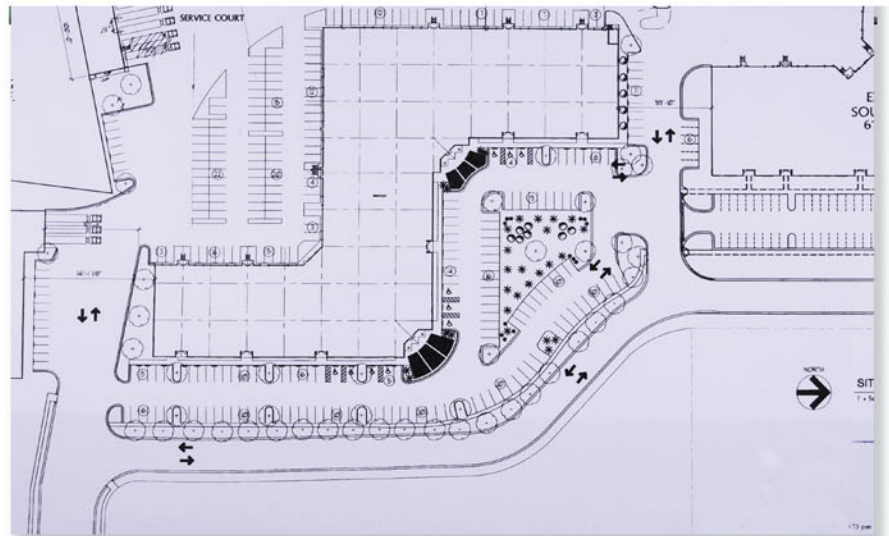


Southgate Phase V

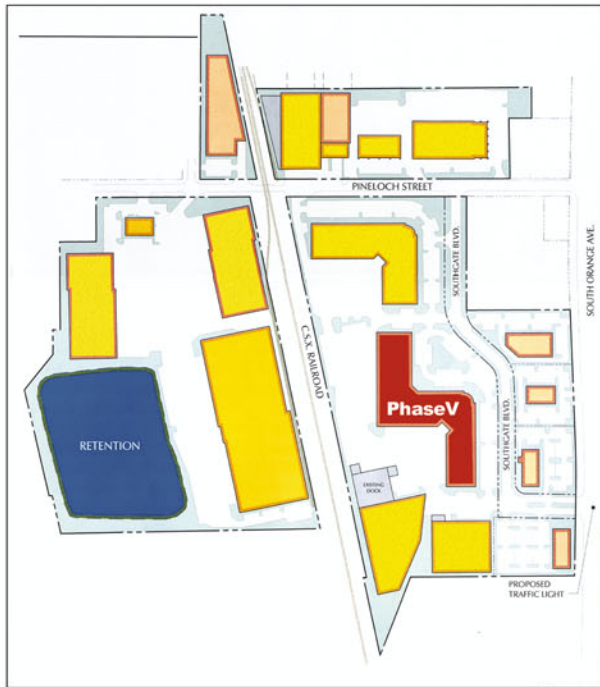
- 85,000 square feet
- Typical Bay Size: 4,800 square feet (40' x 120')
- 40' x 40' Column Spacing
- Bays designed to accommodate 2 dock-high, rear-load doors and 1 personnel door with storefront entrance at grade
- 22' clear ceiling height
- 120/240, three phase
- Built-up roof system, light concrete deck
- Fully sprinklered
- 4.5:1000 parking



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The conceptual floor plan is shown for illustration purposes only and is subject to change without notice.



Southgate is a mixed-use development that includes Class A office space, light industrial, bulk warehouse space, and retail. The connectivity and location of Southgate provides accessibility to I-4, the Turnpike and the Beltway System, and 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, economic alternative to the downtown office user while accommodating light industrial and warehouse users.

