



For Lease

Signal Hill | 440 W Kennedy Blvd, Orlando FL

27,992 SF Available

 **JLL** SEE A BRIGHTER WAY

440 W Kennedy Blvd / Orlando, FL 32810

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 massive 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

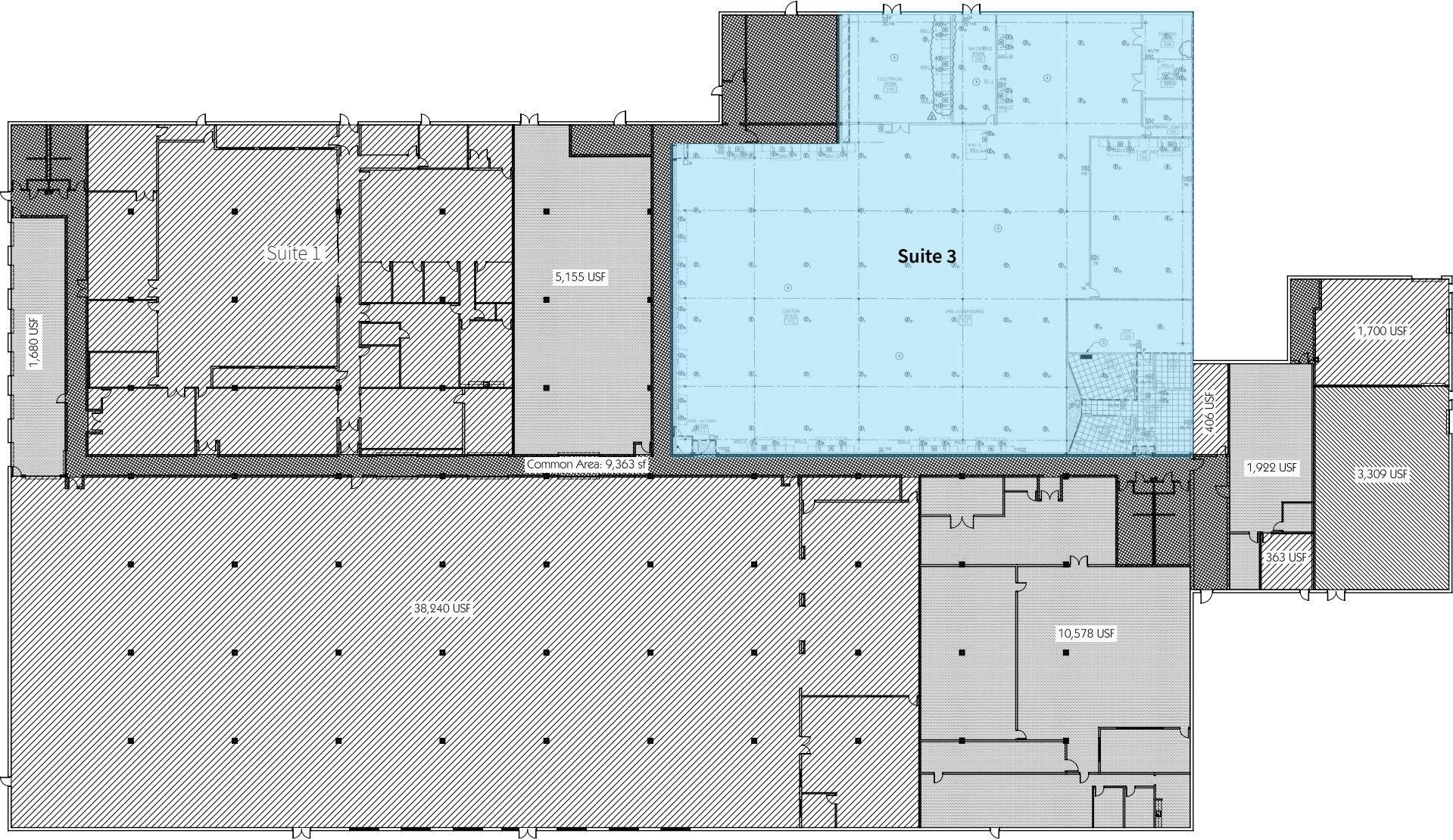
Jacksonville
147
miles

Miami
226
miles



AVAILABILITIES

Suite 3: 27,992 SF Industrial Space (available Q2-2026)

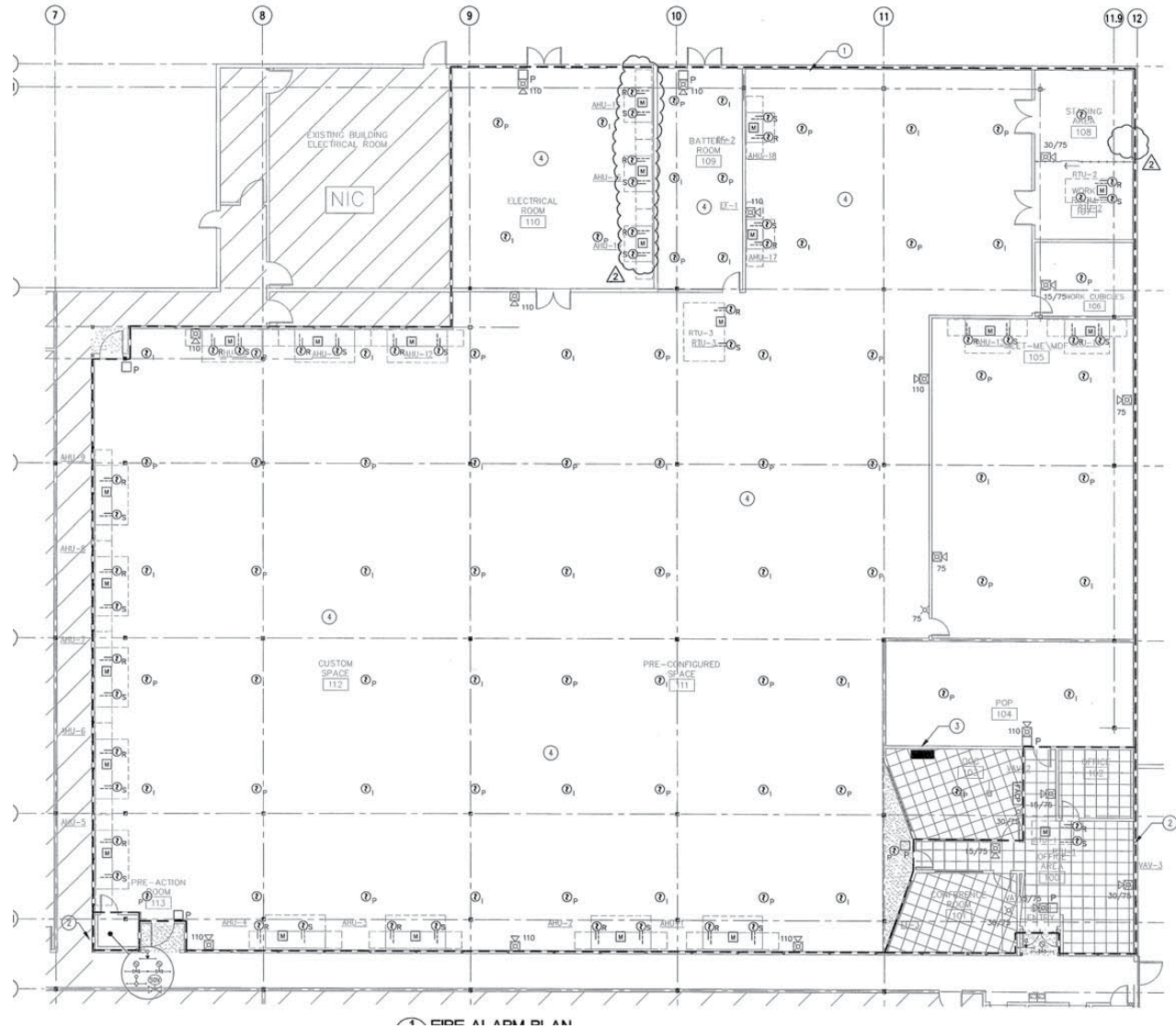


SUITE 3: 27,992 SF

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

FOOD SERVICE

- 1 Christner's Prime Steak & Lobster
- 2 Fleming's Prime Steakhouse
- 3 Ruth's Chris Steak House
- 4 The Cheesecake Factory
- 5 Miller's Ale House
- 6 Mandola's Italian Kitchen
- 7 Anejo Cocina
- 8 Starbucks

POINTS OF INTEREST

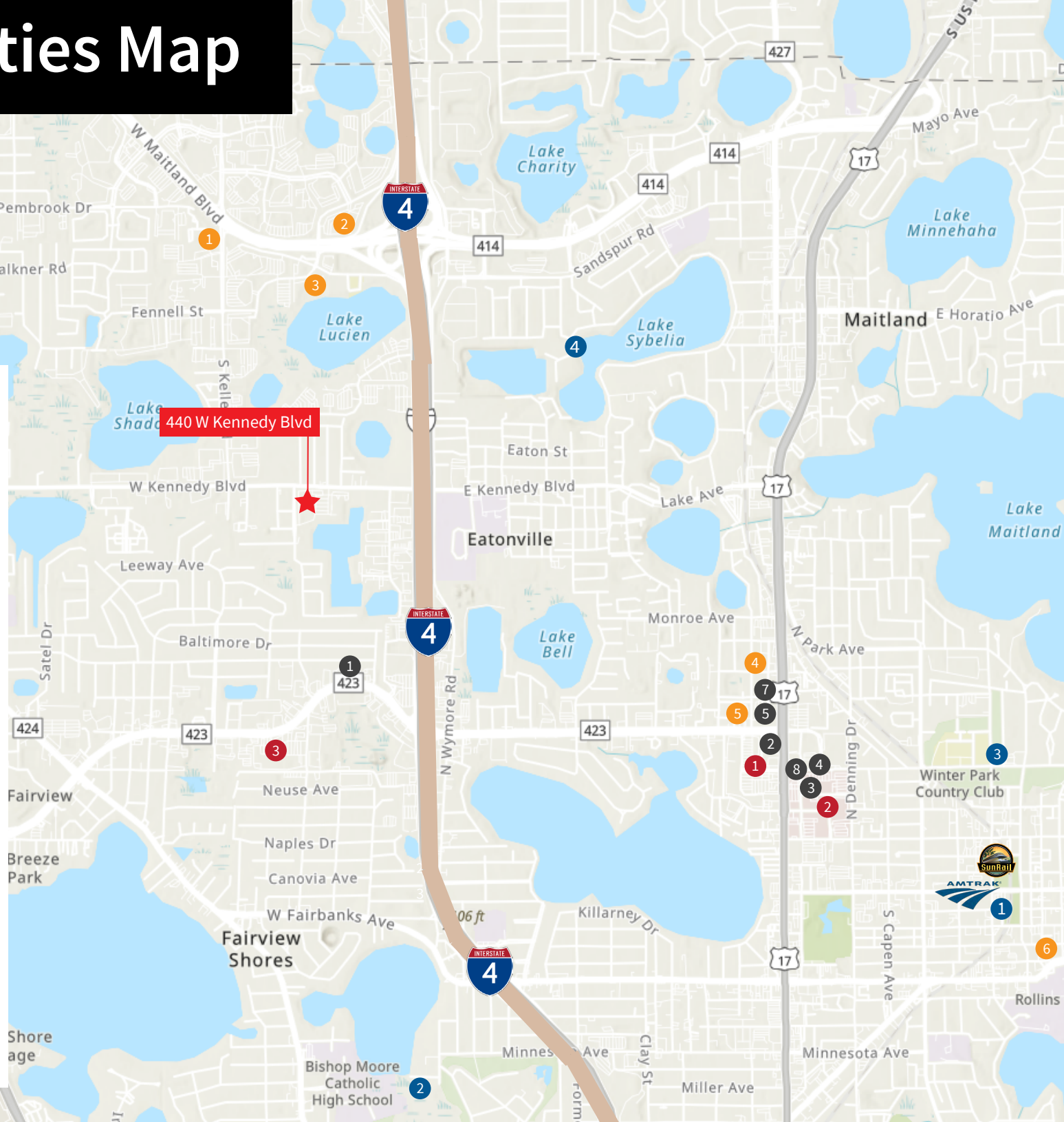
- 1 Downtown Winter Park
- 2 Dubsread Golf Course
- 3 Winter Park Golf Course
- 4 Aububon Center

RETAIL

- 1 Center of Winter Park
- 2 Winter Park Village
- 3 Lee Road Shopping Center

HOTELS

- 1 Courtyard Orlando/Altamonte Springs
- 2 Sheraton Orlando North
- 3 Homewood Suites Orlando/Maitland
- 4 SpringHill Suites Winter Park
- 5 Hilton Garden Inn Winter Park
- 6 The Alford Inn





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