

SOUTHGATE



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SOUTHGATE, a planned re-development of 50+ acres of the former Bluebird Citrus Processing Plant in South Orlando, located within minutes of I-4, the Orlando CBD and the International Airport. This site, since the 1940's, has been perceived by the community as the focal point for employment and commerce. The Bluebird Citrus Processing Plant was one of Orlando's largest employer and landmark prior to Disney. Today, this site remains the focal point for employment and commerce by the jobs, the improvements and the tax base generated by the Southgate project.

SOUTHGATE is the only mixed-use business park along the South Orange Avenue corridor within its submarket. The leasing and marketing efforts at Southgate have proven to be a viable, economic alternative to the downtown office user while accommodating light industrial, distribution and bulk warehouse users. All buildings are tilt-wall, investment grade construction and have enjoyed pre-leasing activity. All building lots benefit from off-site retention, road frontage, utilities and landscaped areas. The retail component of Southgate is the next development focus. The connectivity and location of Southgate 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.

Existing Buildings

33 West Pinesloch Avenue	Single story, 32,300 square foot distribution center for DHL Express.
55 West Pinesloch Avenue	Single story, 11,500 square foot office for Otis Elevator.
100 West Pinesloch Avenue	Single story, 35,000 square foot occupied storage facility.
102 West Pinesloch Avenue	Single story, 61,700 square foot office/showroom, grade level front, dock-high rear multi-tenant facility.
103 West Pinesloch Avenue	47,200 square foot public warehouse facility, owner occupied.
3090 Caruso Court	Front-load, dock high, 57,600 square foot warehouse design accommodating business offices for ORHS.
3093 Caruso Court	Front-load, dock high, 57,700 square foot warehouse facility accommodating The Orlando Sentinel and Castle North.
3131 Caruso Court	Front-load, dock high, rail access, 144,000 square foot bulk warehouse facility, owner occupied.
3160 Southgate Commerce Boulevard	Single story, 85.600 squarefoot office/showroom, grade level front, dock-high rear, multi-tenant facility.
S. Orange Ave. Outparcels	O'Boys BBQ Restaurant, Am South Bank retail facilities.

Future development

12,000 square feet retail componets, two remaining fronting South Orange Avenue.

PMC PINELOCH
MANAGEMENT
CORPORATION

website: www.pineloch.com

Post Office Box 568367
Orlando, Florida 32856-8367
Contact: Mary Hurley
407-859-3550
mary@pineloch.com

