



**GATEWAY**  
COMMERCE PARK  
ORLANDO

SANFORD, FL  
**5<sup>TH</sup> STREET & MLK JR. BLVD.**



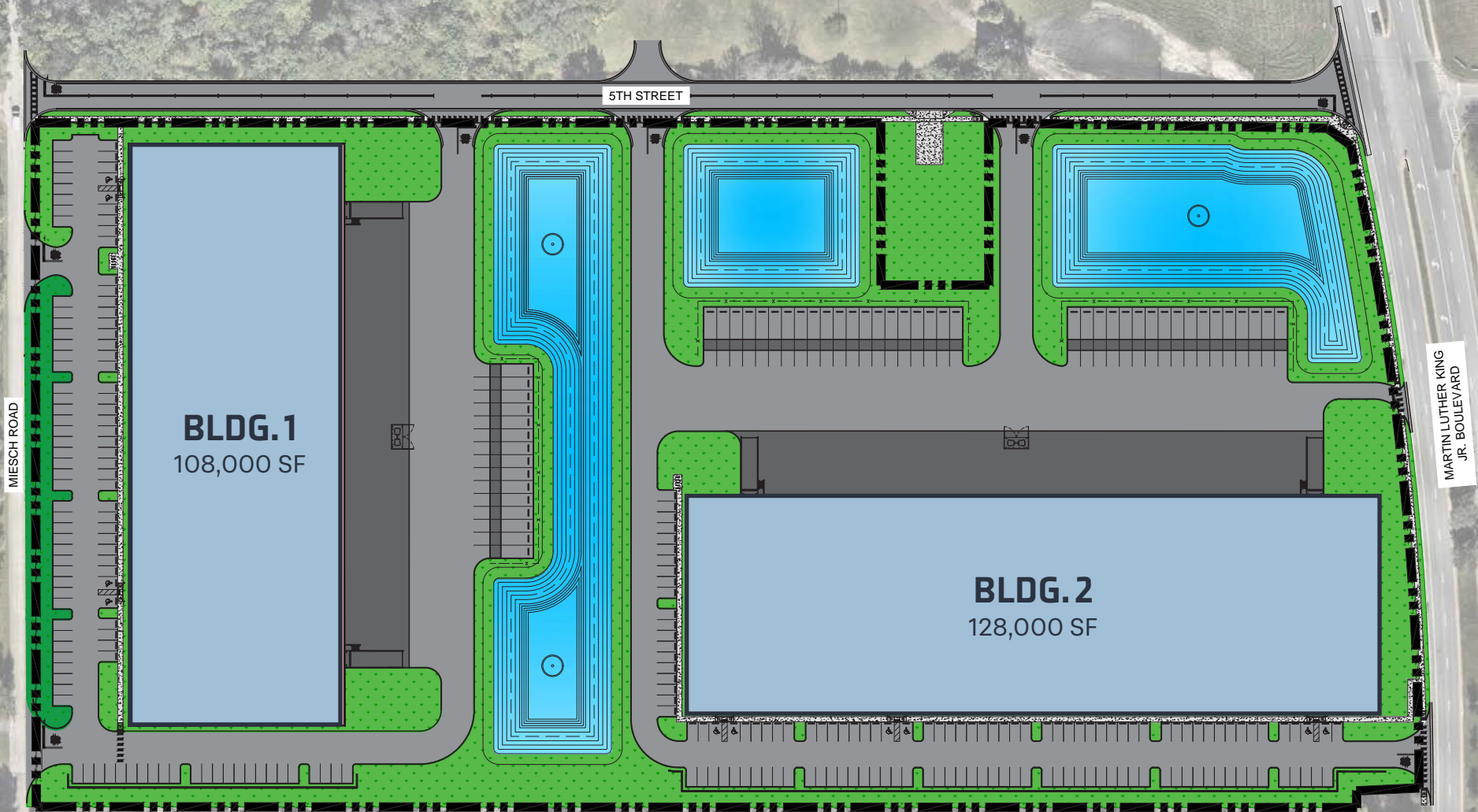
**236,000 SF AVAILABLE**

Delivering Q4 2027



CUSHMAN &  
WAKEFIELD





**Gateway Commerce Park Orlando** is a two-building industrial park situated in the Sanford/Lake Mary submarket, an industrial hub servicing Seminole and Orange Counties, the 4th and 2nd densest counties in Florida. The Project features flexible suite configurations designed to accommodate a full building user to small to mid-sized tenants. Strategically located near the interchange of I-4 and SR-417, the industrial park offers exceptional connectivity to the broader Orlando MSA, major Southeast distribution corridors via I-95, and key demand drivers including Orlando International Airport, Orlando Sanford International Airport, and the CSX Intermodal Terminal.

# BUILDING HIGHLIGHTS

	BUILDING 1	BUILDING 2
Configuration	Rear-Load	Rear-Load
Gross Size	108,000 SF	128,000 SF
Spec Office	+/-1,800 SF	
Dimensions	540'x200'	640'x200'
Clear Height	32'	32'
Truck Court Depth	175'	175'
Floor Slab	6" reinforced	
Bay Spacing	60' speed bay   52'x50'	
Dock-High Doors	(27)   9'x10'	(35)   9'x10'
Overhead (Ramp) Doors	Two (2) 14' wide concrete ramp   10'x12'	
Auto Parking Spaces	108 (inclusive of 4 ADA spaces)	128 (inclusive of 6 ADA spaces)
Trailer Parking Spaces	15	37
Roof System	60mil TPO w/ R-15 insulation	
Electrical (Florida Power & Light)	2000-amp, 480-volt 3 phase	4000-amp, 480-volt 3 phase
Telephone, Cable and Fiber Optic Service	AT&T	
Gas Service Company	Florida City Gas (Nexterra Energy)	
Water Provider	City of Sanford Public Works & Utilities	
Sanitary Sewer Provider	City of Sanford Public Works & Utilities	



**SUBJECT SITE AREA**  
±18.44



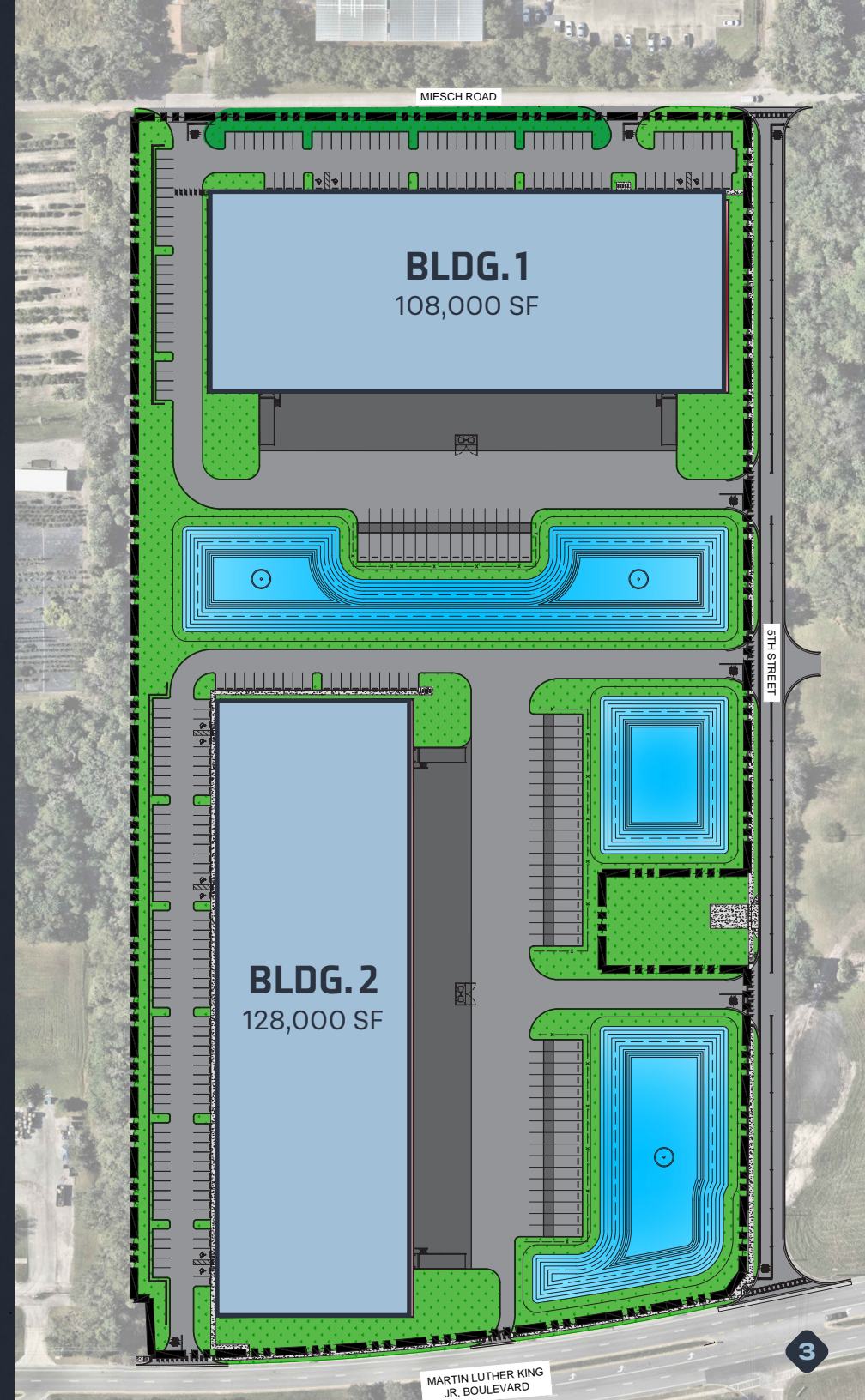
**ZONING**  
Planned Development - Industrial

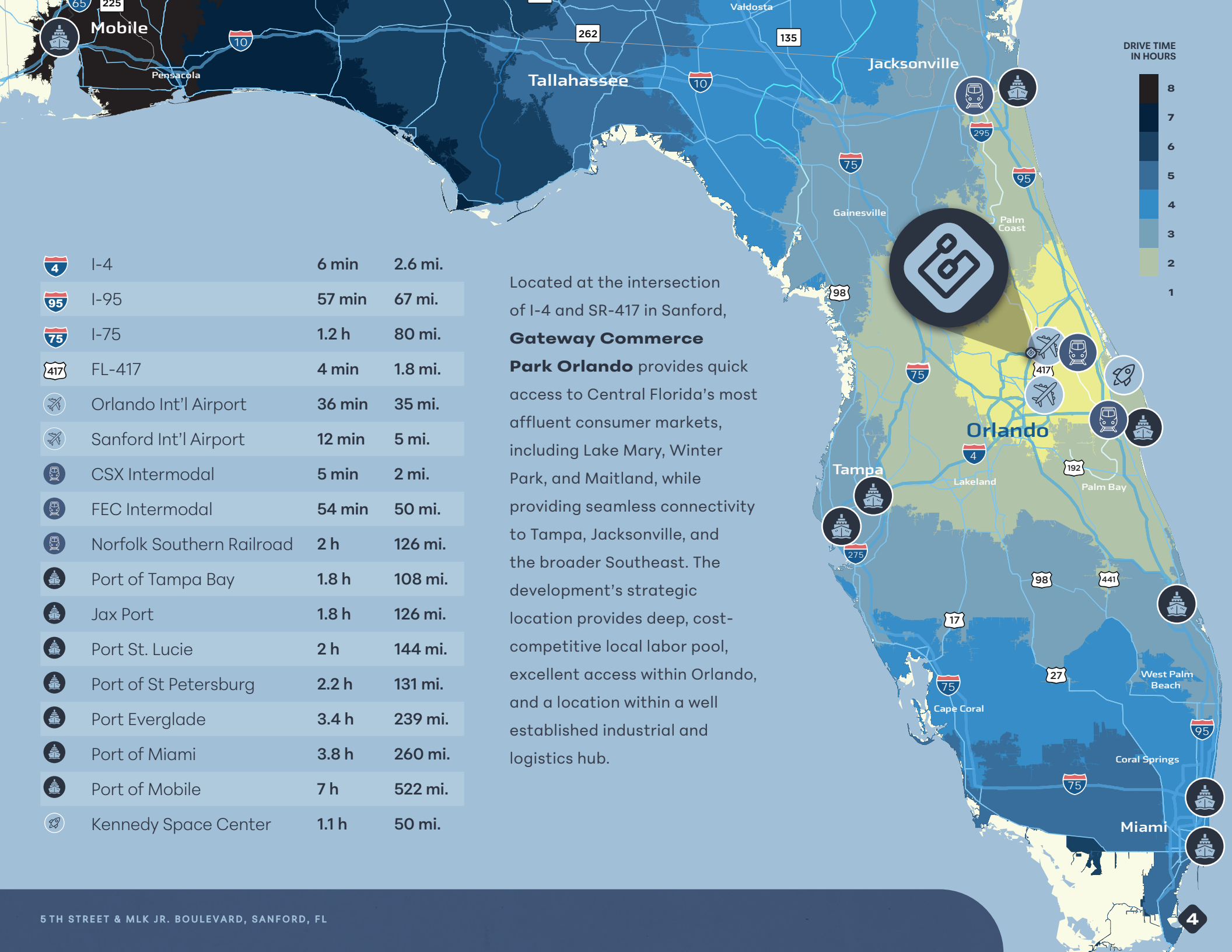


**LIGHTING**  
30 FC



**FIRE PROTECTION**  
ESFR System





	I-4	6 min	2.6 mi.
	I-95	57 min	67 mi.
	I-75	1.2 h	80 mi.
	FL-417	4 min	1.8 mi.
	Orlando Int'l Airport	36 min	35 mi.
	Sanford Int'l Airport	12 min	5 mi.
	CSX Intermodal	5 min	2 mi.
	FEC Intermodal	54 min	50 mi.
	Norfolk Southern Railroad	2 h	126 mi.
	Port of Tampa Bay	1.8 h	108 mi.
	Jax Port	1.8 h	126 mi.
	Port St. Lucie	2 h	144 mi.
	Port of St Petersburg	2.2 h	131 mi.
	Port Everglade	3.4 h	239 mi.
	Port of Miami	3.8 h	260 mi.
	Port of Mobile	7 h	522 mi.
	Kennedy Space Center	1.1 h	50 mi.

Located at the intersection of I-4 and SR-417 in Sanford, **Gateway Commerce Park Orlando** provides quick access to Central Florida's most affluent consumer markets, including Lake Mary, Winter Park, and Maitland, while providing seamless connectivity to Tampa, Jacksonville, and the broader Southeast. The development's strategic location provides deep, cost-competitive local labor pool, excellent access within Orlando, and a location within a well established industrial and logistics hub.

# CORPORATE NEIGHBORS



**#1 BEST ECONOMY**  
IN 2024 BY GDP GROWTH

**#1 BEST STATE IN  
SOUTHEAST**  
FOR BUSINESS  
TAX ENVIRONMENT

**#3 LARGEST  
WORKFORCE**  
IN THE U.S.

**3.7% UNEMPLOYMENT**  
STATEWIDE (FLORIDA)

**11.2 MILLION  
LABOR FORCE**  
STATEWIDE (FLORIDA)

**32.7% POPULATION  
GROWTH**  
SINCE 2010 — 3X THE U.S.  
RATE, ORLANDO MSA

**#1 STATE**  
FOR ATTRACTING AND  
DEVELOPING SKILLED  
WORKFORCE (FL)

**WHY ORLANDO?**

SEMINOLE COUNTY

4<sup>TH</sup>

Densest County in Florida

280,000

Worker Labor Force

4%

Unemployment

\$63,000

Median Household Income

\$30K-45K

Annual Warehouse Wages

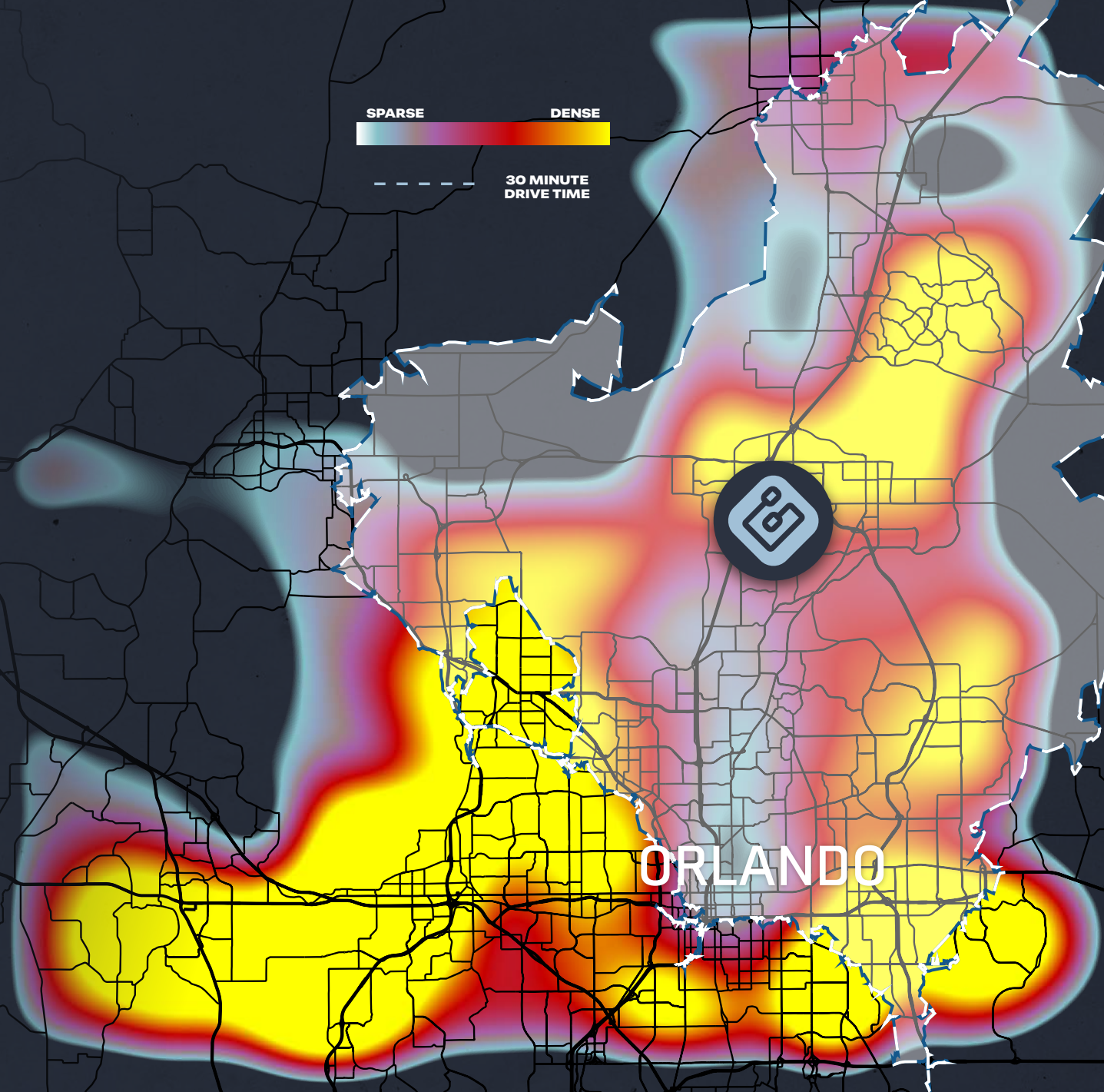
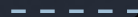
37

Median Age

SPARSE DENSE



30 MINUTE  
DRIVE TIME



SKILLED  
WORKFORCE



SANFORD, FL  
**5<sup>TH</sup> STREET & MLK JR. BLVD.**

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