

For Lease

Signal Hill | 440 W Kennedy Blvd, Orlando FL **27,992 SF Available**



BUILDING DETAILS



116,742 SF data center facility on 9.71 acre I-1 zoned site



Two separate fiber vaults/closets provide access to 7 carriers that serve the building. Additional carriers available on the street



13 MW electrical service with 9 massice 600 Amp 12.5 KV switches in place



Advanced video surveillance system in place



Fully secured with privacy fencing and security gate with key card access



Ample parking, 3.62/1,000 SF ratio



Orlando location reduces latency and reduces storm risk; strategic location can service all major Florida metros in 3 hours or less

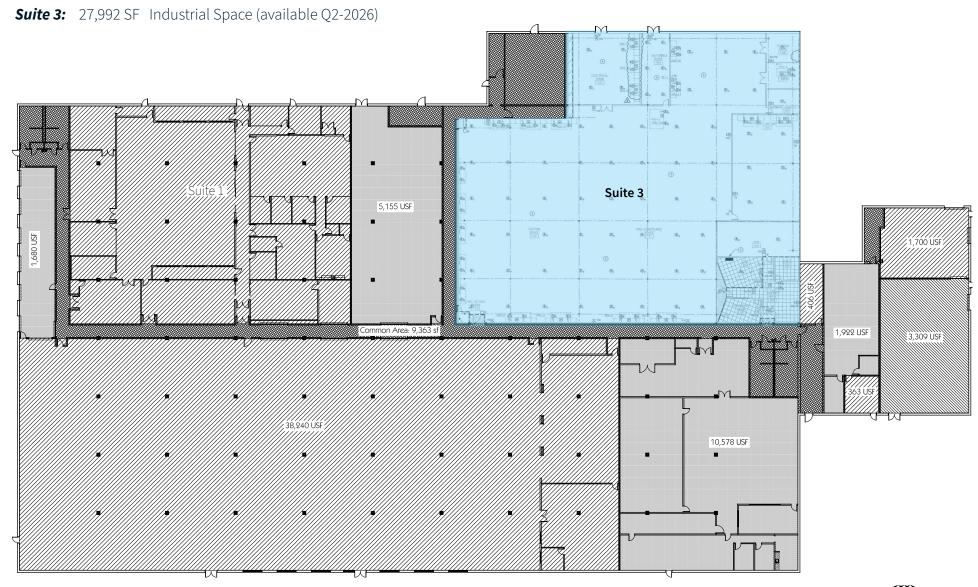
Daytona 62 miles

Tampa 80 miles Jacksonville 147 miles

Miami 226 miles



AVAILABILITIES





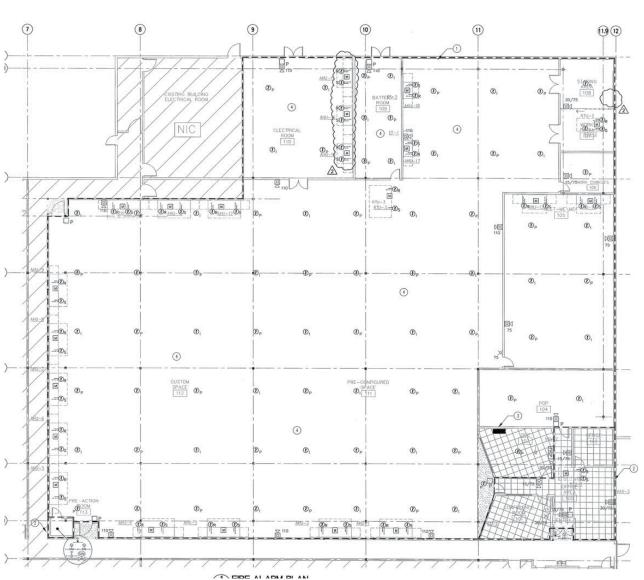
SUITE 3: 27,992 SF

INDUSTRIAL SPACE

Currently a data center with Over 12 IP Transit Carriers, Fully Redundant Infrastructure, Industrial Grade Generator, and Industrial Grade UPS.

Available Q2-2026







Area Amenities Map 427 Mayo Ave Calloway Dr Lake 414 17 Charity 414 434 Pembrook Dr Lake Needles Dr Minnehaha 414 Forest Falkner Rd Maitland E Horatio Ave Fennell St Lake Lake Lake Gandy Lucien Sybelia Riverside Park Rd **FOOD SERVICE** 440 W Kennedy Blvd Christner's Prime Steak & Lobster Fleming's Prime Steakhouse Eaton St Ruth's Chris Steak House W Kennedy Blvd E Kennedy Blvd Lake Ave 17 The Cheesecake Factory Lake Miller's Ale House Maitland Eatonville Mandola's Italian Kitchen Leeway Ave Anejo Cocina Starbucks Monroe Ave Z Park Ave **POINTS OF INTEREST** Lake Baltimore Dr Bell **Downtown Winter Park Dubsdread Golf Course** Winter Park Golf Course 424 423 423 **Aububon Center** Winter Park **RETAIL** Neuse Ave Country Club Fairview Center of Winter Park mon Winter Park Village Naples Dr Lee Road Shopping Center Breeze Park Canovia Ave **HOTELS** 01 Killarney O, W Fairbanks Ave 06 ft Courtyard Orlando/Altamonte Springs Fairview Sheraton Orlando North 17 Shores Homewood Suites Orlando/Maitland Rollins SpringHill Suites Winter Park Hilton Garden Inn Winter Park Shore Minnes Minnesota Ave The Alfond Inn age Bishop Moore Catholic Miller Ave High School

r Rd





jll.com/orlando

Contact Information:

Micah Strader Managing Director +1 407 230 3475 micah.strader@jll.com Madison Kimbell Senior Associate +1 407 457 9177 madison.kimbell@jll.com

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