

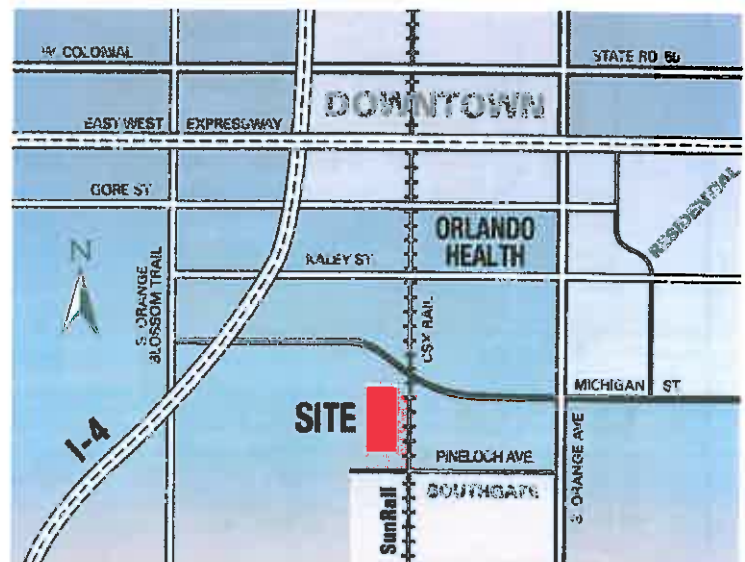
Southgate Small Bay Warehouse

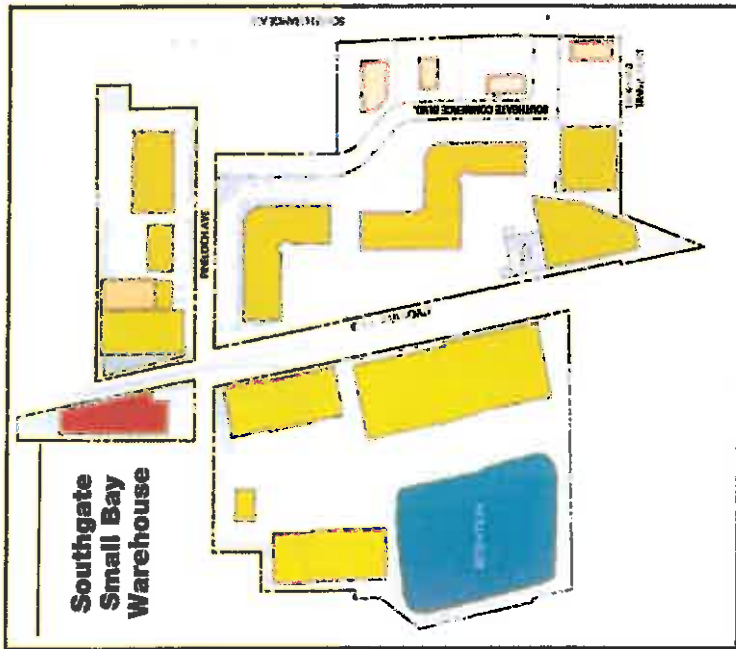
Immediate Occupancy

- Prime Location – Southgate Commerce Center
- 111 W. Pineloch Avenue, Orlando, FL 32806
- Small Bay Users (2,486 - 3,319 SF)
- Includes Improved Office
- Separate Entry & Meter
- Average 20 Ft. Clear Height
- Oversized Overhead Door (12 x 14)
- Grade Level
- 2.5:1000 Parking



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.

Unit #	Off	W	Tot SF	Rent/Mo.*
1	390	3,250	3,640	\$2,426.67
2	403	2,925	3,328	\$2,218.67
3	394	2,925	3,319	\$2,212.67
4	403	2,915	3,318	\$2,212.00
5	394	2,477	2,871	\$1,914.00
6	403	2,471	2,874	\$1,916.00
7	394	2,092	2,486	\$1,657.33
8	403	2,086	2,489	\$1,659.33
9	247	1,792	2,039	\$1,359.33
10	256	1,786	2,042	\$1,361.33
11	247	1,386	1,633	\$1,088.67
12	256	1,336	1,592	\$1,061.33
			31,631	

* Includes CAM

