

FOR LEASE
350 GILLS DRIVE
ORLANDO, FL 32824



Available June 1, 2024

PROPERTY

HIGHLIGHTS: This institutional, tilt wall building is owned by Mapletree and is located in the core of South East Orlando's industrial market. The building is currently 150,600 SF and is currently in design to increase the size by an additional 54,000 SF. At completion the building will be 204,600 SF.

ZONING: Ind-2/Ind-3 (Orange County)
Read all permitted uses [here](#).

UTILITIES: Water & Sewer - City
Natural Gas along Gills Drive in Industrial Park
Electric - OUC

LEASE RATE: \$9.25/SF NNN

OPERATING

EXPENSES: \$2.50/SF



Leasing Contacts:

Bo Bradford, CCIM, SIOR
President | Principal
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D 321.281.8502

Derek Riggleman, SIOR
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

150,600 SF INDUSTRIAL BUILDING FOR LEASE

350 GILLS DRIVE

ORLANDO, FL 32824



BUILDING SIZE:

150,600 SF - Expandable to 204,600 SF

FRONT LOAD BUILDING

DIMENSIONS:

200' deep x 750' long

CLEAR HEIGHT:

26' minimum to bottom of structure

SPRINKLER SYSTEM:

ESFR

TRUCK COURT:

120' deep average

CAR PARKING SPACES:

85 Car Spaces

POWER:

800 Amp/480 V - 3 phase

COLUMN SPACING:

50' x 50'

SPEED BAY SPACING:

50' X 50'

DOORS:

20 Dock Doors 9' x 10'
(19 Doors have Pit Levelers)
Knockout Panels for 20 Additional Doors

DRIVE-IN DOORS:

One (1) 12' x 14' motorized drive-in

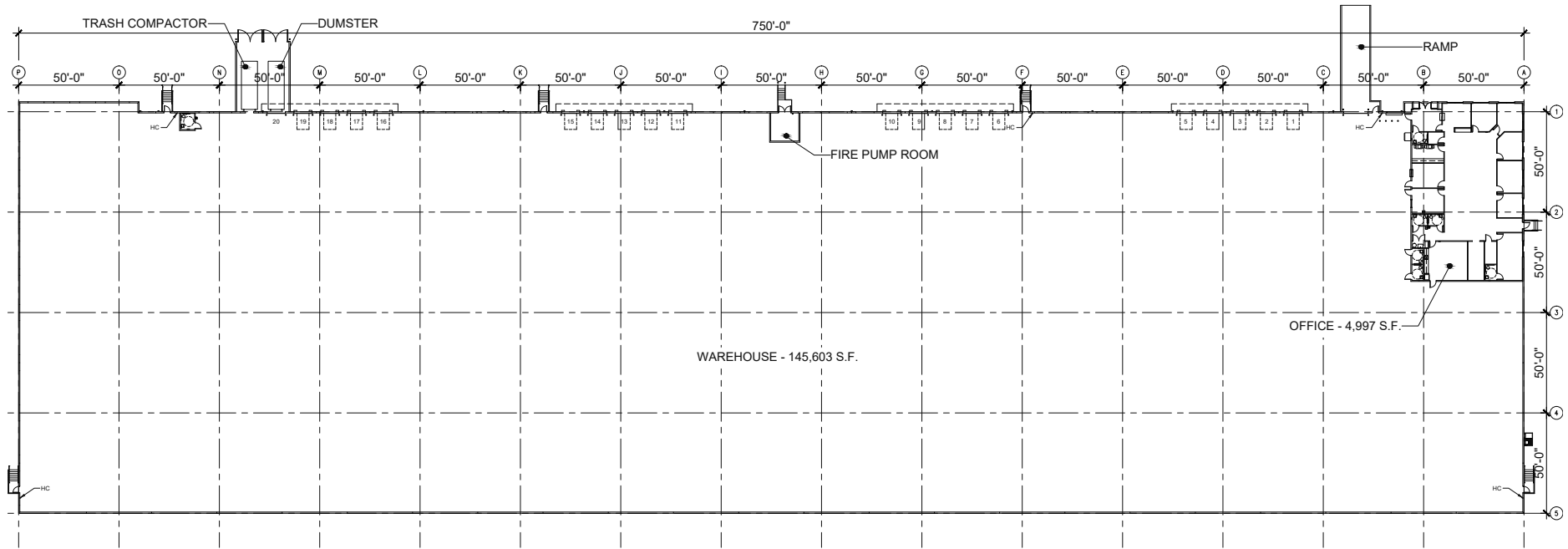
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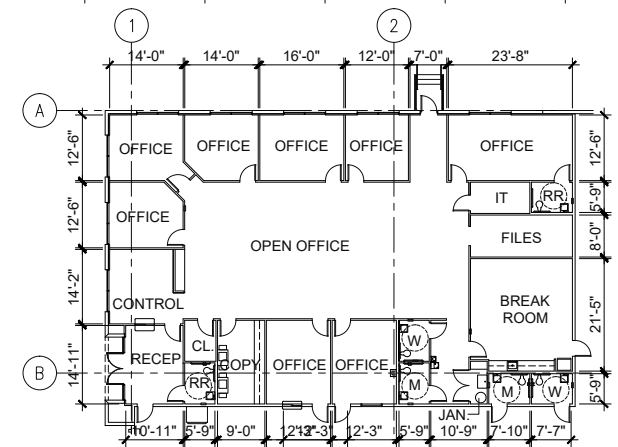
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OVERALL FLOOR PLAN - 150,600 S.F.



OFFICE FLOOR PLAN - 4,997 S.F.

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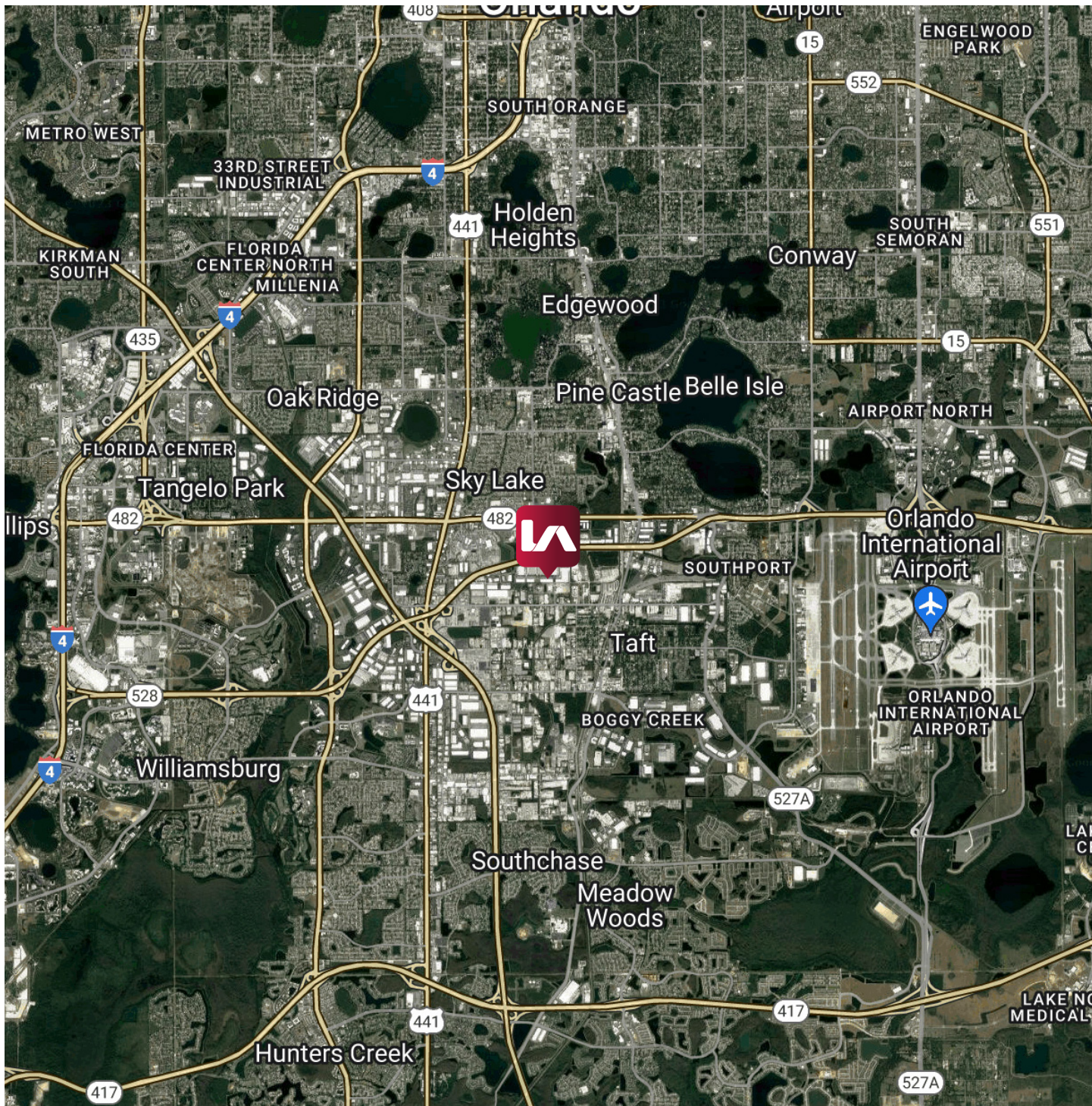
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