

AVAILABLE NOW!



AVAILABLE FOR LEASE

BEACHLINE LOGISTICS CENTER

8660 Transport Drive, Orlando, FL 32832

HIGHLIGHTS

- 439,945 SF Available
- Move-In Ready
- Class A Cross Dock Building
- Foreign Trade Zone (FTZ)
- Convenient Access to 528 Beachline



NOTABLE NEIGHBORS

The property is conveniently located in East Orlando with excellent access to SR 528 (Beachline Expressway), 417 (Central Florida GreeneWay), and the Florida Turnpike. Site is minutes from Orlando International Airport (MCO), approximately 20 minutes from Downtown Orlando and Port Canaveral is 37 miles east of the property.



← 11 Miles to MCO Cargo Terminal

+/- 45 Miles to Port Canaveral →



2.3 MILES TO 528 EXIT 19 (SUNBRIDGE PKWY)

Innovation Way

Correct Craft
Making Life Better

KRATOS

DISNEY CRUISE LINE

ESCALADE SPORTS

Electrolux

J.B. HUNT

ACE RELOCATION SYSTEMS
ORLANDO

Aerospace Pkwy

Transport Dr





WARRBY PARKER

IKEA DSW **COSTCO** WHOLESALE

rack PartyCity HomeGoods

DICK'S **Target**

Total Wine Marshalls HOBBY LOBBY

ULTA **BEST BUY** petco **Academy** SPORTS & OUTDOORS

SHAKE SHACK **Arby's** **Outback** **Home Depot** **OLD NAVY**

ORLANDO PASKO SQUARE

FLOOR DECOR **DICK'S**

ORLANDO FITNESS **UNCUT** **DEL TACO** **noodles**

Wawa **Academy** SPORTS & OUTDOORS

YouFit Cheddar's **24** HOURS

WAAELE HOUSE **chijis**

Walmart

Home Depot **Clarity** AUTO PARTS

PET SMART

50 (52,526 VPD)

(65,000 VPD)

TOLL 408

WALK **WALK** **WALK**

HOBBY LOBBY **Bealls** **SPREETS** Total Wine

ULTA Marshalls **OLD NAVY** petco

WATERFORD LAKES TOWN CENTER

FLOOR DECOR

Home Depot **REGAL** **KOHL'S**

Walmart **HOBBY LOBBY** **JOANN**

at home **BEST BUY** **WALMART**

Walmart **Michael's** **ROSS**

FIVE GUYS **Wendy's** **Little Caesars**

Rokka's **Market**

GO ORLANDO PREMIUM OUTLETS

Ka **SUN JOY** **WOLF** **WHEELBARROW**

Burlington **Seabra Foods**

TJ-maxx **DEL TACO**

TOLL 417 (33,500 VPD)

Exit: 19 Sunbridge Pkwy

PORT CANAVERAL 45 MILES

IFLY **MILLER'S** **HOWL** OF THE BEER

AQUATIC **16** **RESEARCH**

ORLANDO **FRIDAYS** **MAGGIANO'S** LITTLE ITALY

Yard House **Wawa** **WOODS BAKERY**

SHAKE SHACK **WILD WINGS** **Denny's**

Convention Center

Orlando Int'l Airport

Walmart

Lowes

THE FLORENZA MALL

Publix **McDonald's**

Mobil



SeaWorld **ORLANDO** **AQUATICA** **PINSTRIPES** **ORLANDO WILDLAND PREMIUM OUTLETS**

Target **Publix** **ALDI** **ROSS** **FOREN'S TACOS**

The Cheesecake Factory **OUTBACK**

SHAKE SHACK **WILD WINGS**

Home Depot **Walmart** **Bealls** **Publix** **ALDI**

ESPORTA **Burlington** **Marshalls**

FIVE BEL'W **Target** **Wendy's** **WALMART** **WALMART**

Lowes **Walmart** **TJ-maxx** **PET SMART**

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KEY INSIGHTS

FOREIGN TRADE ZONE ADVANTAGE

- **Duty Deferral & Elimination** – Pay duties only when goods enter U.S. commerce, or not at all if re-exported.
- **Inventory Control** – Store goods duty-free, improving cash flow.
- **Manufacturing Savings** – Reduce costs by assembling or processing imported materials inside the FTZ.
- **Global Connectivity** – Located near Orlando International Airport, major highways, and ports for easy distribution.

ACCESS TO PORT CANAVERAL

Access to Port Canaveral: The Beachline offers direct access to this harbor, providing businesses with an opportunity to tap into the import/export market, especially for goods related to the tourism and hospitality industries. This proximity to the port enables efficient distribution and logistics operations.

REGIONAL DEMOGRAPHICS

	5 MILE	10 MILE	20 MILE
TOTAL POPULATION	26,415	276,517	1,426,347
TRANSPORTATION / WAREHOUSING	8	209	1,695
AVERAGE HOUSEHOLD INCOME	\$126,712	\$110,149	\$96,669



LOCATED IN FLORIDA'S EPICENTER

KEY DRIVE TIMES

MAJOR CITIES

Tampa.....	95 Miles
Jacksonville.....	169 Miles
Miami.....	224 Miles
Savannah.....	296 Miles
Atlanta.....	457 Miles

MAJOR TRANSPORTATION HUBS

Orlando Int'l Airport.....	12 Miles
Sanford Int'l Airport.....	34 Miles
Tampa Int'l Airport.....	93 Miles
Port Canaveral.....	37 Miles
Port of Tampa.....	96 Miles
Port of Jacksonville.....	160 Miles
Port of Everglades.....	207 Miles
Port of Miami.....	225 Miles
CSX Intermodal.....	17 Miles

MAJOR HIGHWAYS & AMENITIES

SR 528.....	2 Miles
SR 417.....	6 Miles
SR 408.....	13 Miles
USTA.....	14 Miles
FL Turnpike.....	18 Miles
Orlando Convevntione Center.....	21 Miles
I-4.....	22 Miles
Downtown Orlando.....	24 Miles
I-95.....	30 Miles
SR 429.....	39 Miles

BEACHLINE LOGISTICS CENTER




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