

FOR LEASE

Owned and Operated by



Crossroads Business Park

401 Gills Dr., Orlando, FL 32824

CLICK TO VIEW MAP



±216,478 SF



**LEASING INFO
& CONTACT**

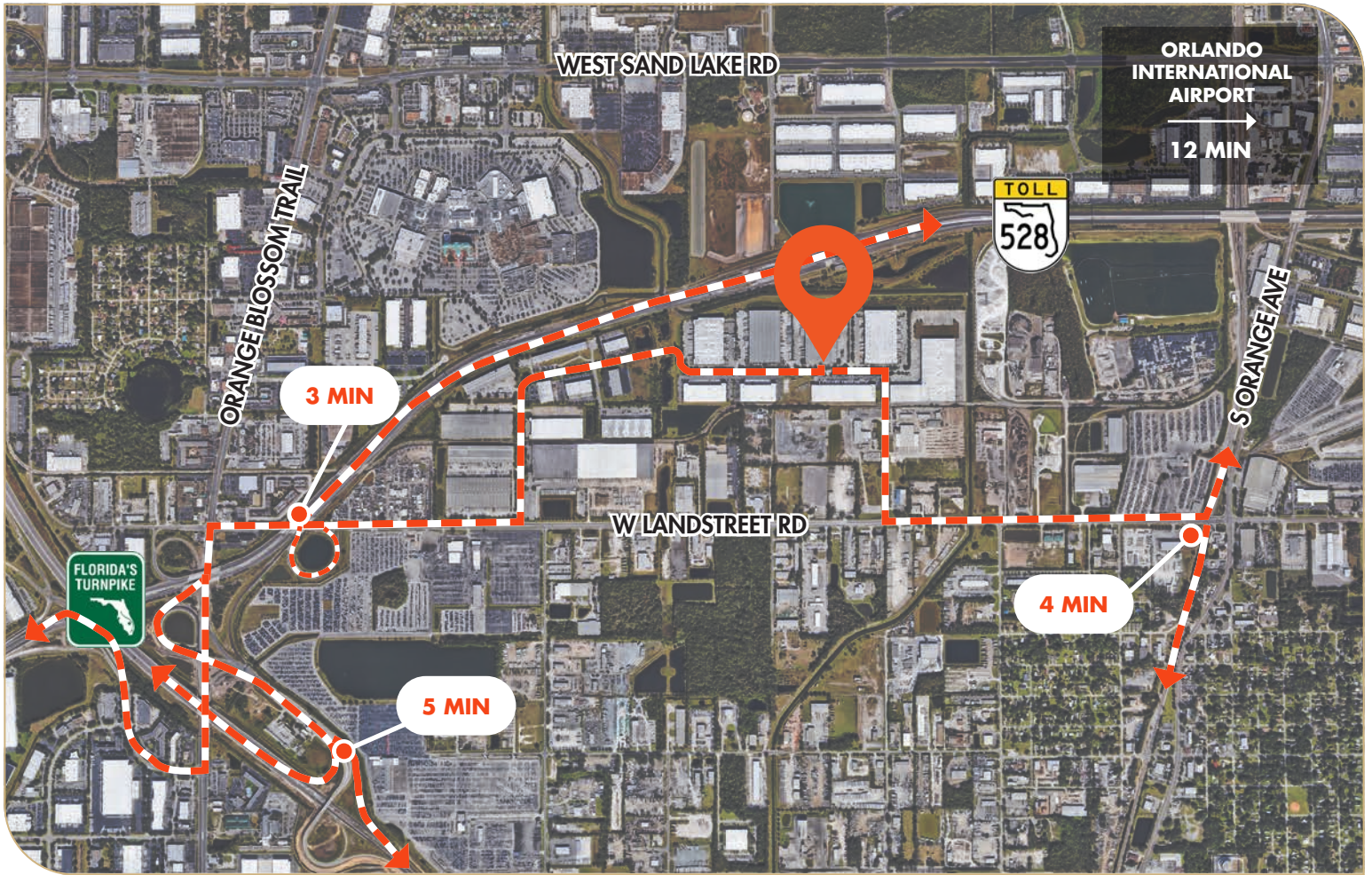
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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



PROPERTY HIGHLIGHTS

+/- 12,807 SF of Office

30' Clear Height

Cross Dock Loading

55 Dock Doors (24 Pit Levelers)

1 Ramp Door

1.2 / 1,000 Parking Ratio

40'x40' Columns

Available Q2 2024

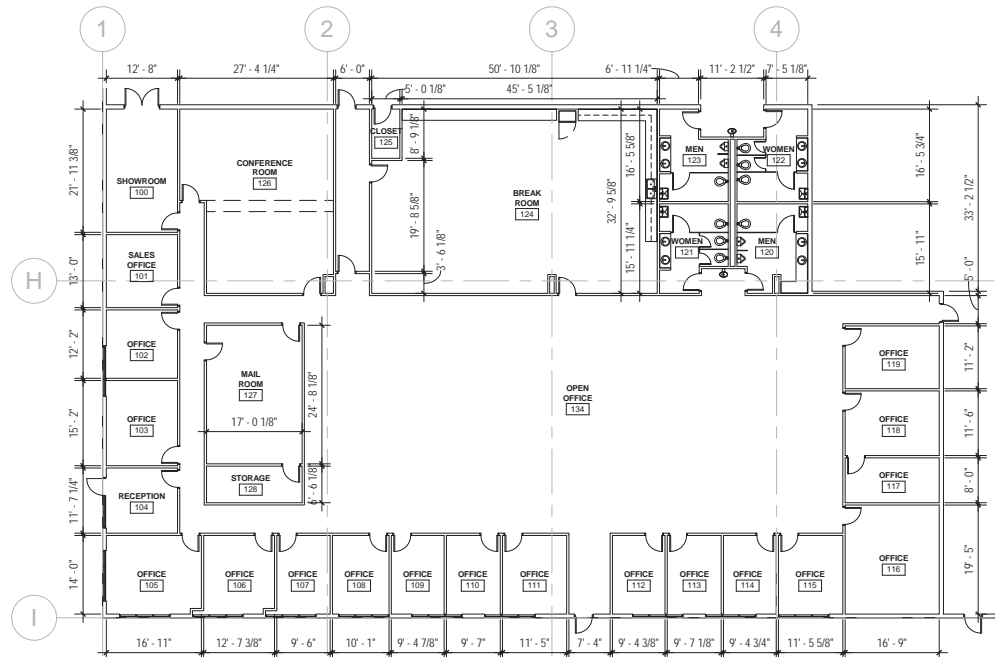
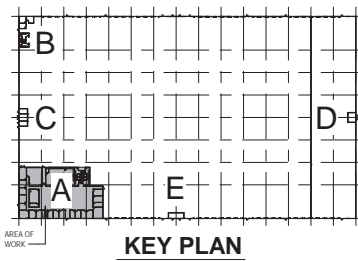
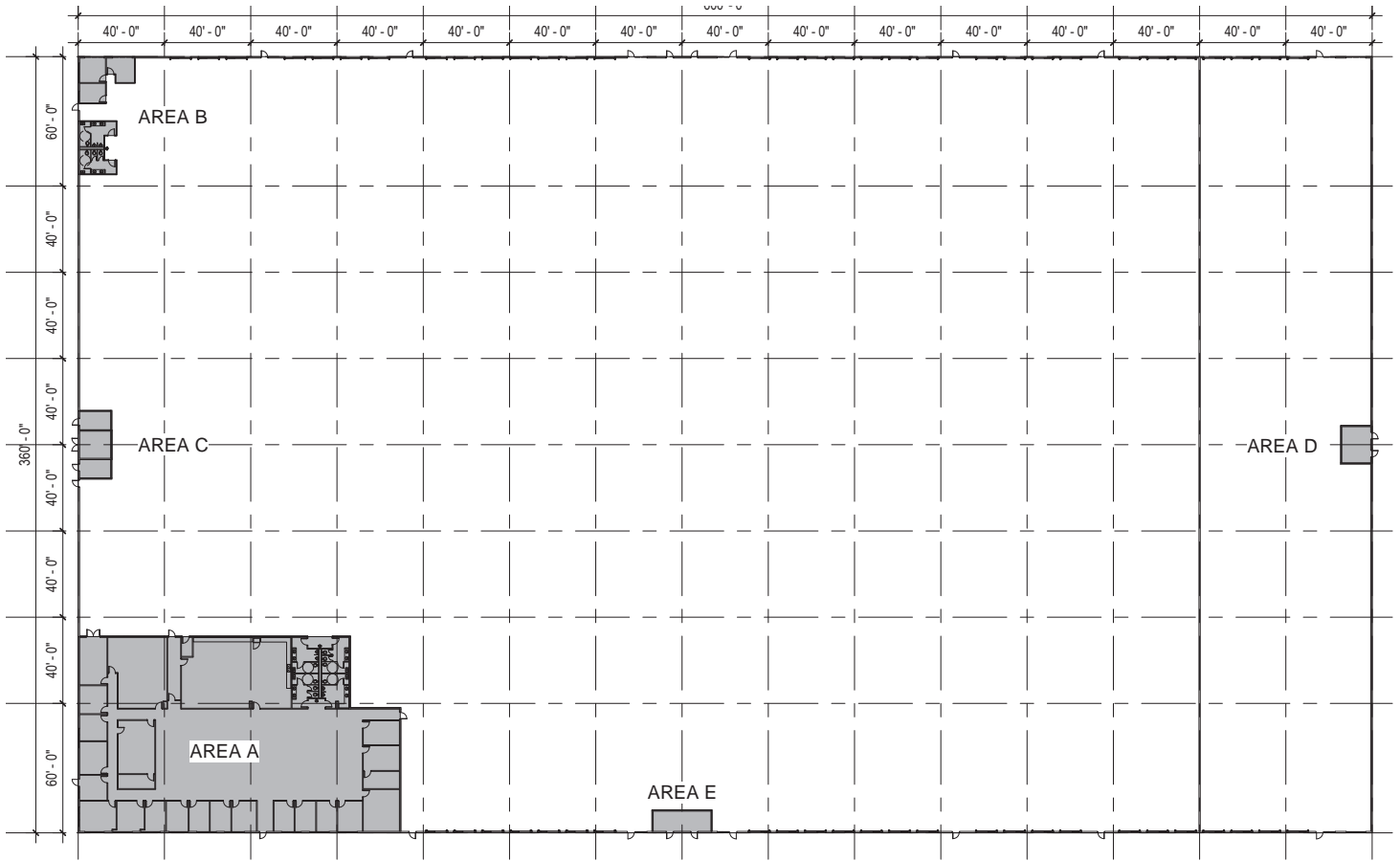
High Volume Sprinklers

Fully Air Conditioned Warehouse

2,000 Amp Electrical Service

PROPERTY DESCRIPTION

Coming Spring of 2024, come tour Orlando's only fully air-conditioned standalone cross dock facility located in South Orlando. Visible on SR-528 (Beachline Expressway) and situated between Orange Blossom Trail and Orange Avenue. This building is a perfect location for a statewide distribution facility.



ENLARGED MAIN OFFICE PLAN - AREA A

1/16" = 1'-0"

SPEC OFFICE #1 - AS-BUILT = 12,807 SF

NOTE: FIELD VERIFY ALL DIMENSIONS