



For Further Information Contact:

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SOUTHGATE 3180 BUILDING ♦ FOR LEASE ♦ 35,200 SF



I-4 East to Daytona/I-95

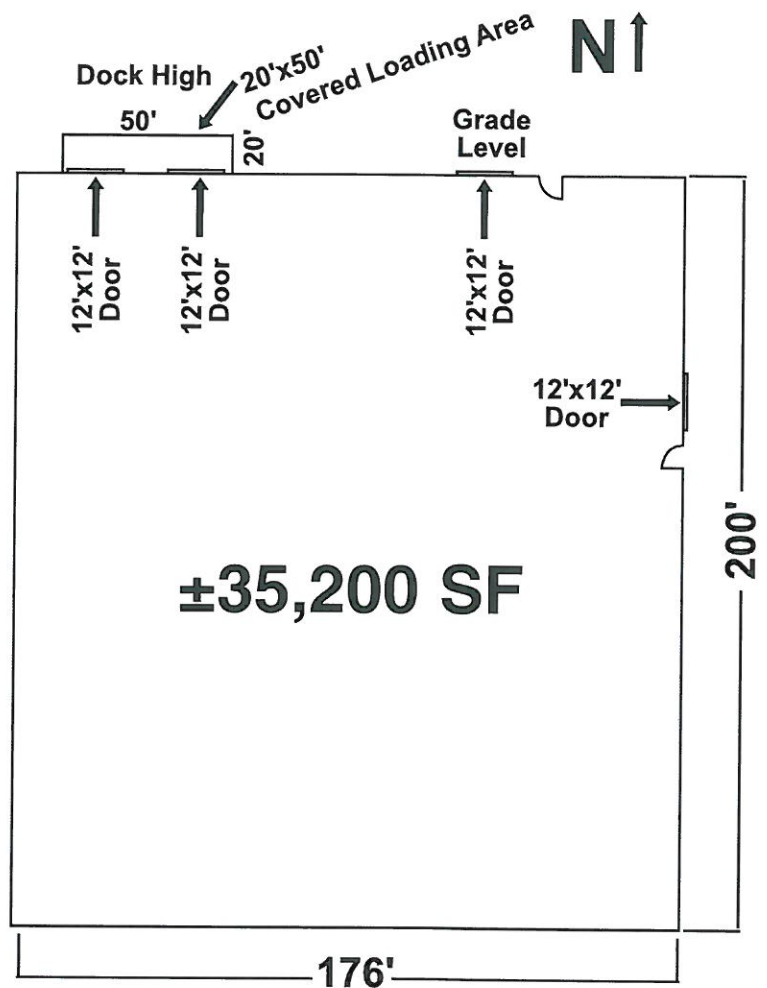


I-4 West to Disney, Tampa, I-75



3180 Southgate Boulevard

- ±35,200 SF
- No Interior Columns, free span
- 20' x 50' Covered Loading Dock
- Two (2) 12'H x 12'W Dock High OH Doors
- One (1) 12'H x 12'W Grade Level OH Door
- Ceiling Height: 22' rising to 29'
- 277 volt, 3 Phase Power 100 amp Service with 110/208v step down
- Fire Sprinkler system in place, .32 density / 2,000 sq. ft. area
- Insulation: walls and ceiling are insulated
- Lighting: Fluorescent Strip Lighting and Skylights throughout
- Three (3) 48" wall mounted ventilation fans



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.

