



skypoint.

CLASS-A INDUSTRIAL
SMALL BAY | GRADE & DOCK HIGH
FOR LEASE

±10,227 RSF AVAILABLE FOR LEASE
4563 JUDGE ROAD

 **LONGPOINT**
REALTY PARTNERS

FOUNDRY
COMMERCIAL

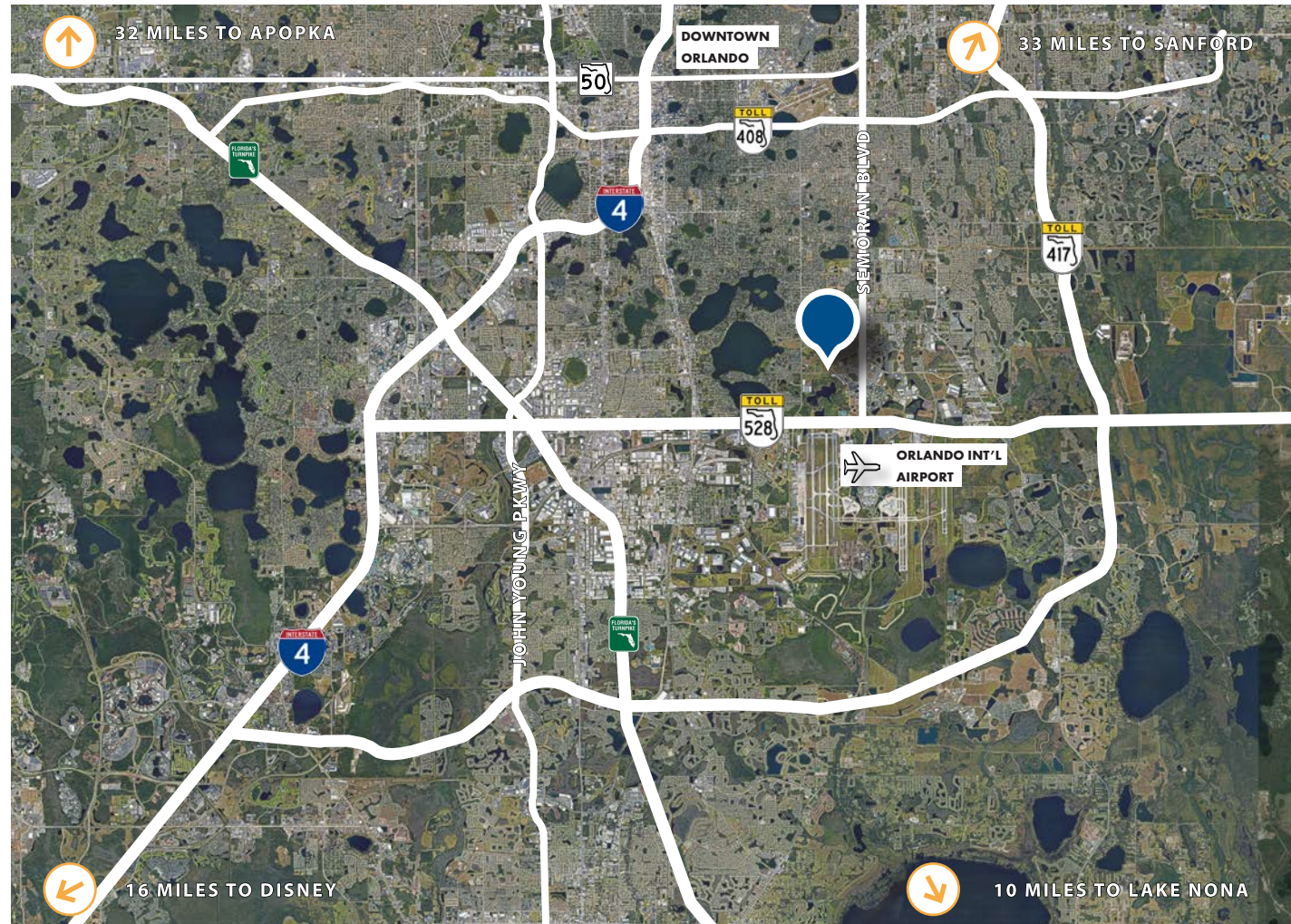
LOCATION OVERVIEW & DEMAND DRIVERS

TRAVEL TIMES

SANFORD	35 minutes	33 miles
AOPKA	35 minutes	32 miles
DISNEY WORLD	22 minutes	16 miles
LAKE NONA	19 minutes	10 miles

DEMAND DRIVERS

DISNEY WORLD	22 minutes	16 miles
CONVENTION CENTER	19 minutes	12 miles
MCO AIRPORT	6 minutes	3 miles
UNIVERSAL STUDIOS	21 minutes	14.5 miles
DOWNTOWN ORL	20 minutes	8.5 miles

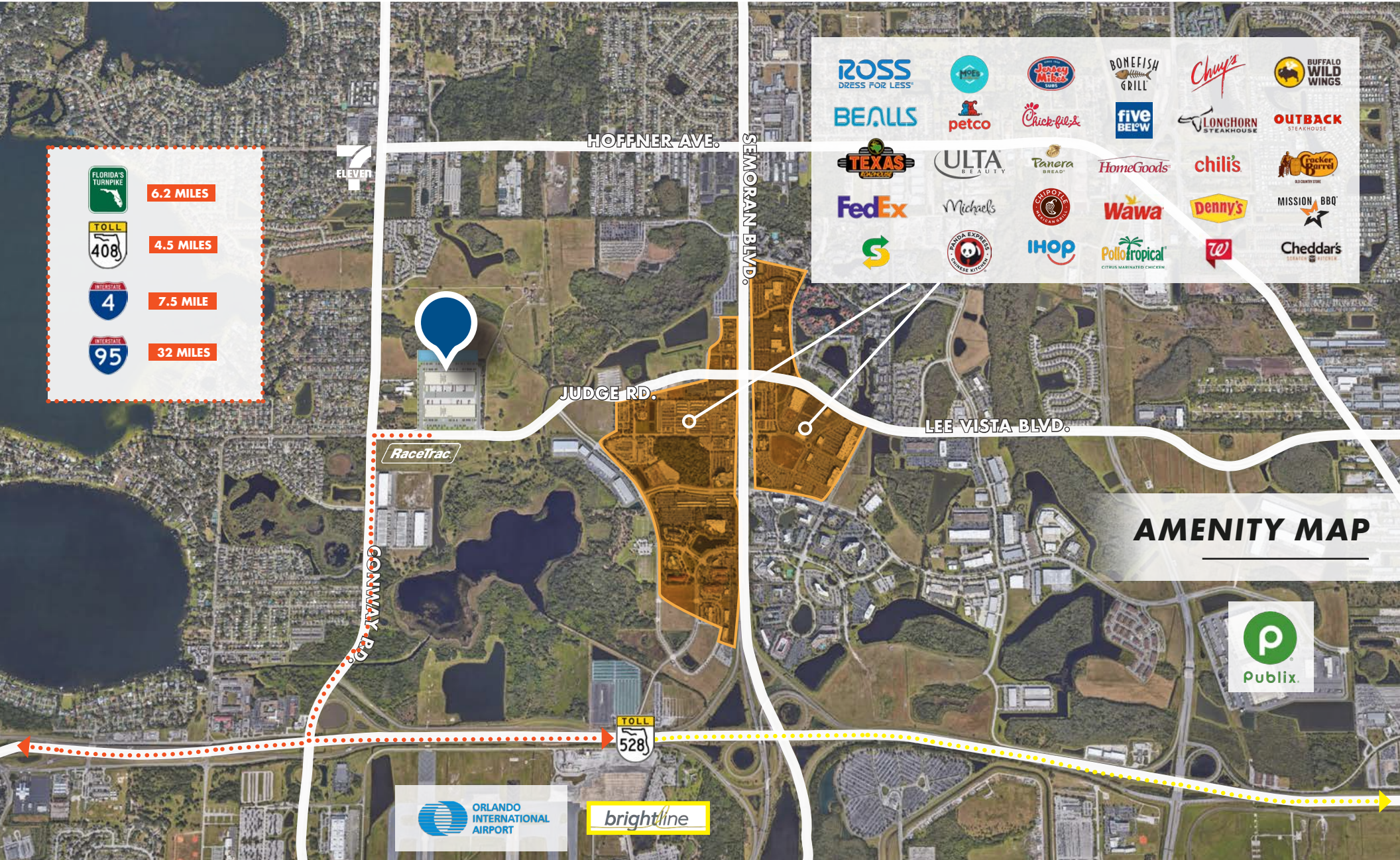






For more information:

JUSTIN RUBY, SIOR, CCIM | 407.865.0311
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 Licensed Real Estate Broker

JOEY WOODMAN | 407.748.5888
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TRAVIS HAMMOND | 407.401.1707
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 **6.2 MILES**
 **4.5 MILES**
 **7.5 MILE**
 **32 MILES**

ROSS DRESS FOR LESS	MOES	Johnny Mikes SUBS	BONEFISH GRILL	Chuy's	BUFFALO WILD WINGS
BEALLS	petco	Chick-fil-e	five BELOW	LONGHORN STEAKHOUSE	OUTBACK STEAKHOUSE
TEXAS KITCHEN	ULTA BEAUTY	Panera BREAD	HomeGoods	chili's	Cracker Barrel
FedEx	Michaels	CHIPOTLE MEXICAN GRILL	Wawa	Denny's	MISSION BBQ
S	PANDA EXPRESS CHINESE RESTAURANT	IHOP	Pollo Tropical CITRUS MARINATED CHICKEN	W	Cheddar's COUNTRY STEAKHOUSE

AMENITY MAP



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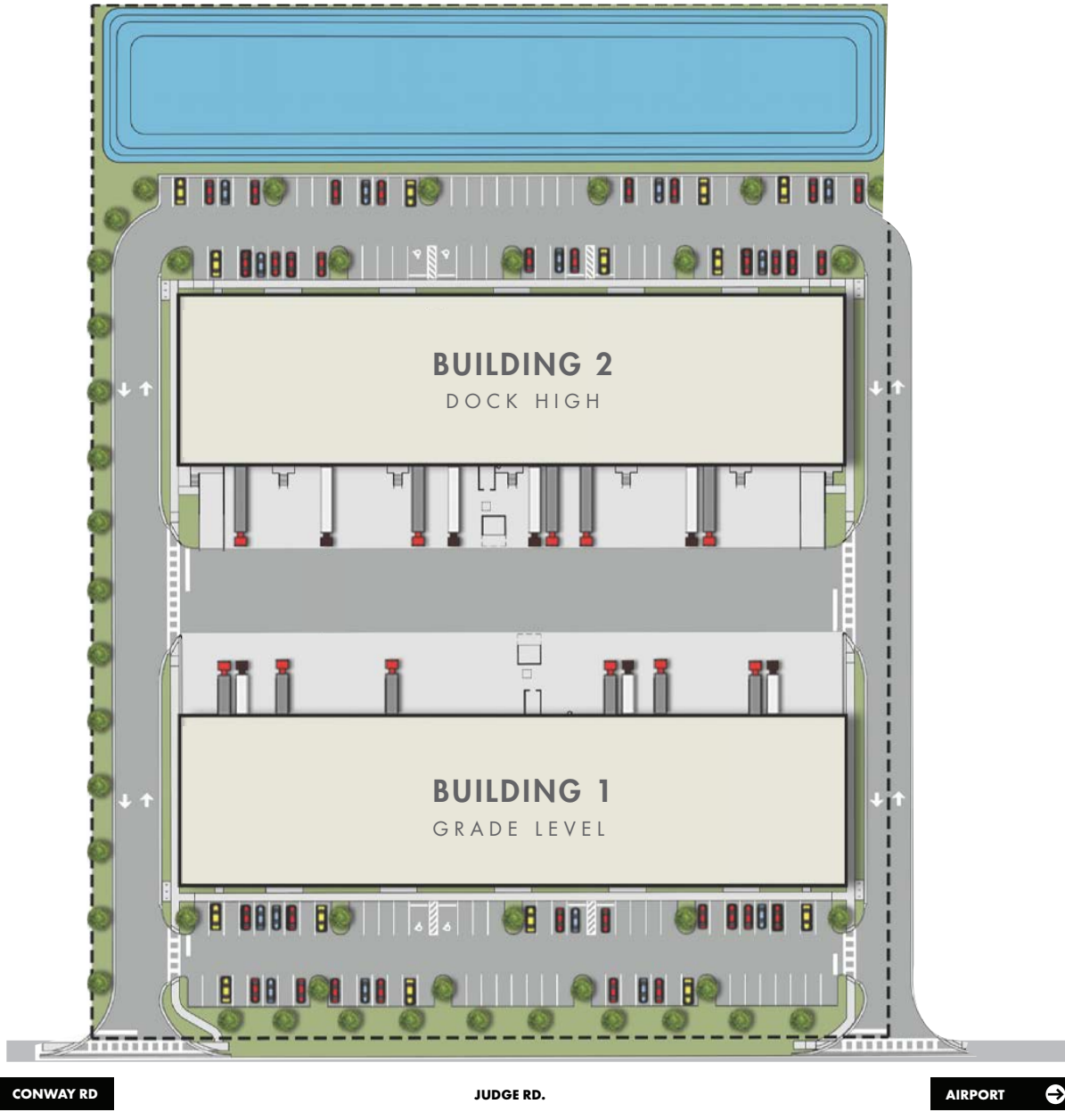
CLASS-A INDUSTRIAL IN ORLANDO, FLORIDA

ABOUT THE PARK

	BUILDING 1	BUILDING 2
TOTAL SF	39,832 SF	39,832 SF
BUILDING TYPE	Grade Level	Dock High
BUILDING DEPTH	100'	100'
CLEAR	24'	28'
COLUMN WIDTH	34'	34'
OVERHEAD DOORS	21	19 (2 ramp doors)
TRUCK COURT DEPTH	150'	150'
FIRE PROTECTION	ESFR	ESFR
LIGHTING	LED	LED
POWER	3-Phase	3-Phase

Suite Sizes

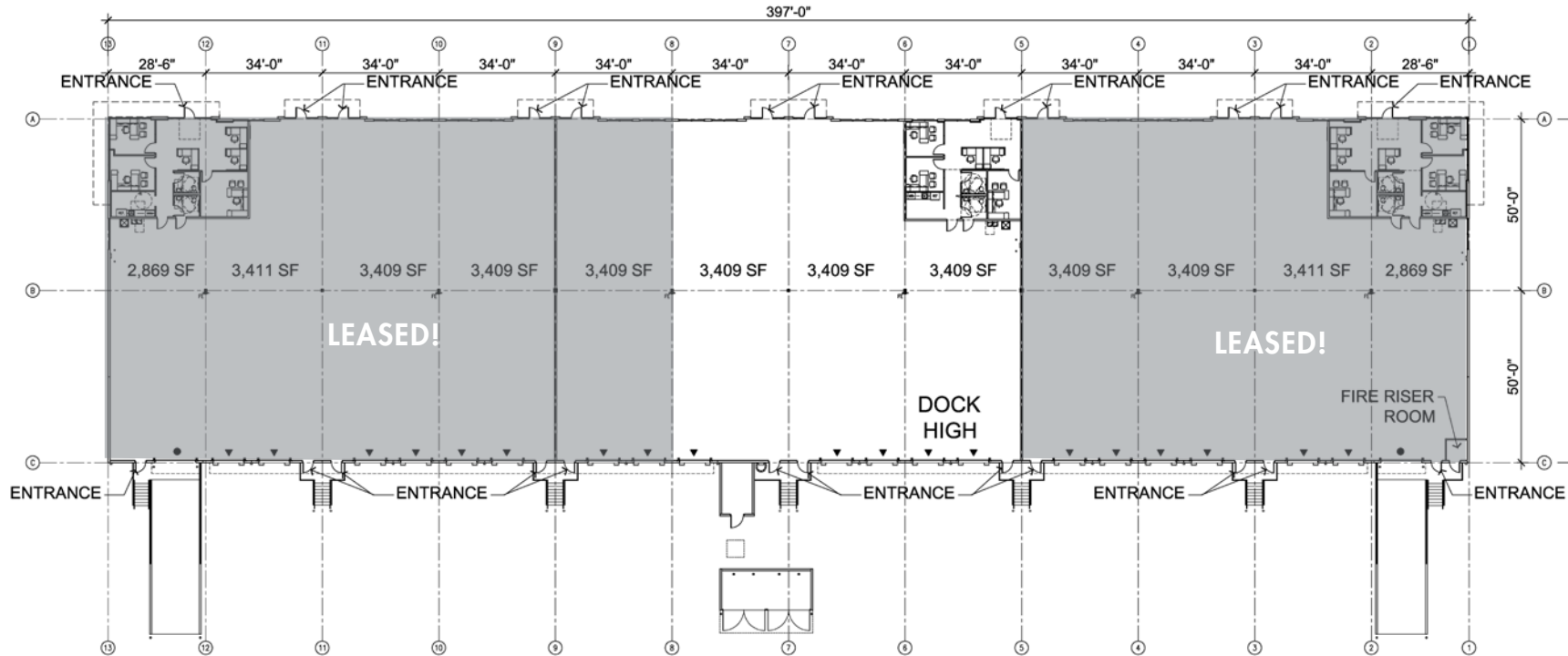
850 - 1,500 SF at delivery



BUILDING 2

DOCK HIGH

10,227 SF Available



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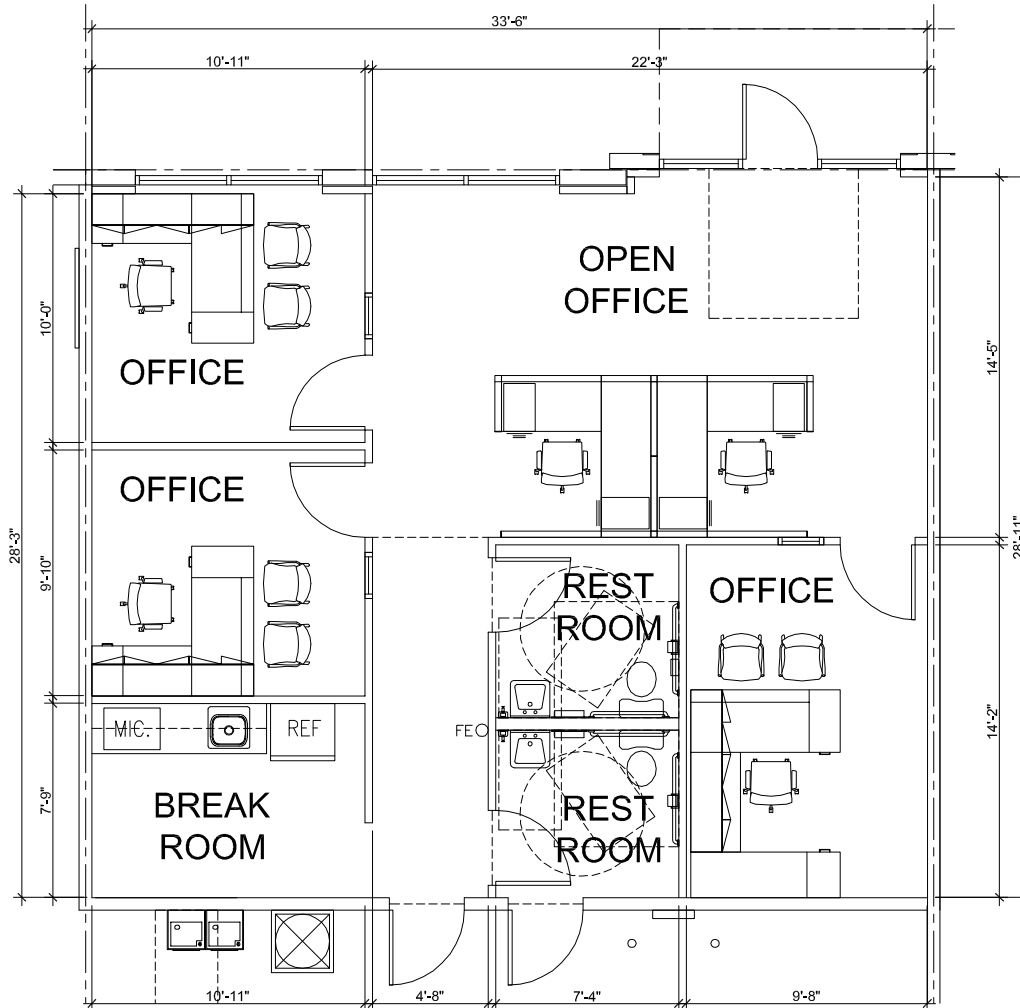
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BUILDING 2

OFFICE FLOOR PLAN

1,009 SF Available



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