

# Crossroads Distribution Center

1091 Gills Drive - Building C

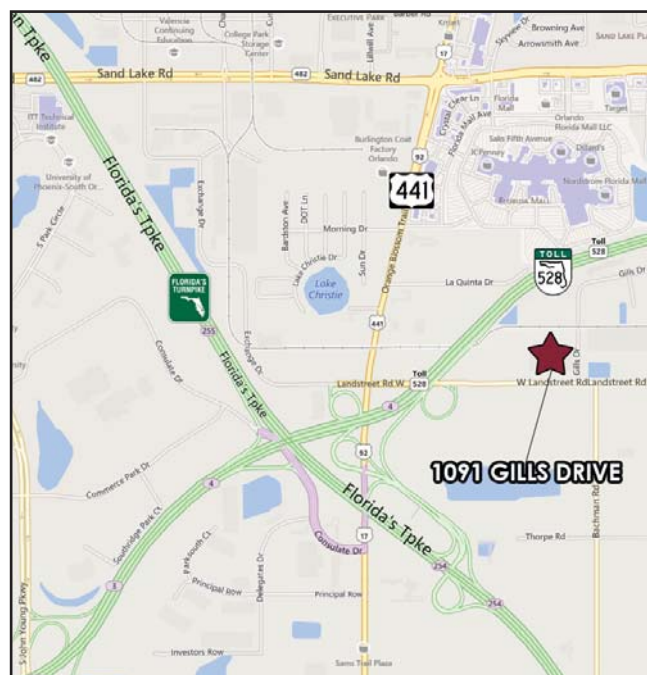
Orlando, FL 32824

FOR LEASE



## FEATURES:

- ◆ Total Size: 235,760 ± SF
  - ◆ Availability: 235,760 ± SF
- |             |               |   |
|-------------|---------------|---|
| <u>Size</u> | <u>Office</u> | <u>OH Doors</u>   |
| 235,760 SF  | 3,280 ± SF    | (1) 9'x10' Dock Door, (21) 10'x10' Dock Doors (16) Pit Levelers & 4 Edge of Dock Levelers), (1) 16'x16' Door Ramped with Electric Door, (2) 10'x10' Doors Serviced By (1) Grade Level Ramp, and (1) 12'x14' Door Ramped |
- ◆ Exhaust fans along the entire rear wall of the building
  - ◆ Ceiling Height: 25'
  - ◆ Column Spacing: 40' x 28' and 50' x 28'
  - ◆ Building Depth: 280'
  - ◆ Truck Court: Ample
  - ◆ Construction: Concrete Tilt Wall
  - ◆ Fire Protection: Wet System



## FINANCIAL INFORMATION:

- ◆ Base Rent: \$3.95 NNN
- ◆ Operating Expense: \$0.96 psf

Owned by



4700 Millenia Blvd  
Suite 200  
Orlando, FL 32837  
ph: 321.281.8500 fax: 321.281.8517  
www.lee-associates.com

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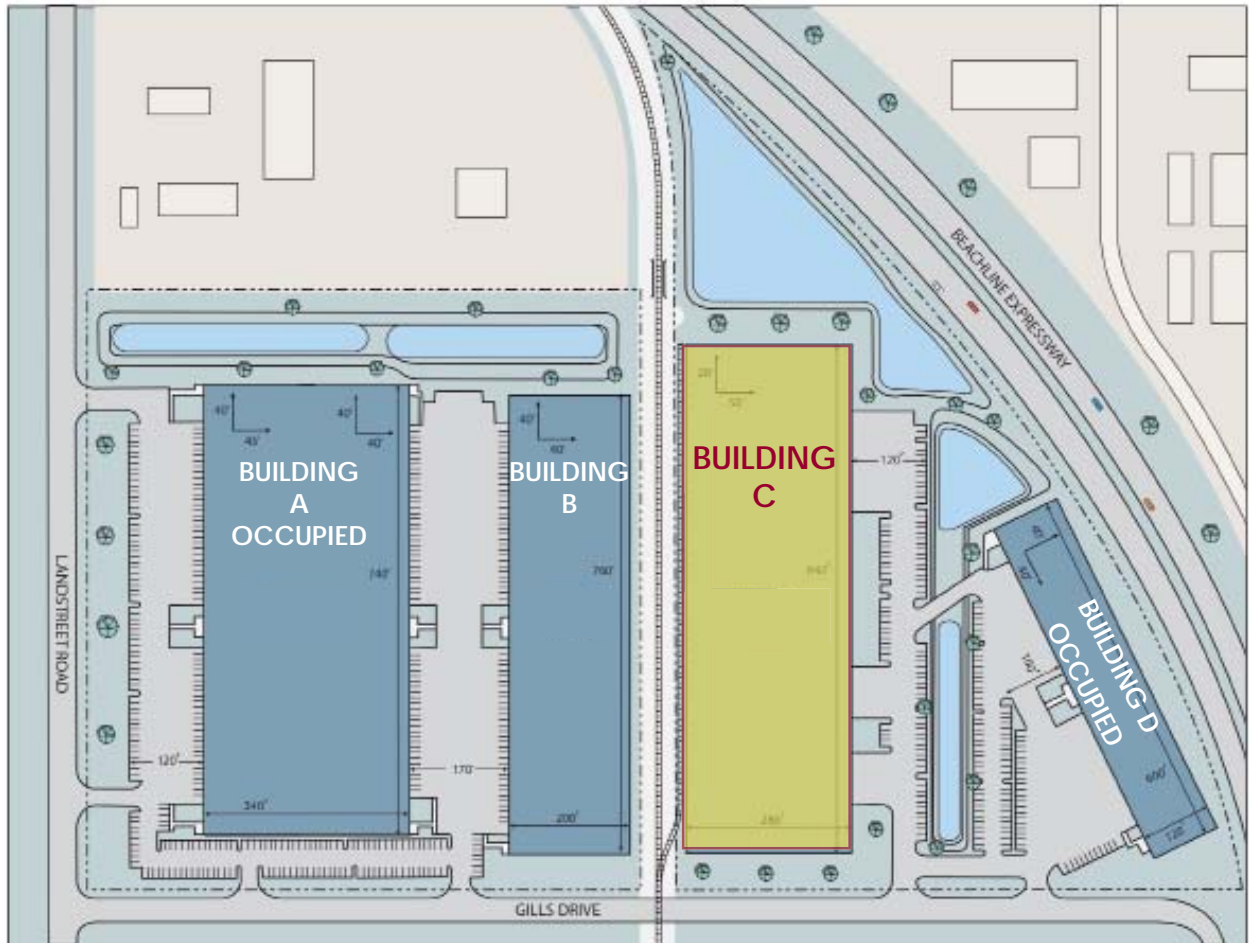
bbradford@lee-associates.com

# Crossroads Distribution Center

1091 Gills Drive - Building C

Orlando, FL 32824

Total Available: 235,760 ± SF



## LOCATION:

- Located in the Southeast Orlando Submarket
- Immediate access to Landstreet Road & S. Orange Blossom Trail
- 5 miles to Interstate 4
- 1 miles to the Florida Turnpike
- 0.50 miles to the Beachline Expressway (528)
- 6.3 miles to Orlando International Airport (OIA)

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