

**READY FOR OCCUPANCY**



**6965**

Market Place Dr

Orlando, Florida 32822

Owner/developer

**DRG**  
DISTRIBUTION  
REALTY GROUP

Leasing agent

**JLL**

**167,561 RSF available**

## Property overview

<b>TOTAL SF</b>	196,114 SF
<b>AVAILABLE SF</b>	167,561 SF
<b>DIVISIBLE TO</b>	30,000± SF
<b>SITE SIZE</b>	13.34± acres
<b>ZONING</b>	PD/AN, City of Orlando
<b>CONSTRUCTION</b>	Tilt wall
<b>SPRINKLERS</b>	ESFR
<b>UTILITIES</b>	Electric - OUC Water - Orange County

6965 Market Place Drive 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 Market Place Drive, with approximately 522' of frontage on Narcoossee Road, which boasts over 21,500 cars per day. The site provides immediate access to the Beachline Expressway (State Road 528) within six minutes and the Central Florida Greenway (State Road 417) within eight minutes. Orlando International Airport, one of the busiest airports in the country with an average of 40 million passengers per year, is just south of the property.

## Building details



**196,114 s.f.**  
Building



**1,705 s.f.**  
Office



**32'**  
Clear height



**25**  
Dock doors  
(9 with levelers)  
Expandable to 56



**One**  
Ramp



**54' x 44'4"**  
Column spacing



**194'**  
Building depth



**190**  
Auto parking

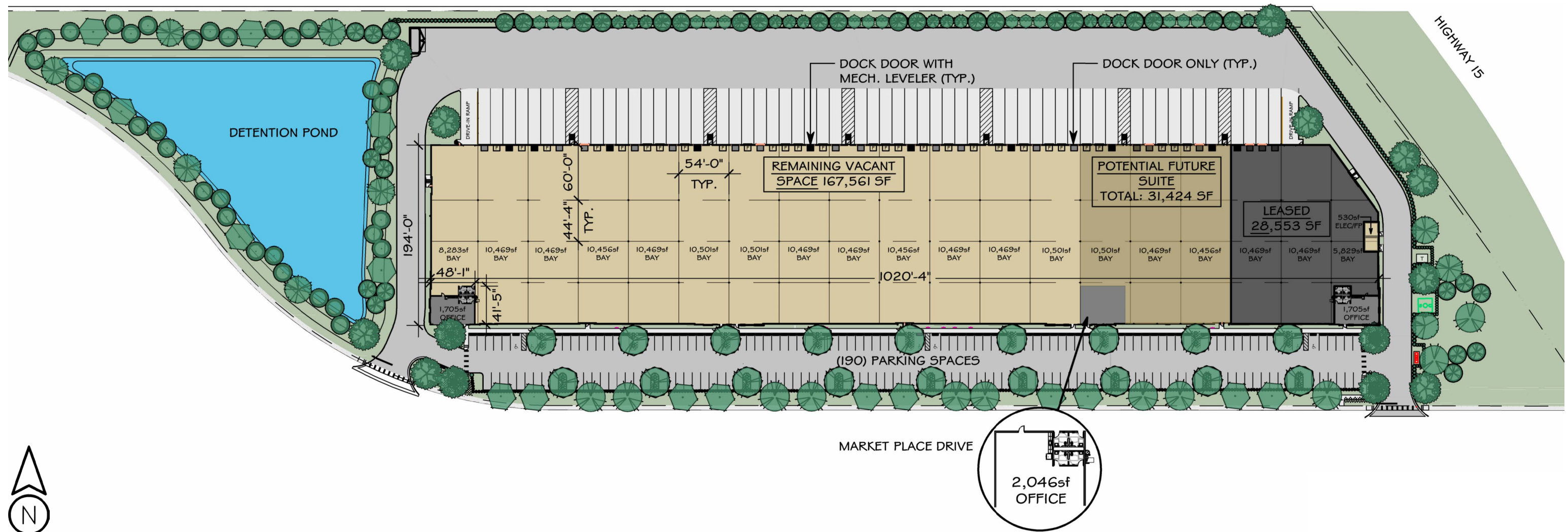


**0.97/1,000 SF**  
Parking ratio

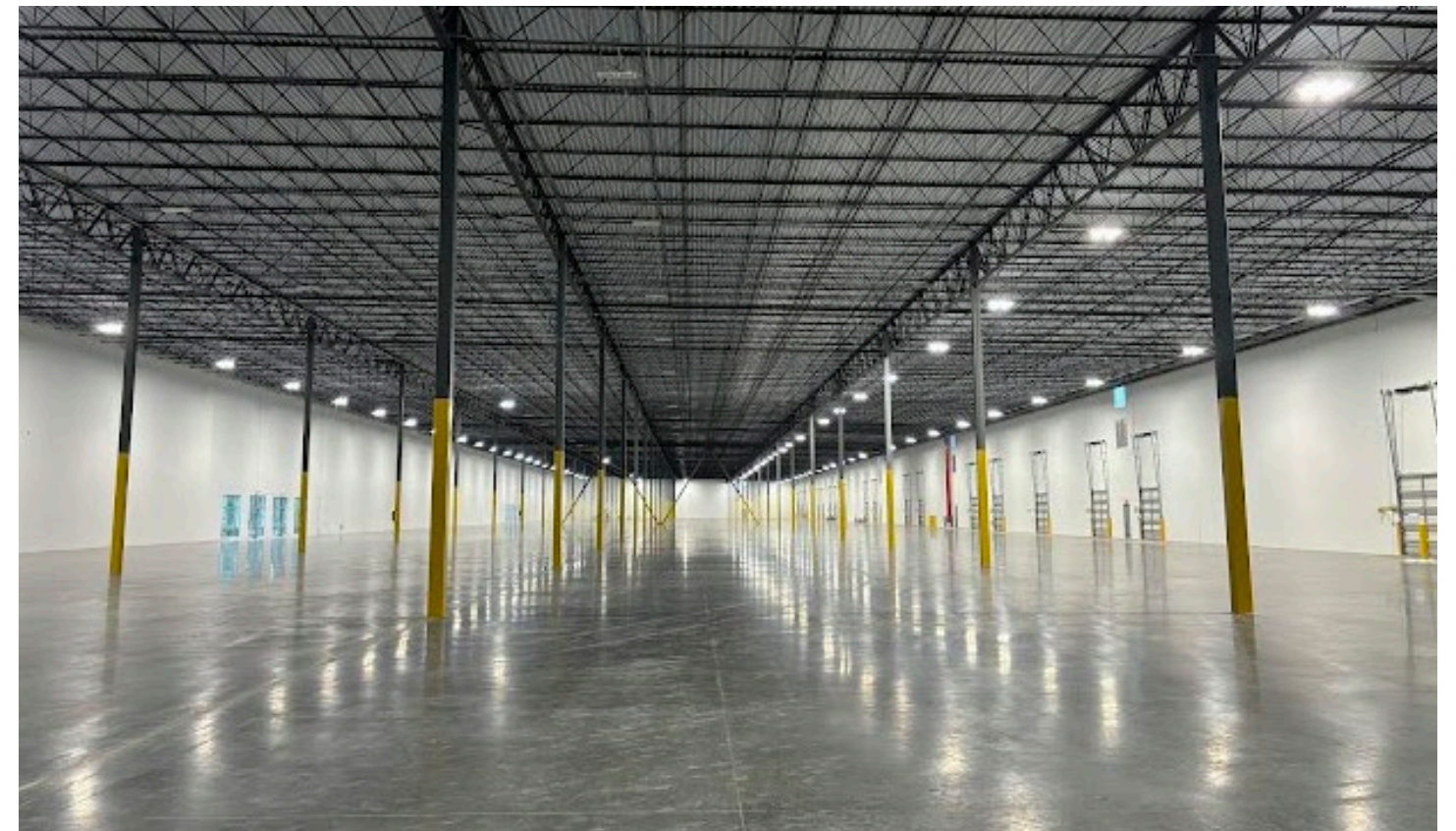


**Ready for**  
Occupancy

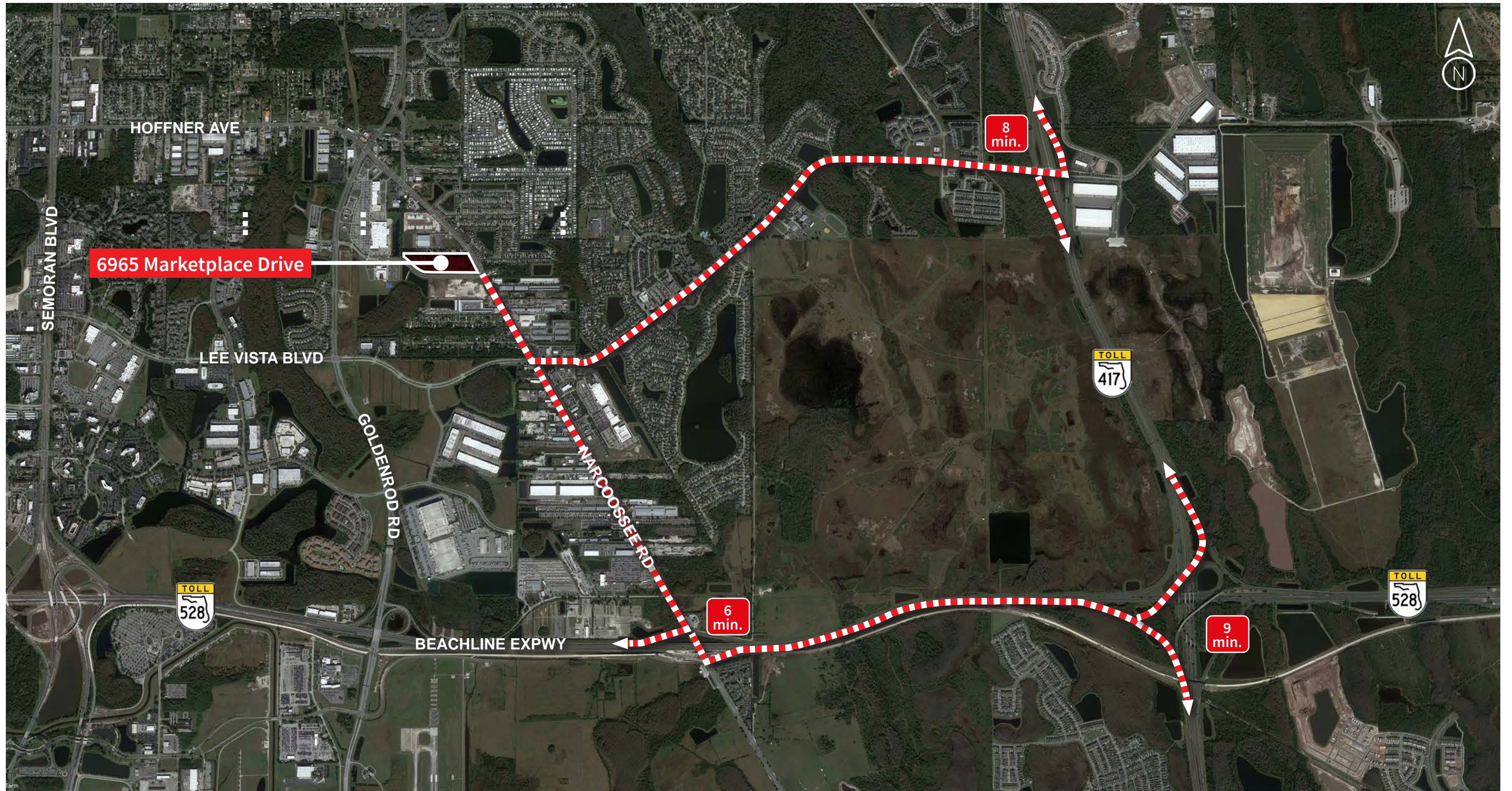
## Site plan



Property photos




528 and 417 access

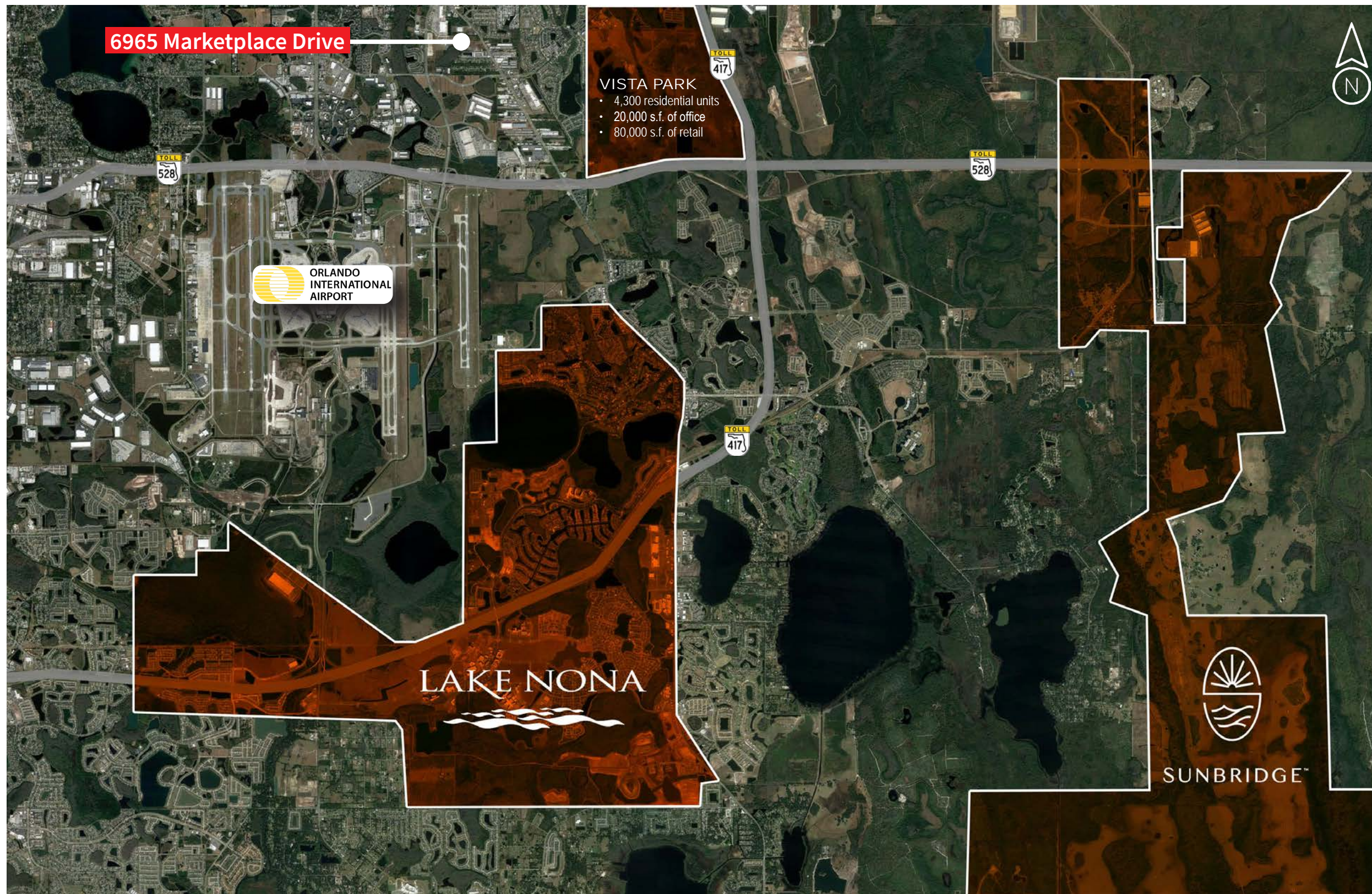


Area amenities



 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

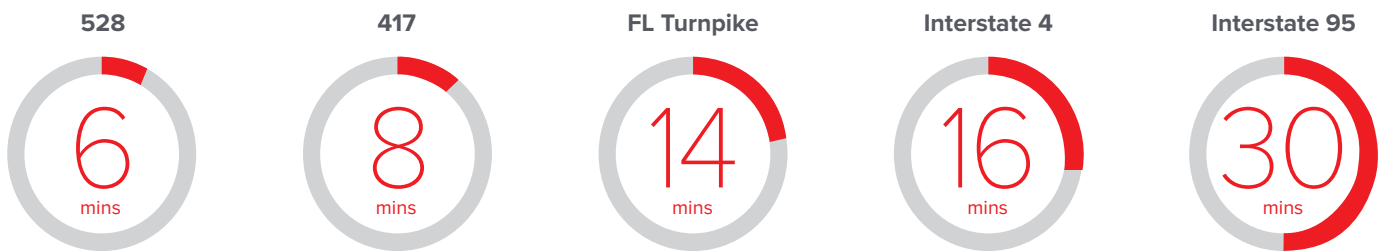
#### Osceola County

- 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




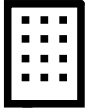

Source: Tavistock Development Co.



## Traffic scores



## Demographics

					
Drive Time	Total Pop	Households	Avg HH Income	Businesses	Employees
60 minutes	3,568,437	1,335,662	\$95,076	149,973	1,454,309
120 minutes	8,841,726	3,480,540	\$90,796	358,581	3,523,929
240 minutes	20,902,254	8,283,791	\$96,057	1,011,720	8,835,151

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