

450 Gills Drive

86,240 square feet

Orlando, Florida



FOR LEASE

Front-Load, Rail-Served Facility

Nearby access to the Beachline Expressway and Florida's Turnpike connecting I-4, I-95, and I-75, and the 417/Central Florida Greenway and four international airports

450 Gills Drive is a 4-acre rail-served site located in the Crossroads Business Park minutes from I-4 and the Orlando International Airport near the intersection of the Beachline Expressway, Florida's Turnpike and US Highway 441. 450 Gills Drive is pad-ready and approved for 86,240 square feet. The site is zoned I-2/I-3 and is one of the last in-fill sites available. All utilities to the site are in place.

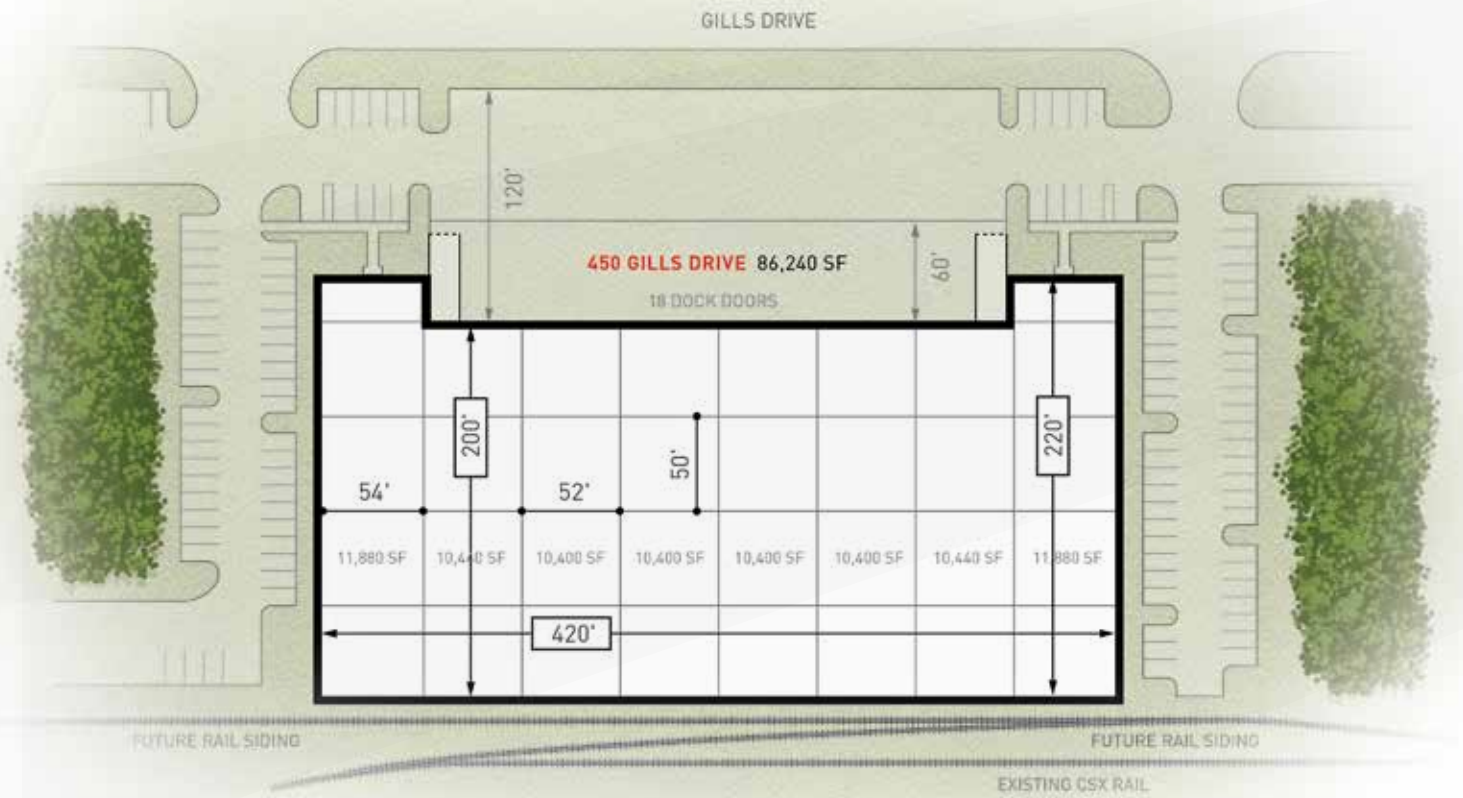
For leasing information contact:

Lee & Associates Central Florida
4700 Millenia Blvd., Suite 200
Orlando, FL 32839
321.281.8500

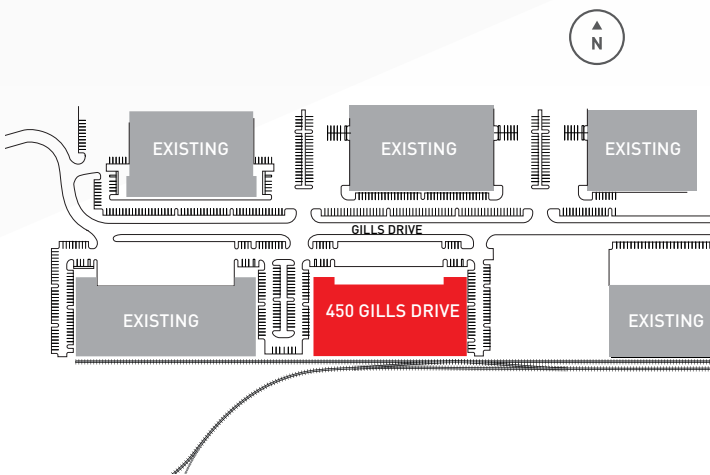
Tom McFadden, SIOR
tmcfadden@lee-associates.com
321.281.8501

Bo Bradford, CCIM, SIOR
bbradford@lee-associates.com
321.281.8502

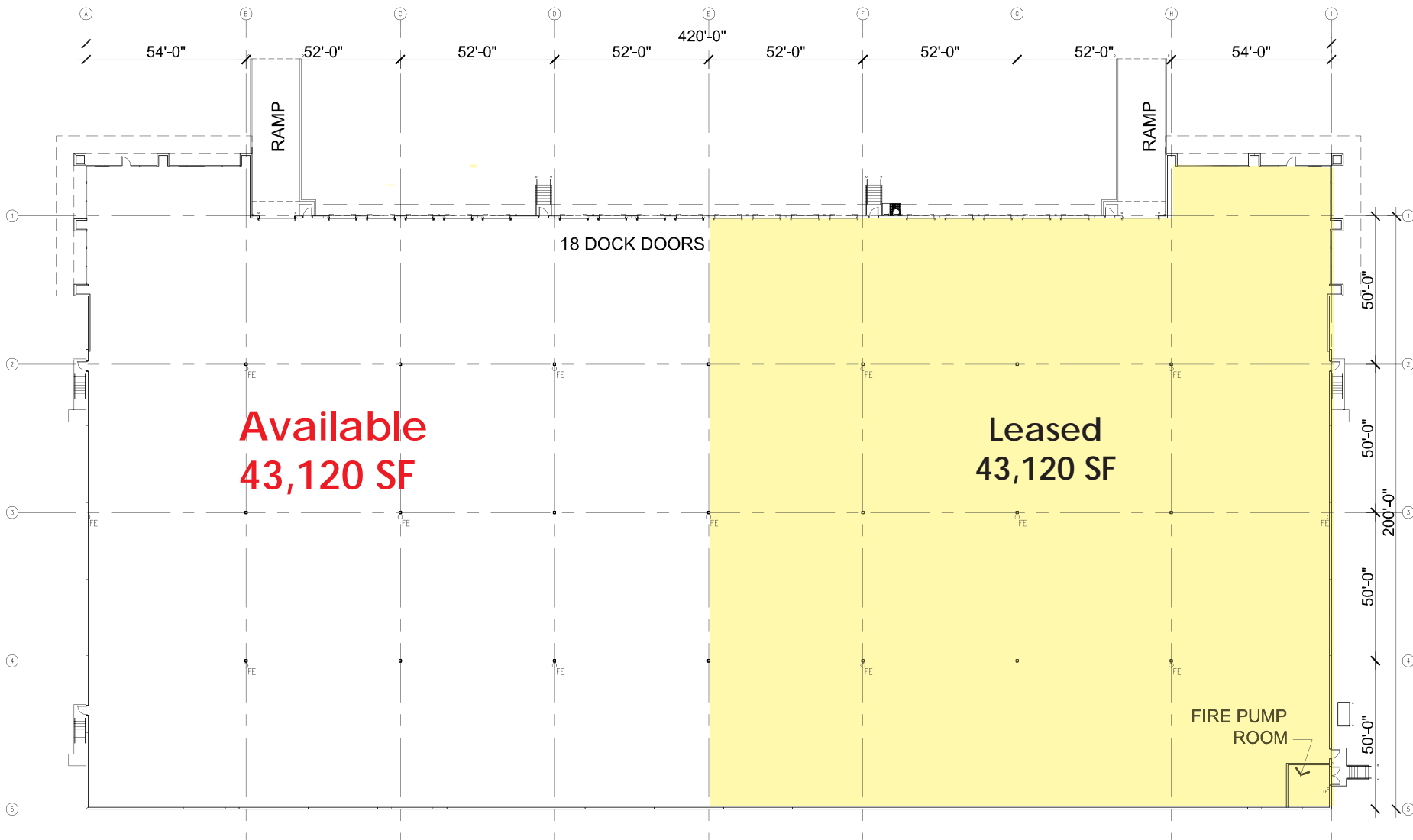




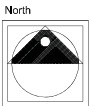
450 Gills Drive



- Building Type:** Front-load
- Building Size:** 86,240 sq. ft.
- Construction:** Architectural tilt-up concrete
- Ceiling Height:** 30' minimum to bar joist
- Column Spacing:** 52' w x 50' d at interior bays (54' w at cap bays)
- Sprinkler:** ESFR
- Dock Doors:** 18 (9' w x 10' h) dock doors
- Drive In Doors:** 2 (12' w x 14' h) ramped drive in doors
- Rail Doors:** 8 possible (9' w x 10' h) knock-outs for future rail doors
- Car Parking:** 111 spaces
- Truck Court:** 120' deep truck court with 60' concrete apron
- Rail:** CSX rail available



OVERALL FLOOR PLAN - OPTION #1



0' 8' 16' 32'
SCALE: 1/32" = 1'-0"

MARCH 15, 2015

SPECULATIVE WAREHOUSE
GILLS DRIVE
ORLANDO, FLORIDA

15001

