

**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**

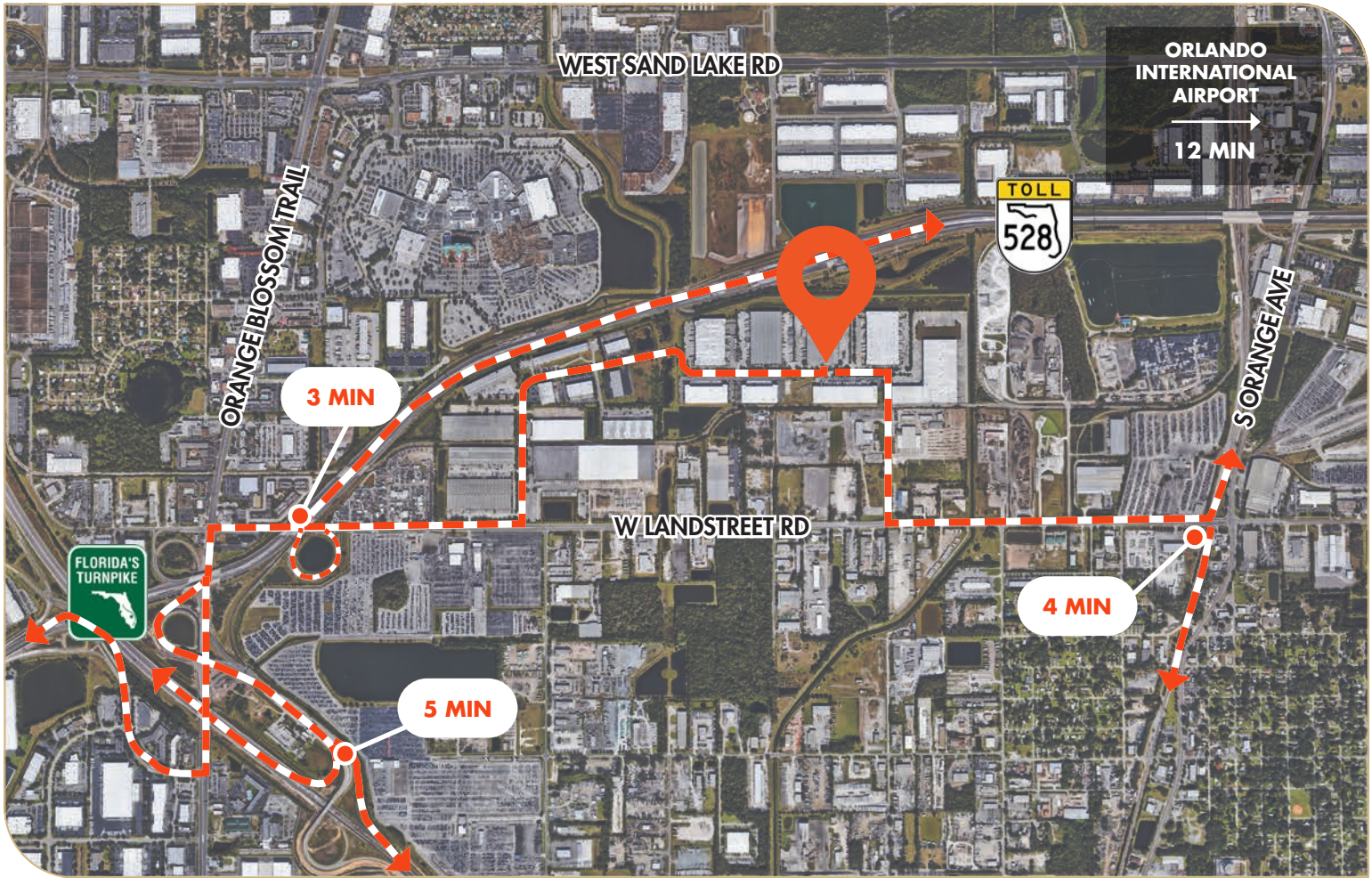
**Justin Ruby, SIOR, CCIM** (407) 865-0311 / [justin.ruby@foundrycommercial.com](mailto:justin.ruby@foundrycommercial.com)

**Joey Woodman** (407) 748-5888 / [joey.woodman@foundrycommercial.com](mailto:joey.woodman@foundrycommercial.com)

**Travis Hammond** (407) 401-1707 / [travis.hammond@foundrycommercial.com](mailto:travis.hammond@foundrycommercial.com)



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 Now

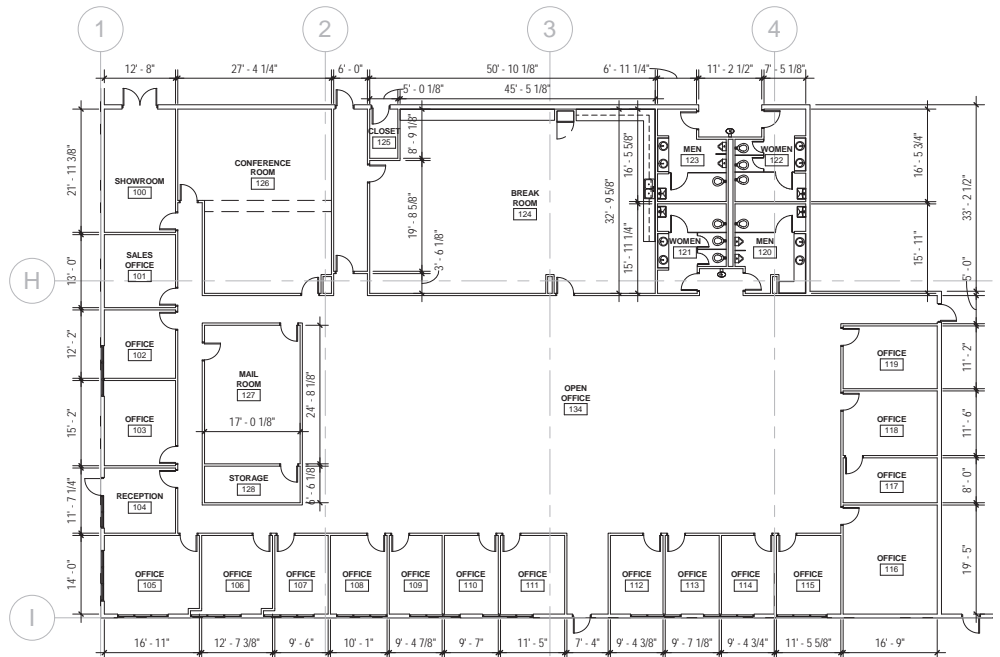
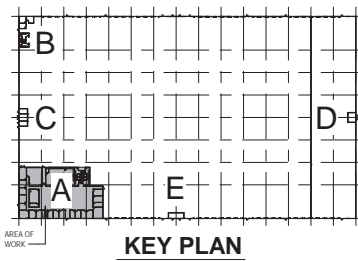
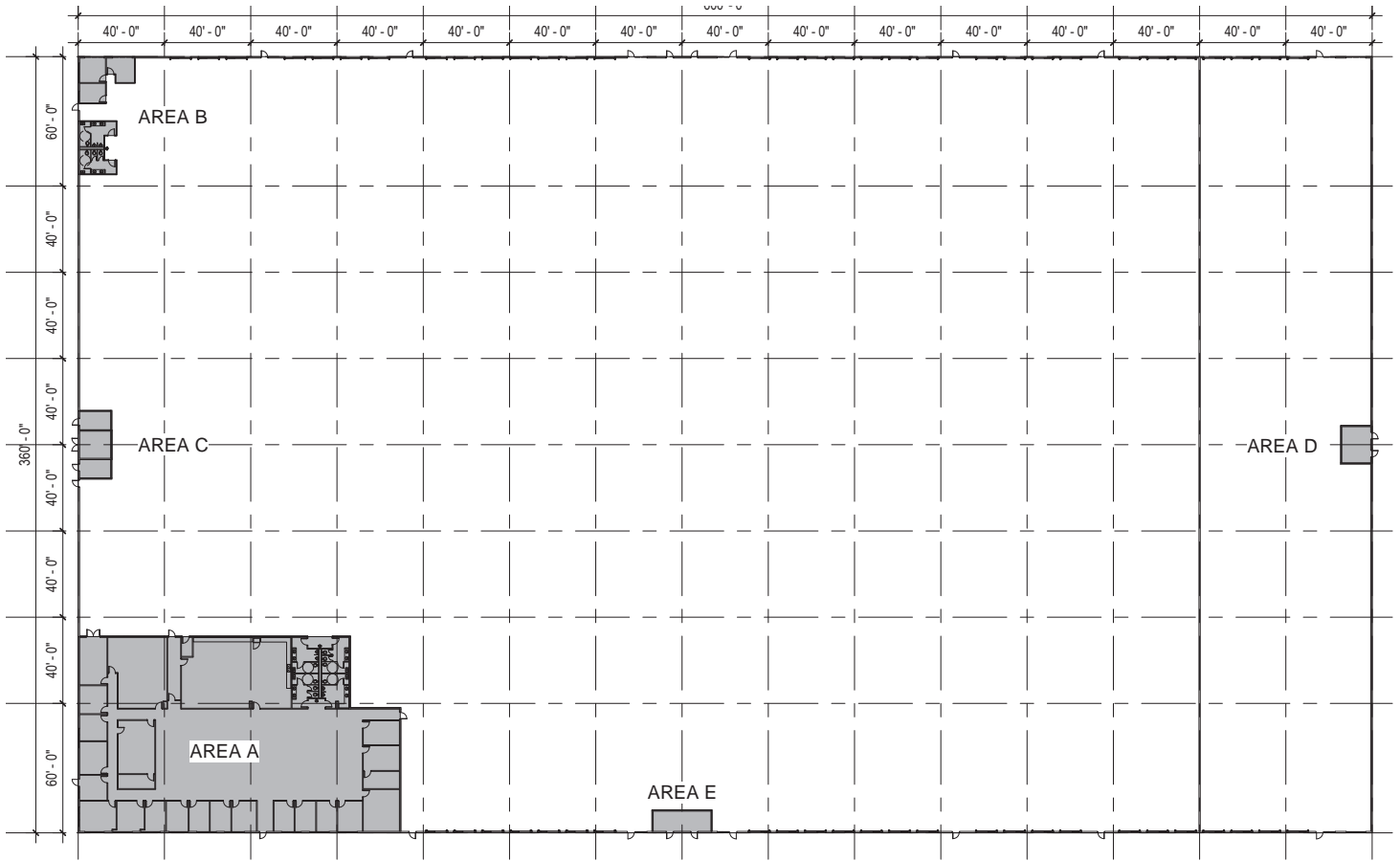
High Volume Sprinklers

Fully Air Conditioned Warehouse

2,000 Amp Electrical Service

## PROPERTY DESCRIPTION

Available Now, 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