

# PARK



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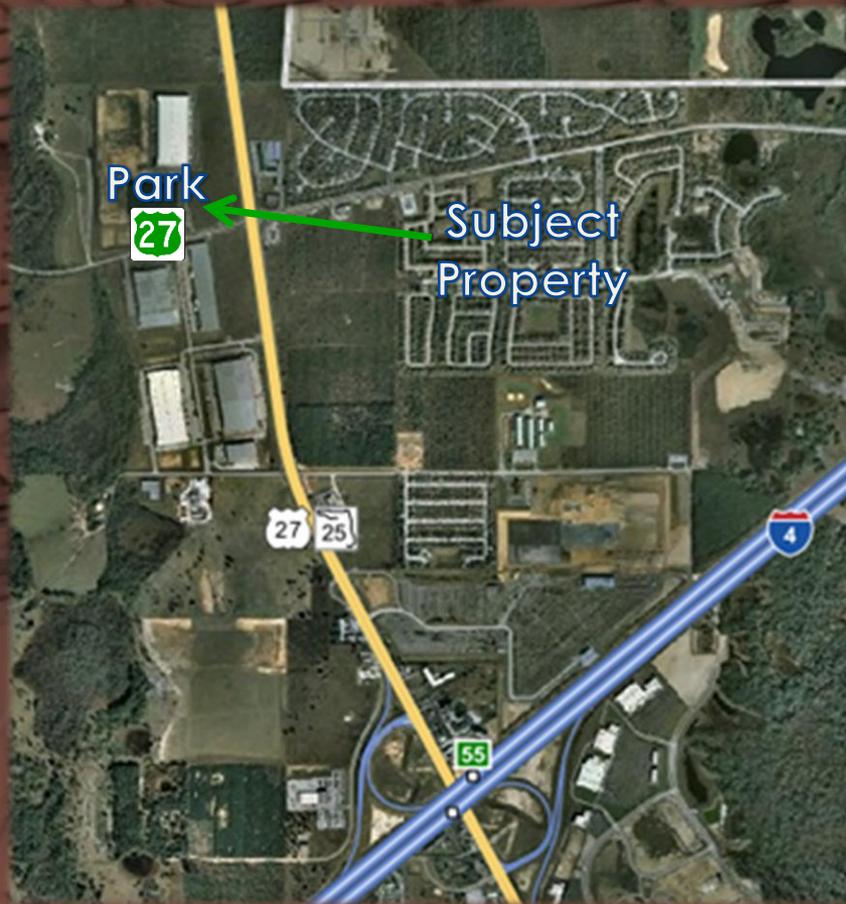
# INTRODUCTION



# Company Introduction

- ❖ McCraney Property Company (“MPC”), is a leading regional real estate investment firm focused on acquisition development and management of industrial properties in Florida’s major markets.
- ❖ McCraney Property Company is led by President and founder, Steven E. McCraney, who has over 25 years of commercial real estate experience. Steven is complimented by an exceptionally tenured team of executives proficient in strategic land and development acquisitions. The company is armed with a land bank of carefully selected sites, financial strength, and a clean balance sheet that set’s its abilities second to none in Florida’s emerging industrial market.
- ❖ Proven execution capabilities position the firm to thrive in today’s emerging markets. McCraney Property Company was named developer of the year for Central Florida in January 2013, and again in January 2014.
- ❖ An active industry participant, Steven previously served as President of NAIOP (National Association of Industrial and Office Properties,) and Chairman of YPO Florida (Young Presidents Organization).





# PROPERTY OVERVIEW



# Location Attributes

**Park 27** is a Class A industrial distribution center. The property is ideally situated along the I-4 Corridor. There are several projects competing with this site for future development which are outlined in the Competitive Properties summary. The property is located within the boundaries of Florida Central Park, a well-established and known park with 2,077,448 SF developed in it. From a Distribution standpoint, the property is ideal.

The property offers:

- 603,614 rentable square feet
- Cross-dock distribution facility
- 32' minimum clear ceiling height
- 420' building depth
- 52' x 50' typical column spacing
- 130' truck court
- ESFR sprinkler system
- Strategically located at the intersection of Interstate 4 and US Highway 27 (exit 55) in Polk County





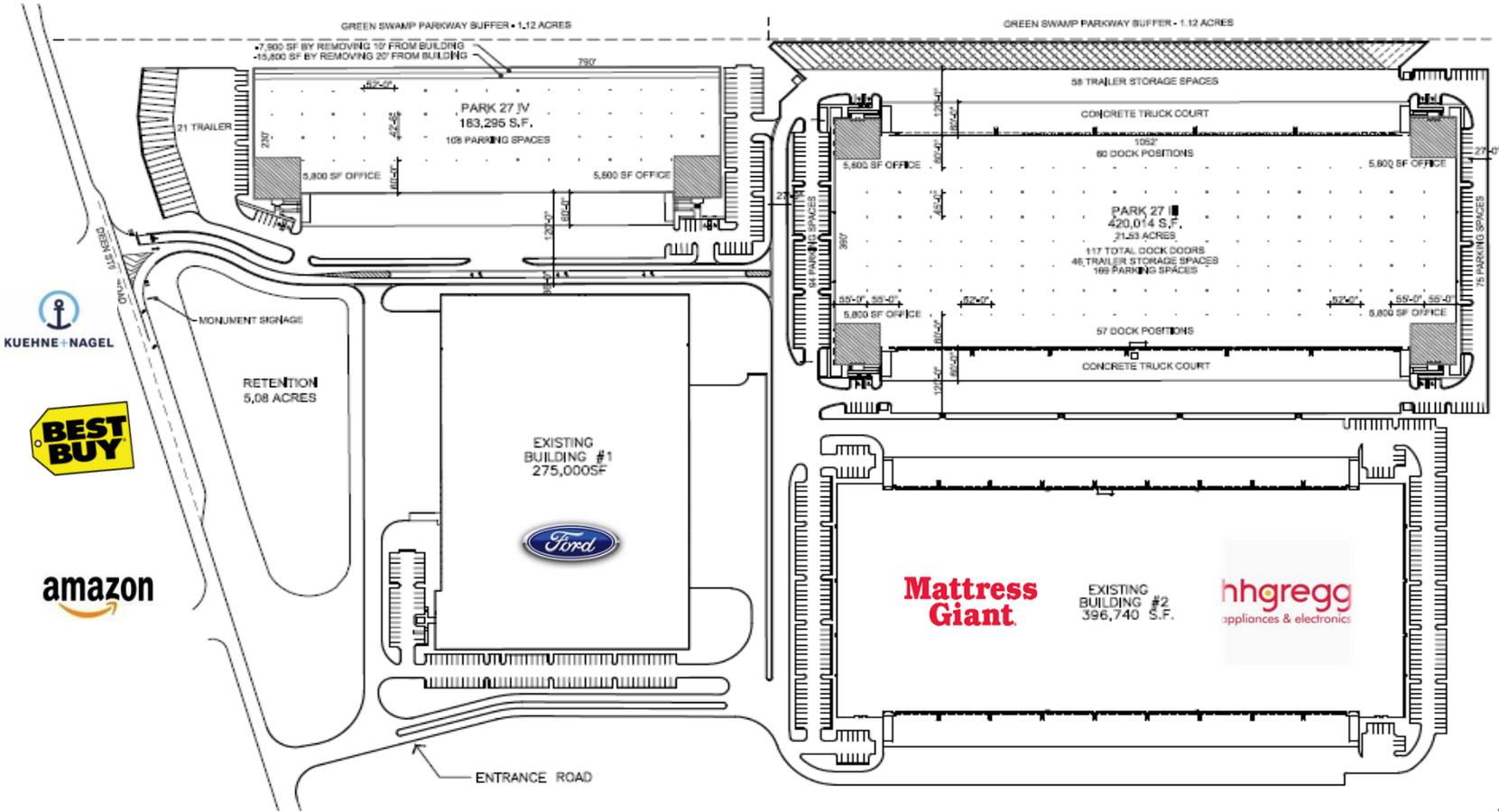
Park27 is located 1 mile North of the Intersection of Highway 27 and Interstate 4.

Attractions within miles of the property include:

- Disney World Resort
- Orlando International Airport
- Orange County Convention Center
- Universal Orlando Resort
- Sea World | Aquatica | Discovery Cove
- Florida Mall
- Artegon Marketplace
- The Mall at Millenia
- International Drive Tourist District
- Legoland
- Bok Tower Gardens
- Lakeland Center
- Polk County Museum of Art



# Park 27 Overall Site Plan



**PARK 27 OVERALL SITE PLAN**  
POLK COUNTY, FLORIDA  
MARCH 3, 2015  
15018





- 32.76 acres available for immediate construction. Permits in hand.
- Located in Park 27 Distribution Center in Davenport, Florida at Dean Still Rd. and Hwy 27 with immediate access to I-4.
- Site plan approved for 2 buildings, 420,014 sf (BLDG III & 183,600 sf BLDG IV totaling 603,614 sf of Class A Industrial space)
- The site is strategically located between Orlando and Tampa within 100 miles of 8.7 Million people.



# Success Story *Dade Paper*



**McCraney Property Company** is pleased to announce the completion of the Central Florida headquarters for Dade Paper and Bag Co. The facility consists of a 150,150 square foot build to suit warehouse/distribution building with appropriate parking and related amenities and full tenant improvement package. The building contains approx. 13,000 SF of office space and 137,150 SF of warehouse/distribution space. Major construction features of the building include:

- Concrete tilt-wall construction
- 30 foot minimum clear ceiling height
- Roof – bar joint built-up structure
- Floor – six (6) inch reinforced concrete slab – certified for 4,000 PSI
- 233 parking places (including handicap) per Orange County Code
- 24 dock high docs
- Logistic systems including on site fueling facility



The project was constructed on an 8.65 acre parcel of land, a portion of an overall parcel of 25.32 acres strategically located in unincorporated Orange County, Florida adjacent to the Florida Turnpike along John Young Parkway and Directors Row. The site is located within the 7,000 acre Orlando Central Park, long considered Central Florida's best located and most desirable industrial park. Strategically located at the main entrance to Orlando Central park, the project site provides easy access via Directors Row to all major Orlando arterial roads to service the tenant's distribution needs.

Dade Paper & Bag Co. distributes disposable and janitorial products and equipment in the Eastern United States, Puerto Rico and the Caribbean. Founded in 1939 in Miami by the Genet family; the company expanded to Orlando, opening that branch office in 1980. The newly completed facility represents a significant expansion from the original 70,000 square foot Orlando distribution center.





**A 700,000 SF Planned Industrial Development**

