



UNIVERSITY CROSSING
AT WINTER PARK

43-ACRE IN-FILL DEVELOPMENT SITE

506,834+ SF CLASS A DEVELOPMENT

3825 NORTH FORSYTH ROAD | WINTER PARK, FL 32792

REDEVELOPMENT UNDERWAY
Q4 2023 DELIVERY



Abundant auto
parking for heavy
employee counts and
multi-shift operations



Less than 15 minutes
to University of
Central Florida with
Florida's largest enrollment
of 72,000 students



17,800
Average Annual
Daily Traffic



Access to SR 417
within 7 minutes and
I-4 within 17 minutes



Centered in dense
population base for
workforce and last-
mile distribution

Located within the fast growing NE Orange industrial submarket, **UNIVERSITY CROSSING AT WINTER PARK** offers an unprecedented opportunity to be located within minutes of multiple highway systems, Orlando International Airport, Orlando Executive Airport, University of Central Florida, Rollins College, Full Sail University, Baldwin Park and downtown Orlando. The abundant labor pool, access to public transportation, population density and numerous area restaurants and big box retailers make this an ideal location for any industrial user.



LBA Logistics



SPECIFICATIONS

BUILDING 1 108,000 SF

Clear Height: 36'
Doors: 29 docks; 2 ramps
Building Depth: 200'
Loading: Rear
Parking Ratio: 1.90/1,000 SF
Truck Court: 180', shared
Year Built: Proposed

BUILDING 2 138,580 SF

Clear Height: 36'
Doors: 29 docks; 2 ramps
Building Depth: 260'
Loading: Rear
Parking Ratio: 1.45/1,000 SF
Truck Court: 180', shared
Year Built: Proposed

BUILDING 3 123,381 SF

Clear Height: 36'
Doors: 40 docks; 2 ramps
Building Depth: 180'
Loading: Rear
Parking Ratio: 0.96/1,000 SF
Trailer parking: 24 spaces
Truck Court: 180', shared
Year Built: Proposed

OVERALL 506,837 SF TOTAL

Site Size: 43.43 acres
Zoning: I-2/I-3/I-4, Orange County
Use: Industrial Distribution Center
Frontage: 730' on Forsyth Road
Delivery: Q4 2023

BUILDING 4 136,873 SF

Clear Height: 36'
Doors: 40 docks; 2 ramps
Building Depth: 200'
Loading: Rear
Parking Ratio: 0.85/1,000 SF
Truck Court: 180', shared
Year Built: Proposed



 **UNIVERSITY CROSSING**
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LBALogistics 

 **JLL**

PROXIMITY & POPULATION

240 MIN. DRIVE TIME

Total Population: 19,957,421
Households: 7,860,120
Total Labor Force: 8,428,299

120 MIN. DRIVE TIME

Total Population: 8,021,415
Households: 3,121,822
Total Labor Force: 3,188,073

60 MIN. DRIVE TIME

Total Population: 3,226,379
Households: 1,209,200
Total Labor Force: 1,390,773



UNIVERSITY CROSSING AT WINTER PARK offers a location advantage unlike no other. A convenient 60 minute drive provides numerous points of entry to Central Florida's robust highway system, delivering unprecedented access to Florida's vibrant and diverse population within four hours.



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LOCAL AREA HIGHLIGHTS



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