

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



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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

