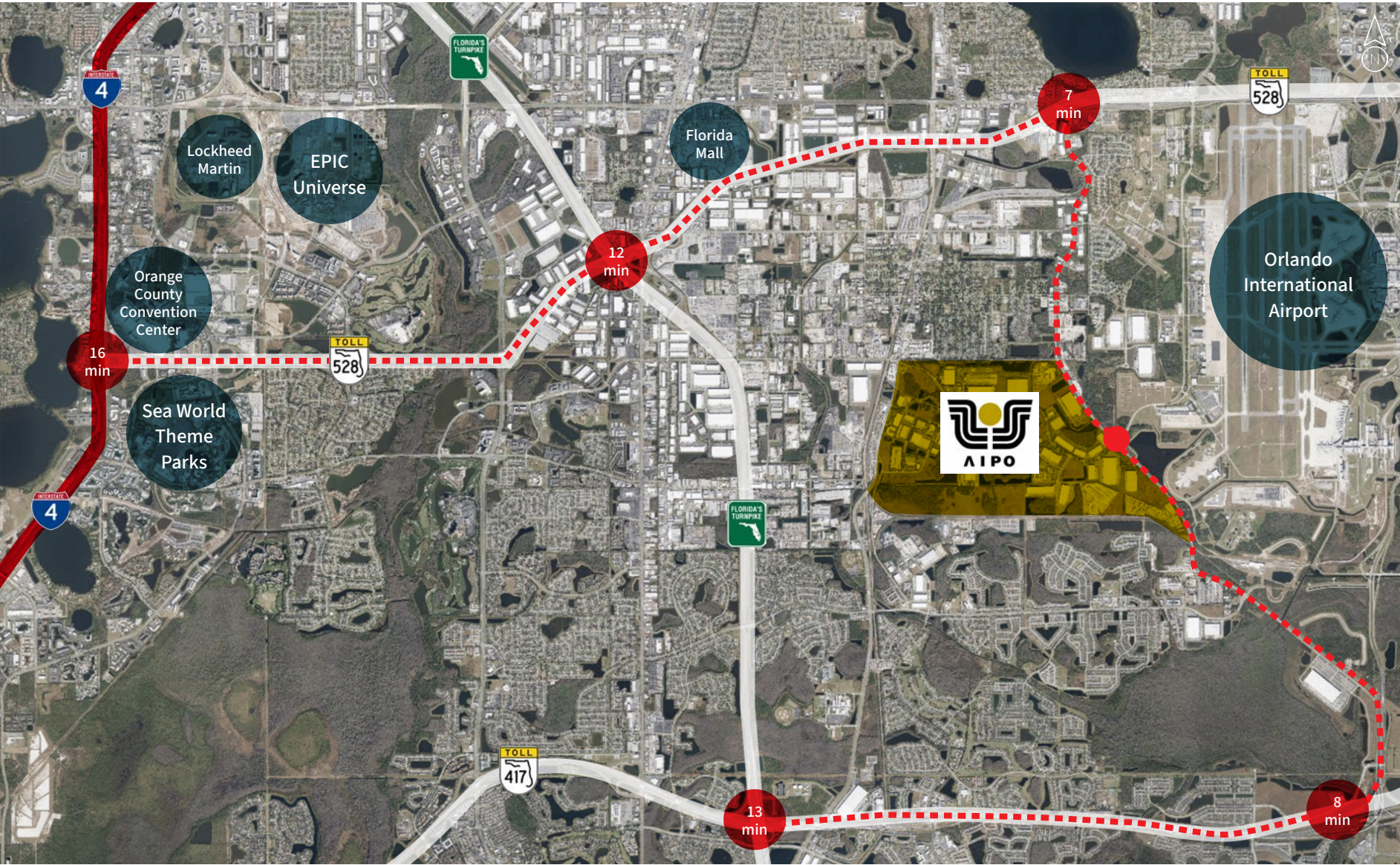


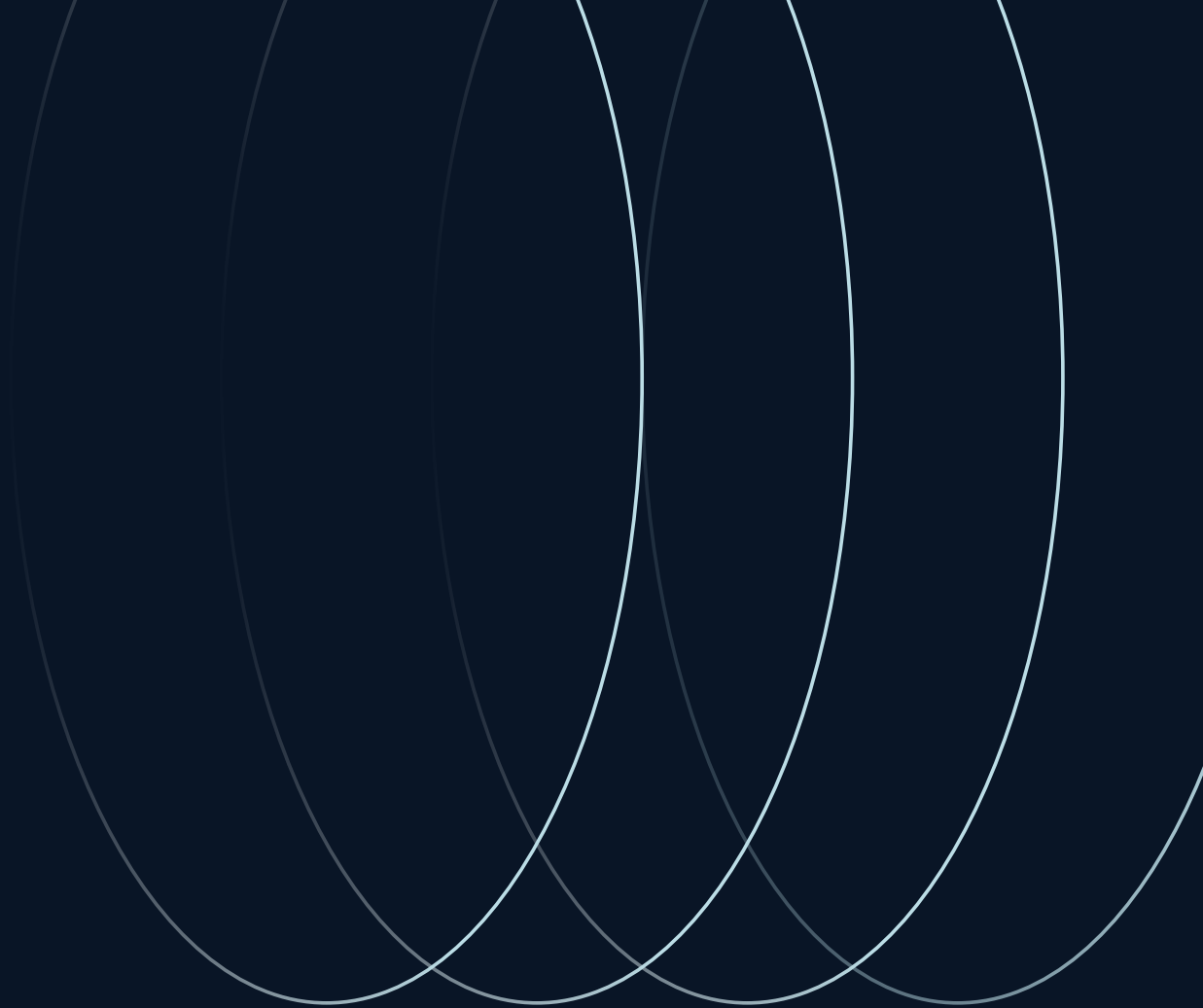
Building plans



2,556± SF
spec office

Access and amenities





JLL

W. Malcolm Clayton

Vice President

+1 407 982 8624

malcolm.clayton@jll.com

Bobby Isola, SIOR, CCIM

Executive Managing Director

+1 407 930 1804

bobby.isola@jll.com

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