



skypoint.

CLASS-A INDUSTRIAL

SMALL BAY | DOCK HIGH

FOR LEASE



±10,227 RSF AVAILABLE FOR LEASE
4563 JUDGE ROAD

 **LONGPOINT**
REALTY PARTNERS

FOUNDRY
COMMERCIAL

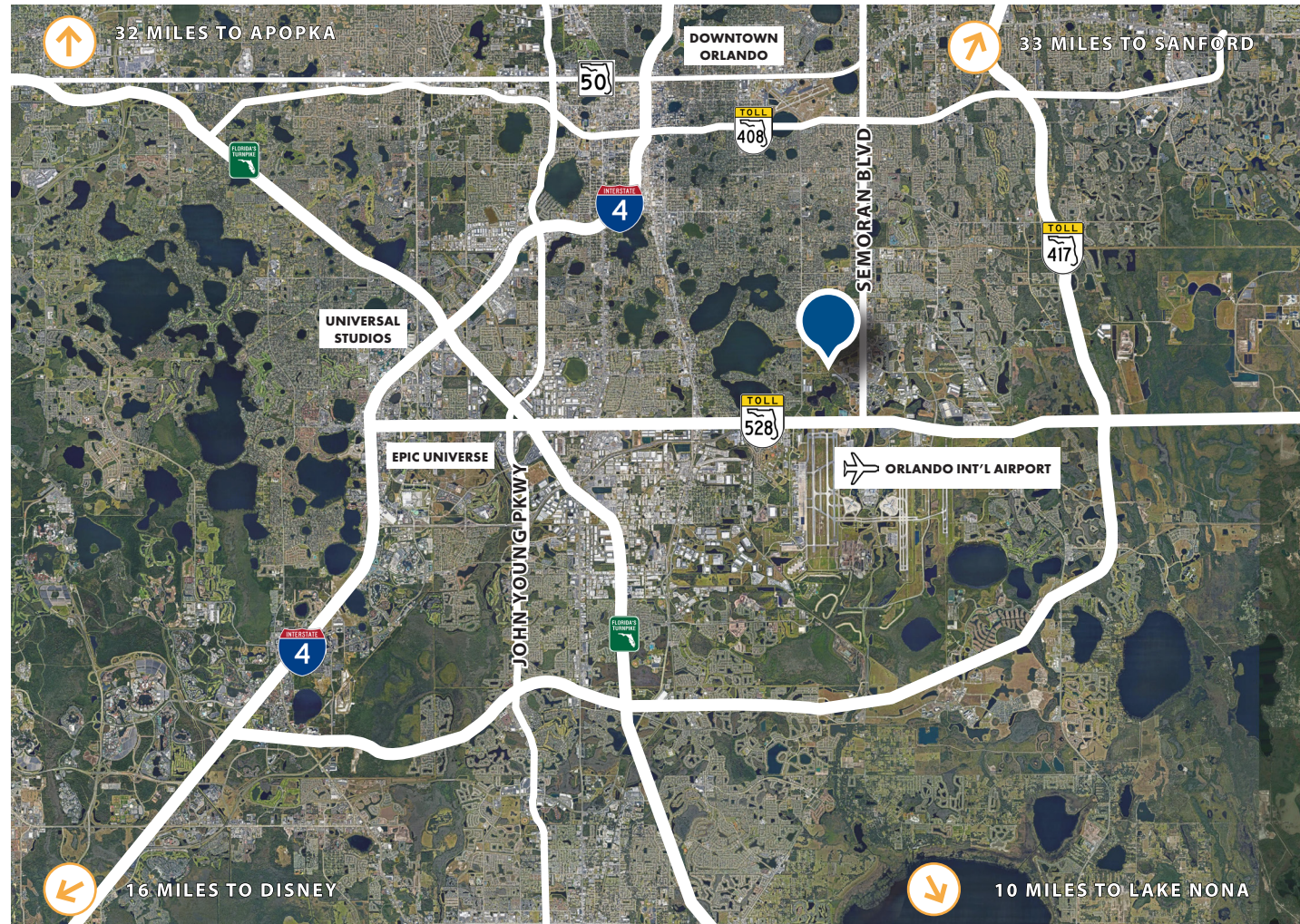
LOCATION OVERVIEW & DEMAND DRIVERS

TRAVEL TIMES

SANFORD	35 minutes	33 miles
AOPKA	35 minutes	32 miles
DOWNTOWN ORL	20 minutes	8.5 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	20 minutes	14.5 miles
EPIC UNIVERSE	16 minutes	10 miles



For more information:

JUSTIN RUBY, SIOR, CCIM | 407.865.0311
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CLASS-A INDUSTRIAL IN ORLANDO, FLORIDA

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AMENITY MAP



6.2 MILES



4.5 MILES



7.5 MILES



32 MILES

7
ELEVEN

HOFFNER AVE.

SEMORAN BLVD.



JUDGE RD.

RaceTrac

CONWAY RD.



ORLANDO
INTERNATIONAL
AIRPORT

brightline

ROSS
DRESS FOR LESS



BEALLS



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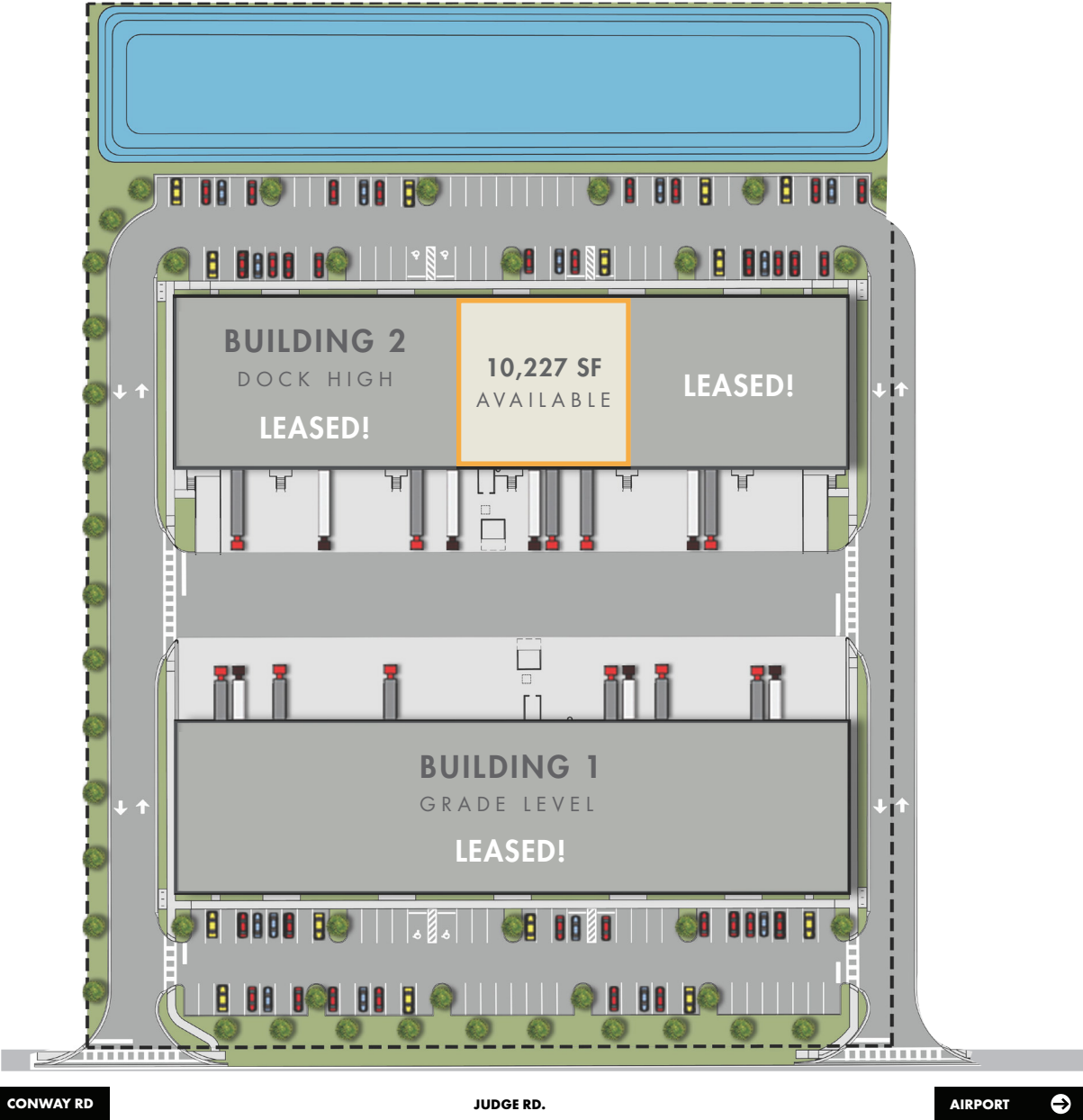
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ABOUT THE PARK

	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



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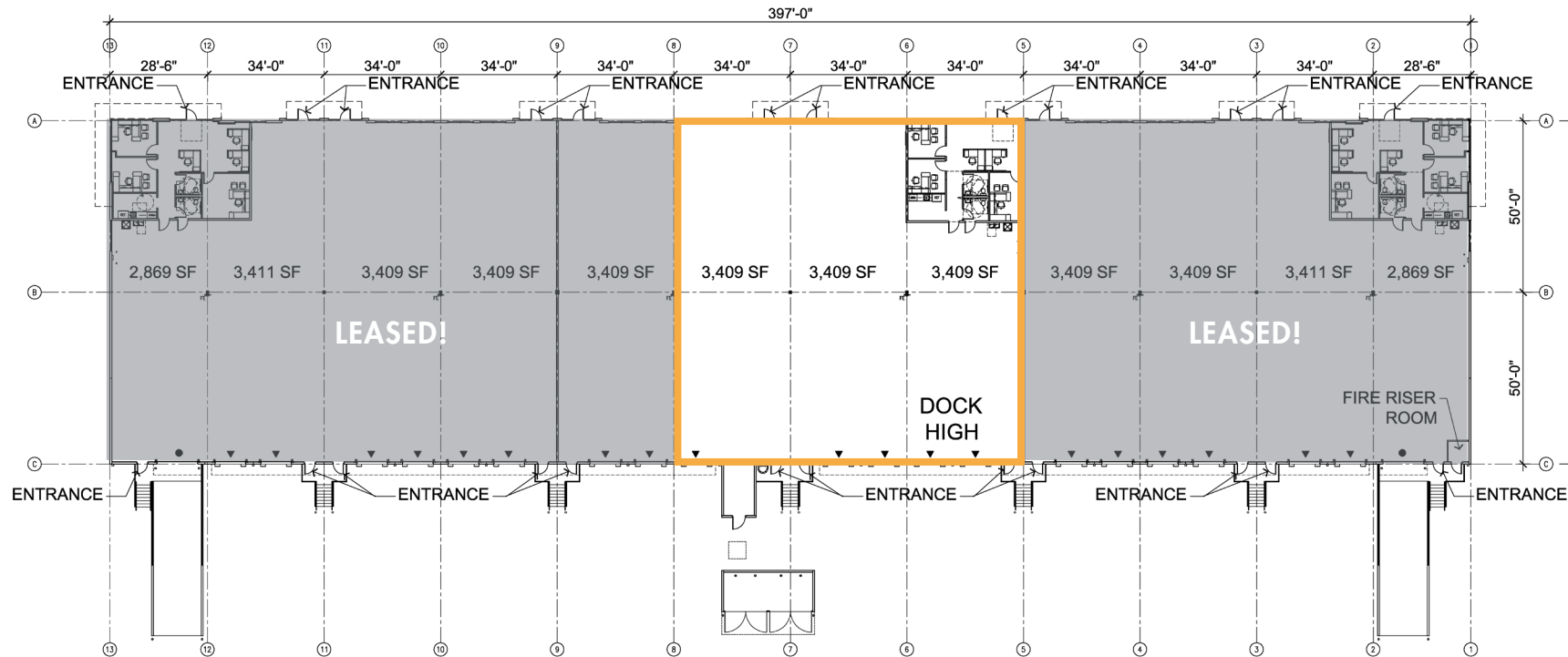
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BUILDING 2

DOCK HIGH

10,227 SF Available



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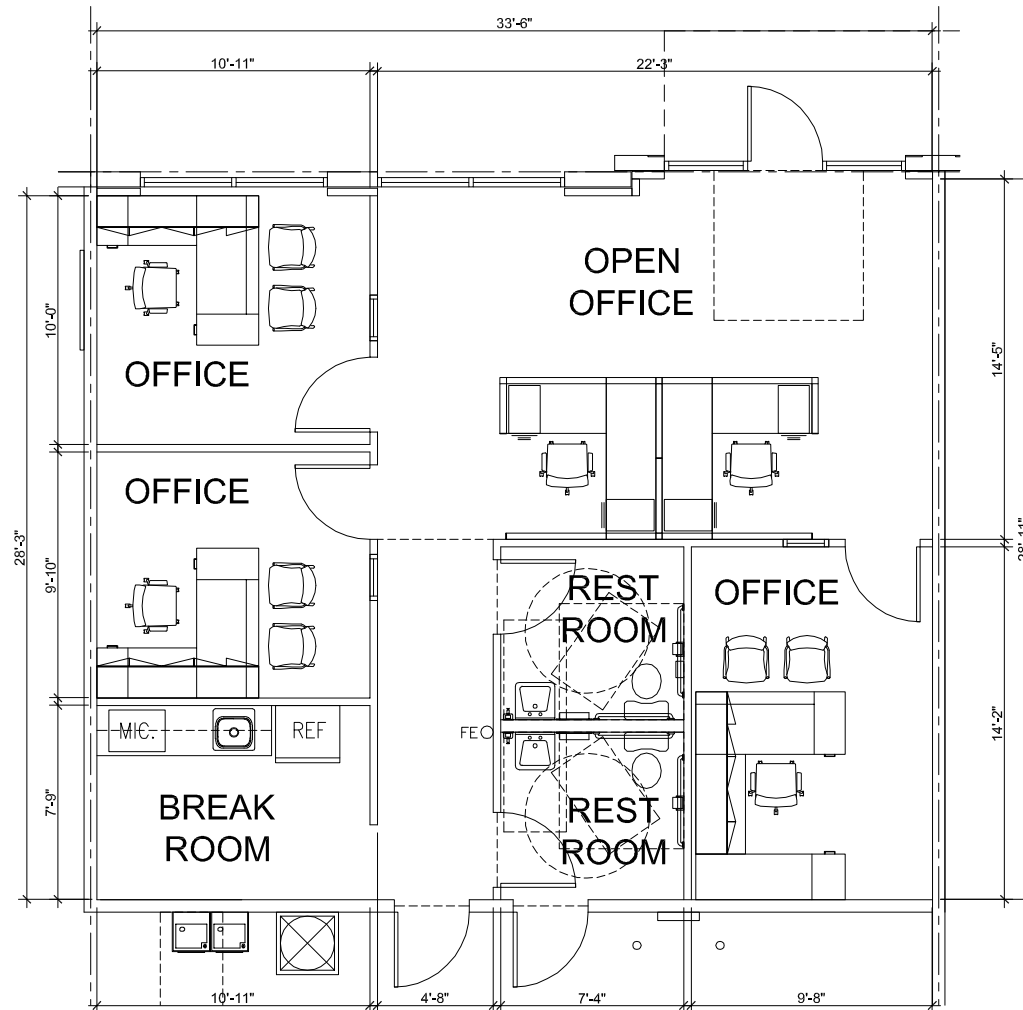
BUILDING 2

OFFICE FLOOR PLAN

1,009 SF Available

Dock Doors: 4

Power: 200 amps



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