



**PMC** PINELOCH  
MANAGEMENT  
CORPORATION

# SOUTHPOINTE

SOUTHPOINTE, a multi-tenant office/showroom facility on 8+ acres on West Michigan Street, immediately west of the CSX rail line in South Orlando, located within minutes of I-4, the Orlando CBD and the International Airport. The property is zoned IG/t, General Industrial District, by the City of Orlando. The IG District is intended to provide for the beneficial use of existing industrial properties located within the fringes of designated activity centers. The District permits the uses of light manufacturing, office uses, service industries and showroom warehouse facilities.

The subject neighborhood is essentially 90%-100% developed and is well diversified with commercial, office, industrial and residential development. The most distinguishing development trend in the area is the continued expansion of the hospital district and related medical facilities and offices. The commercial segment of the market is well established along Orange Avenue as is the industrial segment of the market lying primarily west of Orange Avenue to Division Avenue. The growth and demand for commercial and industrial properties in the subject neighborhood continues to be strong. The connectivity and location of Southpointe provide accessibility to I-4, the Turnpike and the Beltway System, and offers ample supply of services for office operations and meeting the needs for amenities to user employees.

The two buildings within Southpointe are one-story tilt-up, concrete block exterior walls and a flat built-up roof. The building fronting on Michigan Street has storefronts along the front elevation with the rear elevation accommodating personnel doors and overhead doors at grade. The rear building also has storefront finishes along the east elevation with the rear elevation accommodating both personnel doors and overhead doors at dock level and a truck court of 103'.

## Southpointe Buildings

345 West Michigan – faces West Michigan Street containing approximately 20,000 leasable square feet, multi-tenant, with storefront and rear elevations at grade.

379 West Michigan – rear building containing approximately 17,800 leasable square feet, multi-tenant, with storefronts at grade and dock-high rear elevations.



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