

43-ACRE IN-FILL DEVELOPMENT SITE 506,834+ SF CLASS A DEVELOPMENT

3825 NORTH FORSYTH ROAD | WINTER PARK, FL 32792





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 lastmile 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.



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

OVERALL

506,837 SF TOTAL Site Size: 43.43 acres

Zoning: I-2/I-3/I-4, Orange County
Use: Industrial Distributon 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





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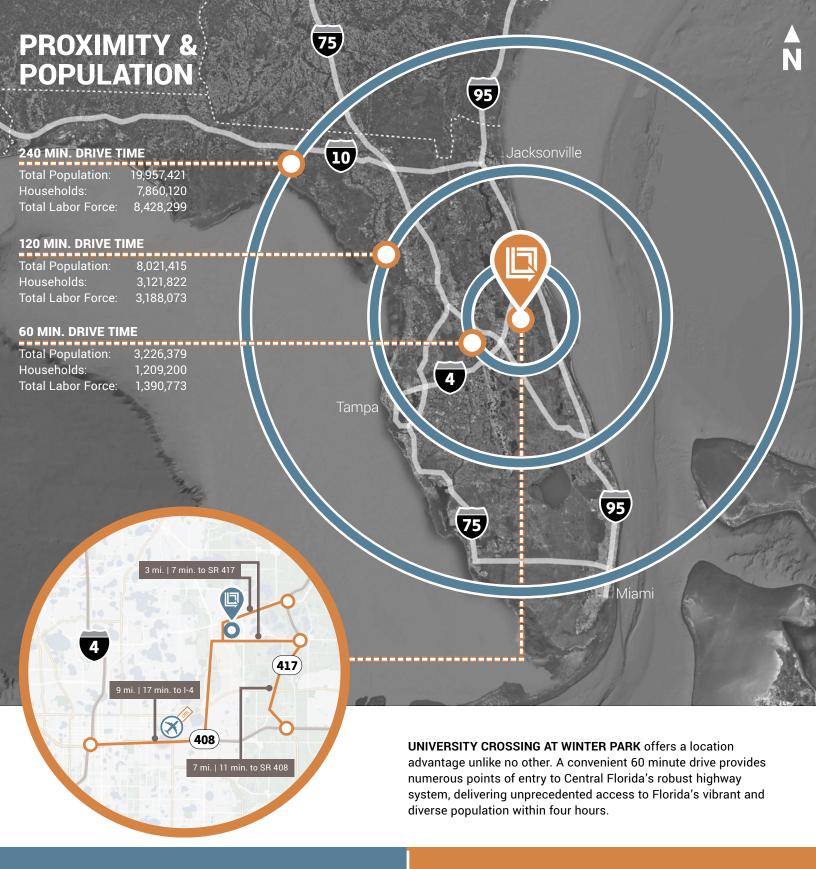
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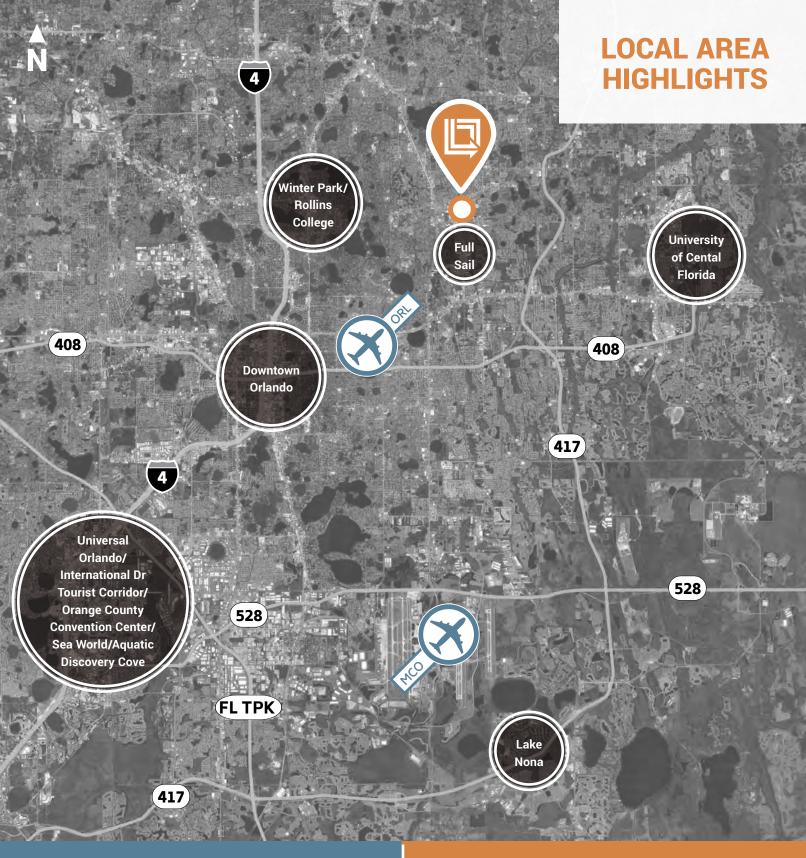
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