

**40,000 SF Suite 40**

# **SOUTHGATE 3093 BUILDING**

- 57,700 Square Foot Building
- 40' x 40' Column Spacing
- 26' Clear Ceiling Height
- 120/240, Three Phase
- Single-seam Metal Roof, Butler System
- ESFR Sprinkler System
- Ample Parking
- 160' Truck Court
- Base Rent: \$4.00 NNN
- NNN Charges: \$1.65
- Conditioned Office Area:  
1,128 Sq. Ft.; 10' Ceilings
- Rear Conditioned Open Space  
Containing 2,500 Sq. Ft.
- R-11 Insulation
- Dock Doors:  
1 Dock - 10' x 10' OH Door  
1 at Grade - 12' x 12' OH Door  
2 Van Height - 9' x 10' OH Doors  
4 Dock - 9' x 10' OH Doors



**3093 Caruso Court**



**For Further Information Contact:**

**Greg Wilson**

**Director – Leasing & Property Management**

**O 407. 859. 3550 Ext. 203 C 407. 388. 5844**

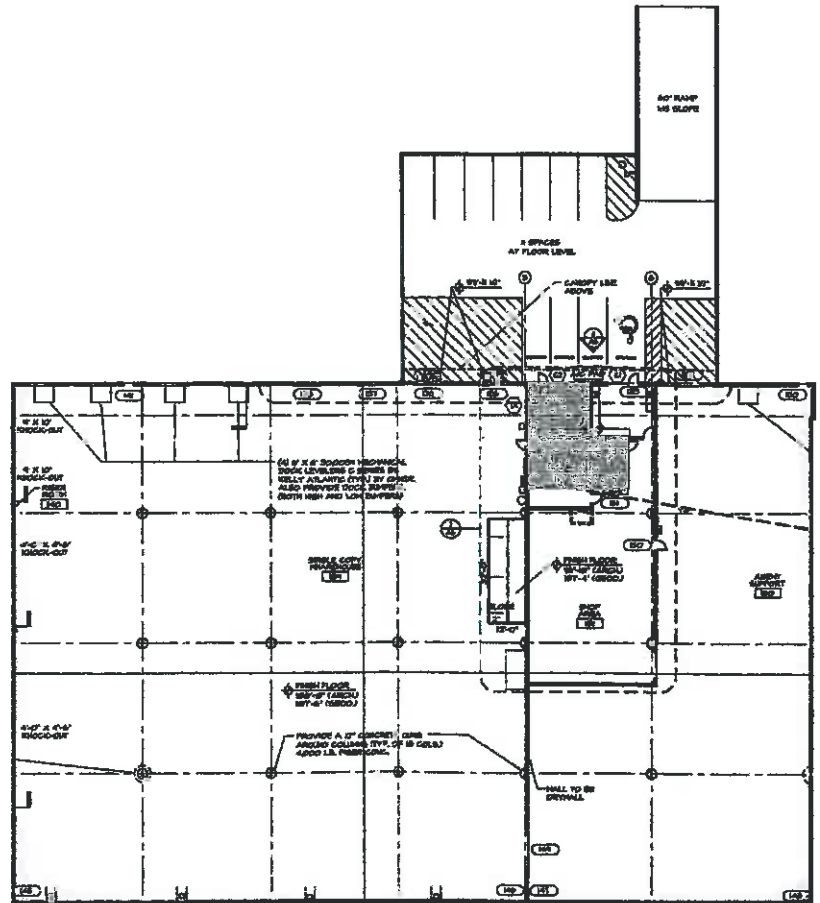
**greg@pineloch.com**

**Website: www.pineloch.com**

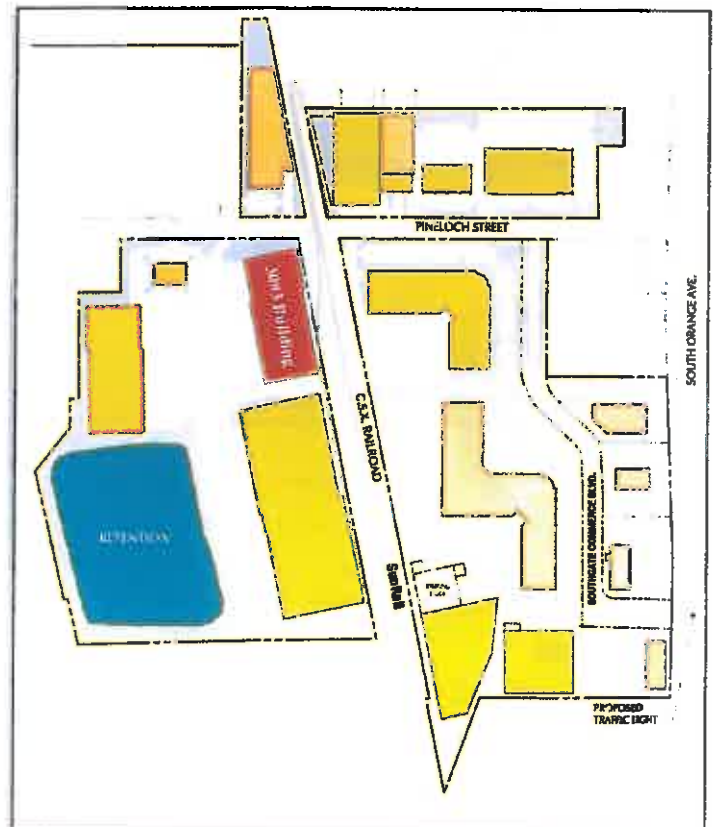
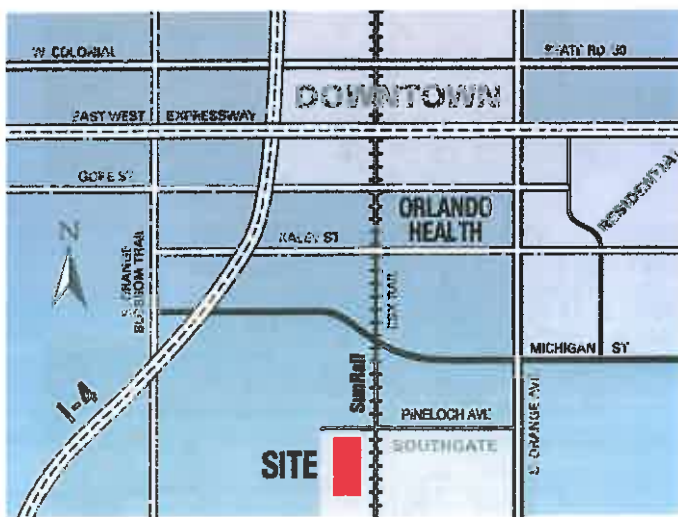
Southgate is a mixed-use development that includes Class A office space, light industrial, bulk warehouse space and retail. The location and connectivity of Southgate provides access to I-4, the Turnpike and the Beltway System. Southgate is located within minutes of the Orlando CBD and the International Airport. The leasing and marketing efforts at Southgate have proven to be a flexible, economical alternative to the downtown office user while accommodating light industrial and warehouse users.

Demographics	1 mile	3 miles	5 miles
Population	9,550	119,997	287,299
Growth	37.1%	32.1%	11.6%
Median Household Income	\$44,249	\$61,582	\$50,869
Daytime Population	9,340	117,568	284,183
Traffic Counts:	83,700+ Average Daily Trips		

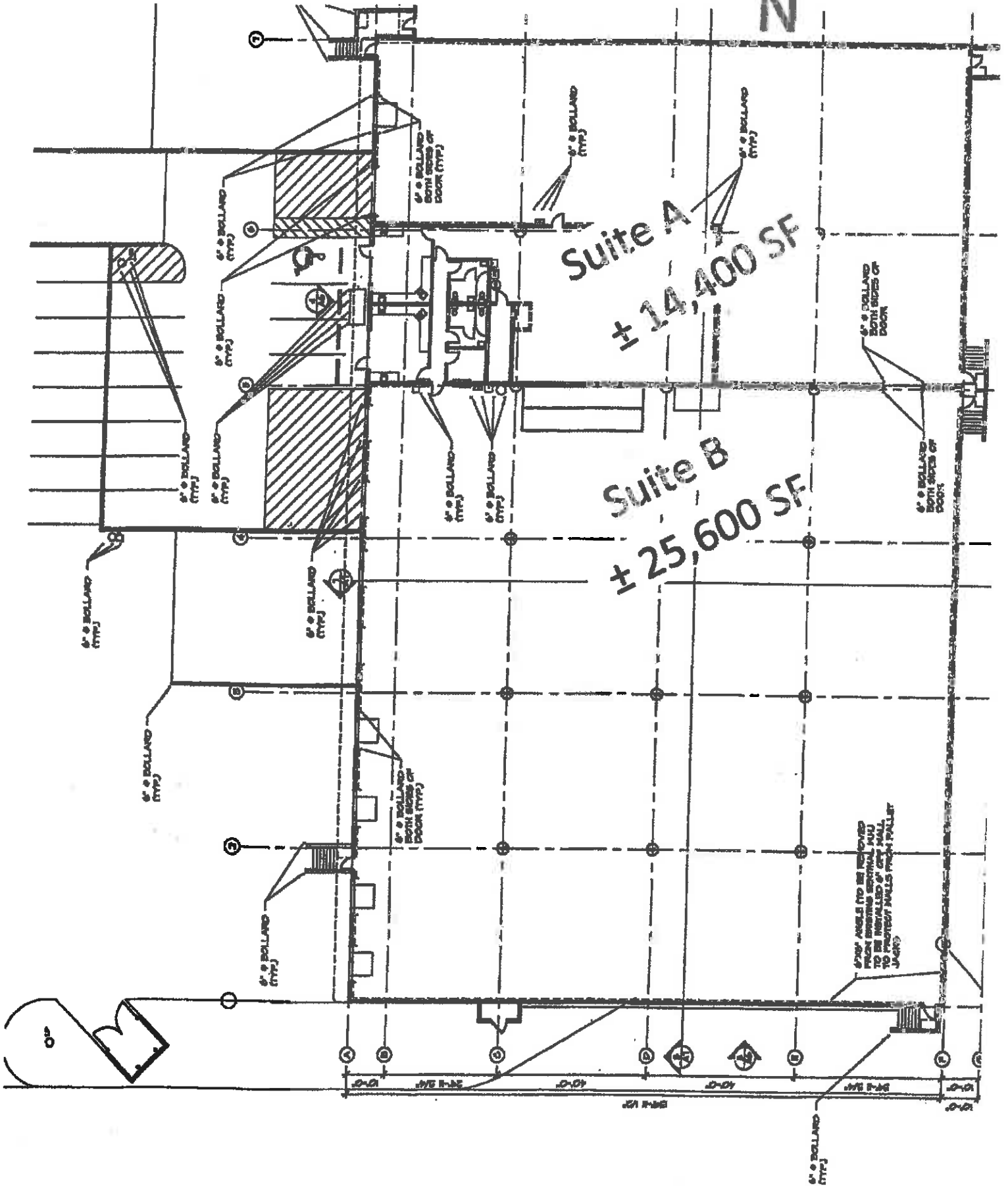
Source: 2011 Colliers International



The floor plan is shown for illustration purposes only.



# BLDG 3093



Suite A  
± 14,400 SF

Suite B  
± 25,600 SF

6" X 6" ANGLE TO BE REMOVED FROM EXISTING VERTICAL WALL TO BE INSTALLED IN NEW HALL TO PREVENT WALLS FROM FALLING

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD BOTH SIDES OF DOOR

6" BOLLARD BOTH SIDES OF DOOR

6" BOLLARD BOTH SIDES OF DOOR (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

6" BOLLARD (TYP)

**3093 SUITE 40A NORTH**  
**OFFICE/WAREHOUSE**

**@**

**± 14,400 SF**

- Office area @ 1128 sq.ft. includes com room, 2 restrooms, and hallway. Fully air-conditioned with 10' ceilings.
- Rear workshop @ 2500 sq. ft. Fully air-conditioned.
- 600 amp 208y/120 3 phase electrical service
- AC 1 is 2 ton, AC 2 is 7.5 ton capacity.
- Open Warehouse has 2 wall mounted exhaust fans on east wall rated @ 8500 cfm.
- Ceiling has R11 5" insulation.
- Loading dock has (1) 30K rated 6' X 6' Kelly dock leveler with 10'w X 10' H Overhead door.
- Upper pad has grade level 12'w X 12' H overhead door.
- 23' west elevation increasing to 25' 6" at east elevation clear ceiling height
- Warehouse floor slab is 6" thick 3000 psi
- ESFR fire sprinkler system.
- Shared ramp & upper parking/loading platform measuring @74'w X 64'd @4736 ft.
- 2 hour wall separation between north suite #10

**3093 SUITE 40 B SOUTH WAREHOUSE**  
**@**  
**25,600 SQ. FT.**

- Open warehouse has 4 wall mounted exhaust fans on east wall rated @8500 cfm
- Ceiling has R11 5" insulation
- Upper pad has (2) 9'w X 10'h overhead doors that support the 2' lower level van dock.
- There are (4) 9'w X 10'h overhead doors for grade level tractor/trailer with each having a 6X6 30 K rated Kelly dock leveler.
- 23' west elevation increasing to 25' 6" at east elevation clear ceiling height
- Warehouse floor slab is 6" thick 3000 psi
- ESFR fire sprinkler system.
- Shared ramp & upper parking/loading platform measuring @74'w X 64'd @4736 ft.

