

**FOR LEASE**

Owned and Operated by



# Crossroads Business Park

401 Gills Dr., Orlando, FL 32824

CLICK TO VIEW MAP



## ±216,478 SF

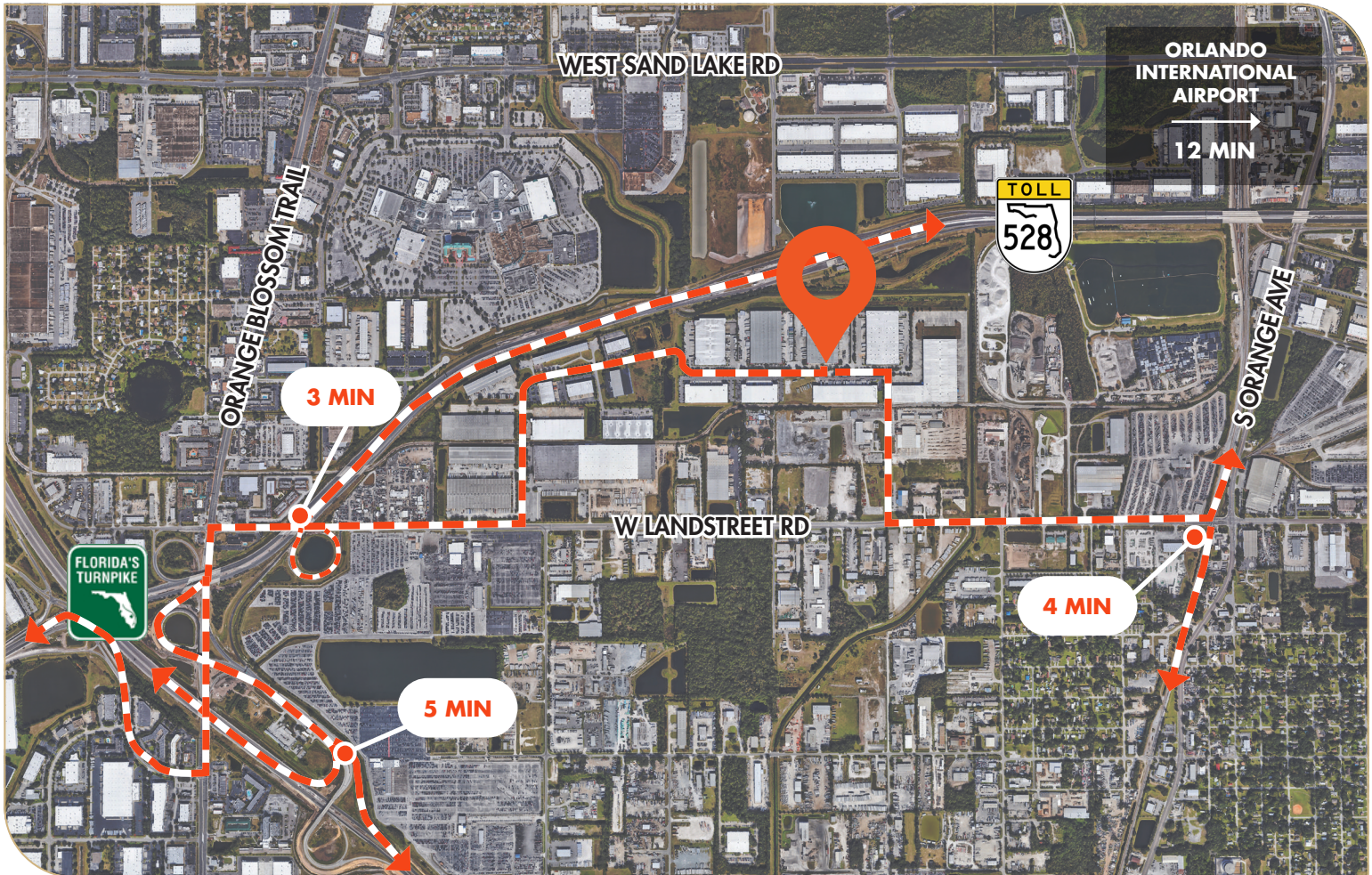


**LEASING INFO  
& CONTACT**

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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

+/- 14,623 SF of Office

30' Clear Height

Cross Dock Loading

55 Dock Doors (24 Pit Levelers)

4 Ramp Doors

167 Parking Spaces

40'x40' Columns

60' Speed Bays

High Volume Sprinklers

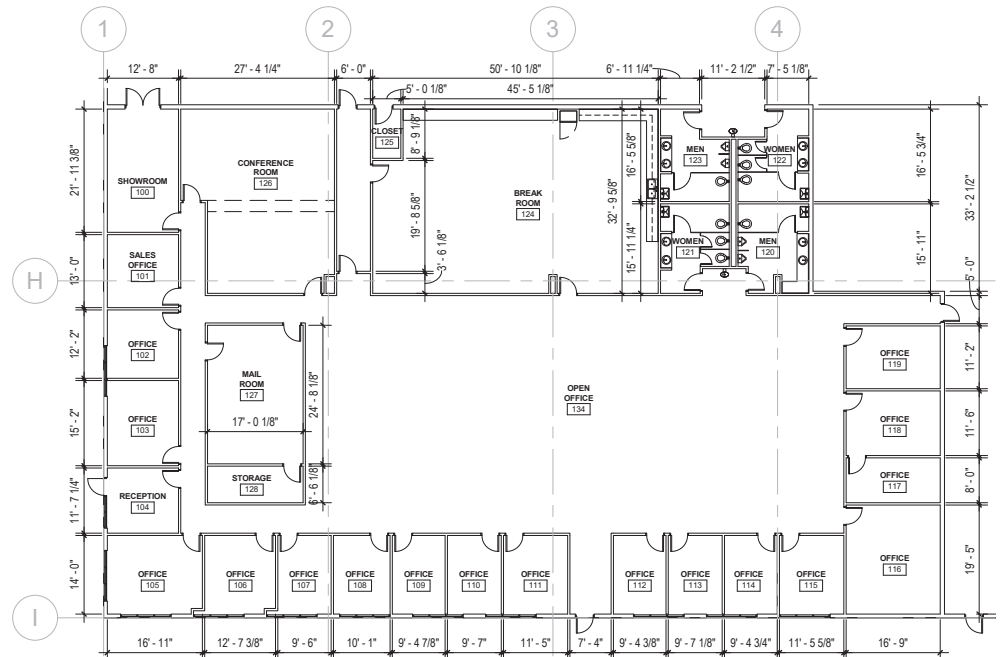
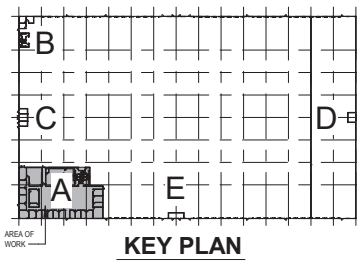
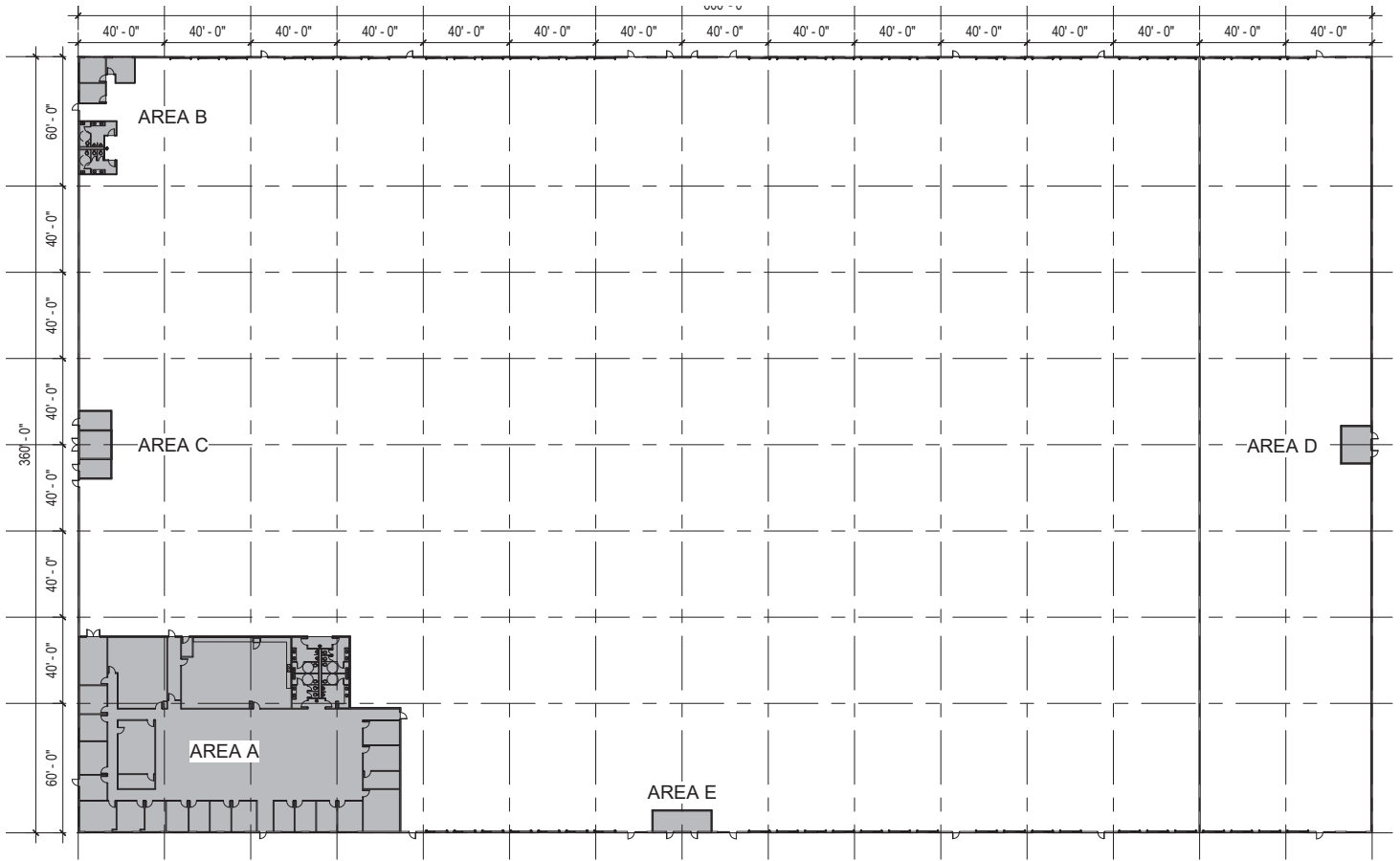
Fully Air Conditioned Warehouse

3 Phase, 480v, 2,000 amps of power

Natural gas is adjacent on Gills Dr.

## PROPERTY DESCRIPTION

Available immediately, 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

