

Class A Industrial Building Located in Central Florida

FOR LEASE

±47,172 - 115,694 SF

BUILDING 100 NOW AVAILABLE

1.395 MSF | SEVEN BUILDINGS TRAILER PARKING + OUTSIDE STORAGE



PROPERTY OVERVIEW

Central Florida's Newest Distribution Logistics Park. Gateway Logistics at 429 is a state-of-the-art Class-A logistics park located off of SR-429 in Kissimmee, Florida, within minutes of the intersection of I-4 and SR-429. The facility is designed for a host of users in a business park setting, with a 30-minute drive to Downtown Orlando. Situated between Tampa and Orlando, this prime location offers easy access to both cities. Additionally, the property is conveniently located near

the region's renowned theme parks and hospitality industry, which is one of the largest in the world. This vital access is crucial for businesses looking to tap into the thriving tourism and service sectors of both Tampa and Orlando. Our 1.395 MSF project consists of seven rear and cross-dock buildings, complete with trailer parking and outside storage. With Gateway Logistics at 429 we're excited to exceed your expectations.

DEVELOPED BY



**CLARION
PARTNERS**

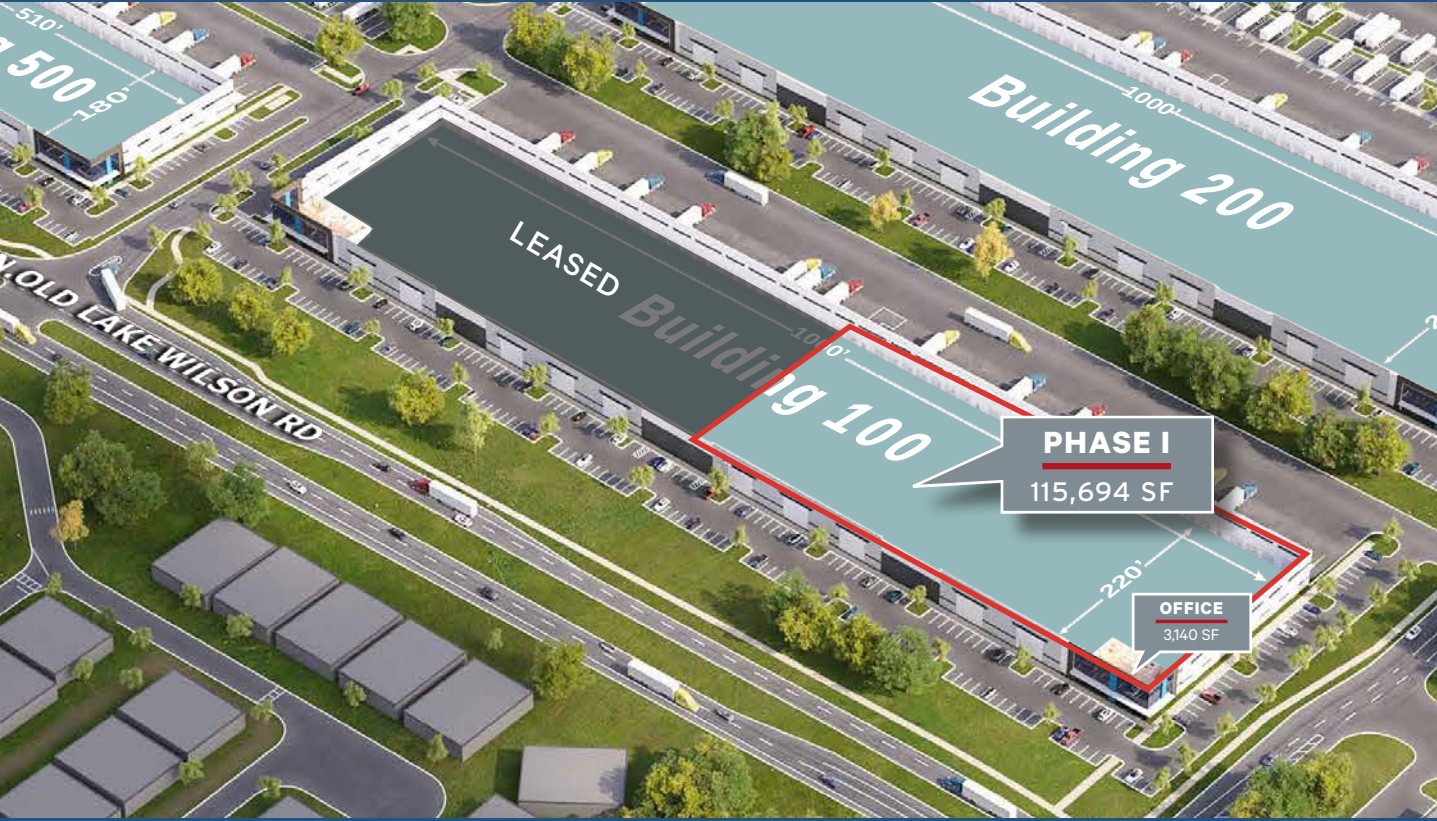
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CBRE

BUILDING 100

GATEWAY LOGISTICS @ 429 | 2

PHASE I NOW AVAILABLE



KEY HIGHLIGHTS



BUILDING 100
UP TO 115,694 SF



BUILDING DIMENSIONS
1000' X 220'



COLUMN SPACING
54' X 60'



TRUCK COURT 130'



AUTO PARKING ±128



SPEED BAY 60'



CLEAR HEIGHT 32'



DOCK DOORS ±35



RAMPS
RAMP DOORS 1



8 PIT LEVELERS



FIRE SUPPRESSION
ESFR

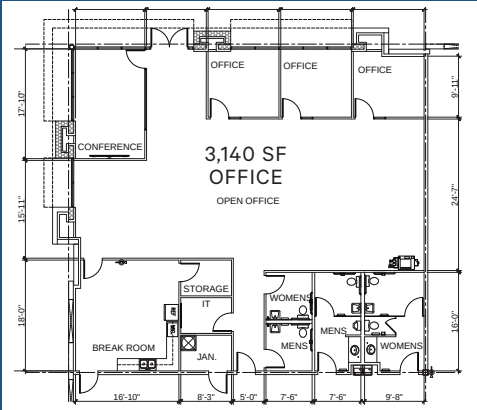


1,200 AMPS 3-PHASE
HEAVY POWER



SPEC OFFICE
3,140 SF

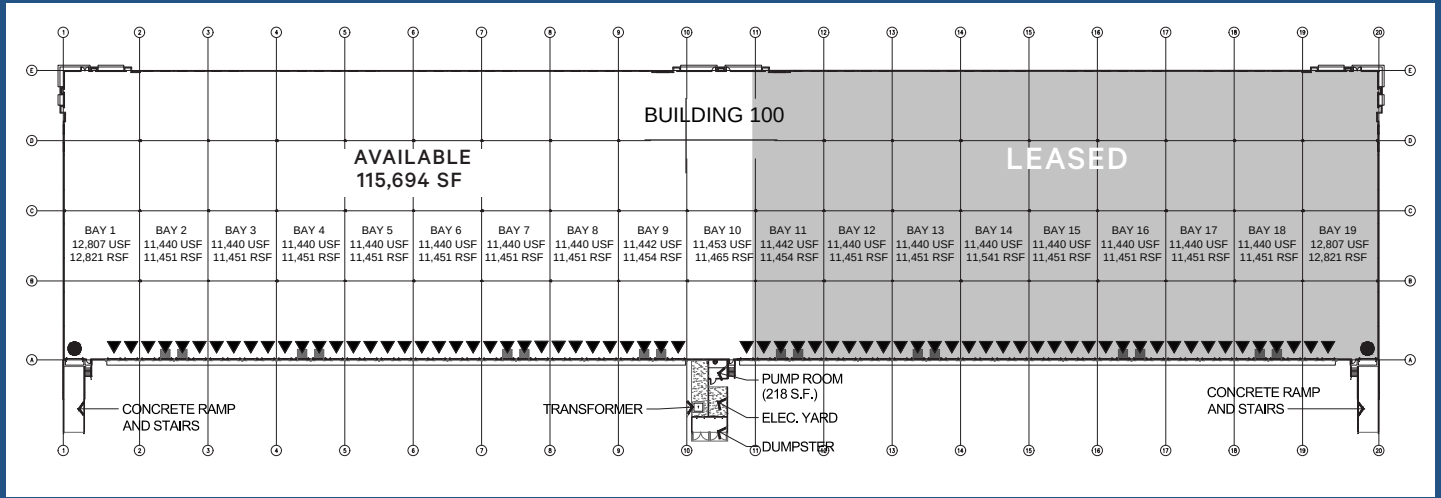
OFFICE FLOOR PLAN

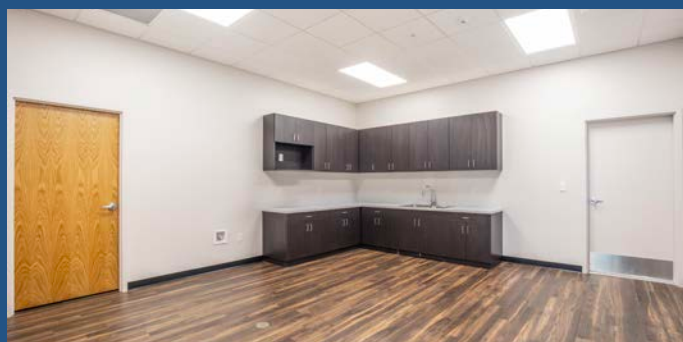


CROSS SECTION



SITE PLAN





SITE PLAN

GATEWAY LOGISTICS @ 429 | 5

1.395 MSF | SEVEN BUILDINGS | TRAILER PARKING + OUTSIDE STORAGE.



BUILDING SPECIFICATIONS

	PHASE I			PHASE II			
	BLD 100	BLD 200	BLD 300	BLD 400	BLD 500	BLD 600	BLD 700
TOTAL SF	220,329	260,000	478,650	132,314	92,613	111,600	102,400
TOTAL AVAILABLE SF	115,694	260,000	478,650	132,314	92,126	111,600	102,400
OFFICE SF	3,140	BTS	BTS	2,596	BTS	BTS	BTS
BUILDING DIMENSIONS	1000' x 220'	1000' x 260'	970' x 480'	600' x 220'	510' x 180'	620' x 180'	640' x 160'
COLUMN SPACING	54' x 60'	54' x 60'	54' x 60'	52' x 53'4"	52' x 60'	54' x 60'	54' x 60'
SPEED BAY	60'	60'	60'	60'	60'	60'	60'
BUILDING DEPTH	220'	260'	480'	220'	180'	180'	160'
CLEAR HEIGHT	32'	36'	40'	32'	32'	32'	32'
DOCK DOORS	±35	±62	±122	±41	±35	±41	±44
RAMPS/RAMP DOORS	1	2	4	2	2	2	2
TRUCK COURT	130'	180'	190'	130'	120'	190' Shared	190' Shared
AUTO PARKING	±128	±266	±283	±174	±125	±156	±169
TRAILER PARKING	-	63	127	66 - Trailer 2.18 AC	86 - Trailer 2.39 AC	Trailer Lot	Trailer Lot
FIRE SUPPRESSION	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
POWER CAPACITY	2,400amp	2,400amp	3,000amp	2,400amp	2,400amp	2,400amp	2,400amp

SUPERIOR LOCATION

GATEWAY LOGISTICS @ 429 | 6

MINUTES TO I-4, SR-429, AND SR 417

At Gateway Logistics at 429 you join an esteemed group of national brands taking full advantage of this ideal location. With proximity to highways and toll-roads, as well as being strategically located near Orlando, Lakeland, and Tampa,

this project is ideal for regional, statewide, and southeast distribution. Gateway Logistics at 429 is within 100 miles of population base of 9.5 million and within an eight hour drive of over 45 million customers.



WHY CENTRAL FLORIDA



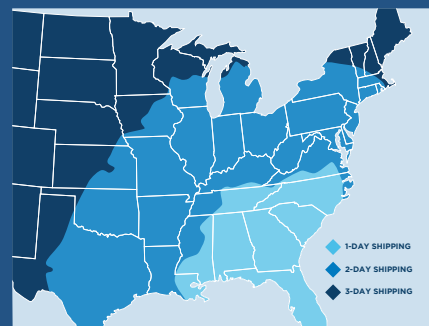
ALL EYES ARE ON THE SUNSHINE STATE.

Investor interest is anticipated to remain high for Orlando where there are strong economic fundamentals, such as population, job growth, low unemployment, robust population in-migration, a thriving tourism industry. + 300,000 people move to Florida every year.

+ 10 mile population base of 766,996 / Unemployment rate of 2.5% (MSA)

+ World-class Orlando Int'l Airport is undergoing a \$1.1 billion expansion.

+ 500,000 higher education students within a 100-mile radius, providing a talent pipeline for companies in the region. This includes UCF, the nation's 2nd largest university.



1-DAY
SHIPPING TO
65M
CONSUMERS

2-DAY
SHIPPING TO
230M
CONSUMERS



ADVANTAGES

LOCATION

Convenient to all of Central Florida, with connectivity to all major roadways servicing the state and southeast USA.

MARKET

The Orlando MSA is experiencing strong population growth, with an ever growing need for distribution space.

DESIGN/BUILD

With a host of users in mind, Gateway Logistics at 429 was designed with a strong emphasis on functional utility.

GATEWAY LOGISTICS

@429

VIDEO LINK



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