



UNIVERSITY CROSSING
AT WINTER PARK

43-ACRE IN-FILL DEVELOPMENT SITE

506,834+ SF CLASS A DEVELOPMENT

3785 NORTH FORSYTH ROAD | WINTER PARK, FL 32792

READY FOR OCCUPANCY



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 100 108,000 SF

3785 N Forsyth Rd

Available: 108,000 SF
Office: 2,678 SF
Clear Height: 36'
Doors: 29 docks; 2 ramps
Building Depth: 200'
Loading: Rear
Parking Ratio: 1.90/1,000 SF

OVERALL 506,834 SF TOTAL

Truck Courts: 180', shared
Site Size: 43.43 acres
Zoning: I-2/I-3/I-4, Orange County
Use: Industrial Distribution Center
Frontage: 730' on Forsyth Road
Delivery: Ready for Occupancy

BUILDING 200 138,580 SF

3795 N Forsyth Rd

Available: 138,580 SF
Office: 2,884 SF
Clear Height: 36'
Doors: 29 docks; 2 ramps
Building Depth: 260'
Loading: Rear
Parking Ratio: 1.45/1,000 SF

BUILDING 400 136,873 SF

3805 N Forsyth Rd

Available: 91,052 SF
Office: 2,710 SF
Clear Height: 36'
Doors: 40 docks; 2 ramps
Building Depth: 200'
Loading: Rear
Parking Ratio: 0.85/1,000 SF



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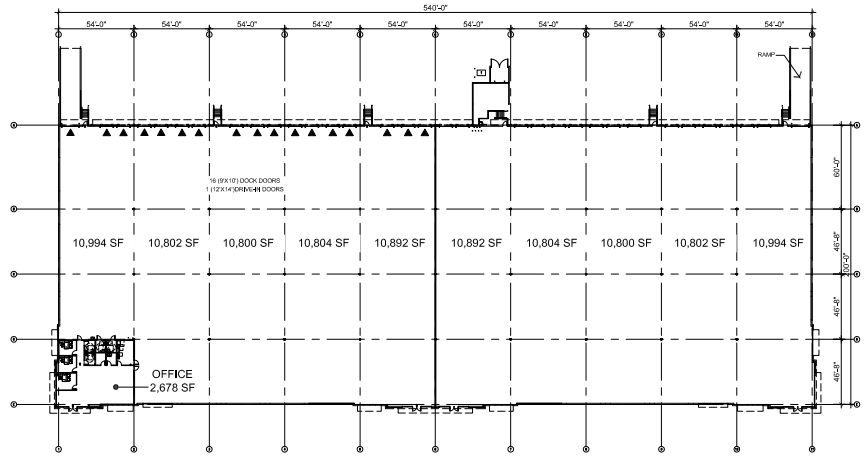
LBA Logistics



LEASING PLANS

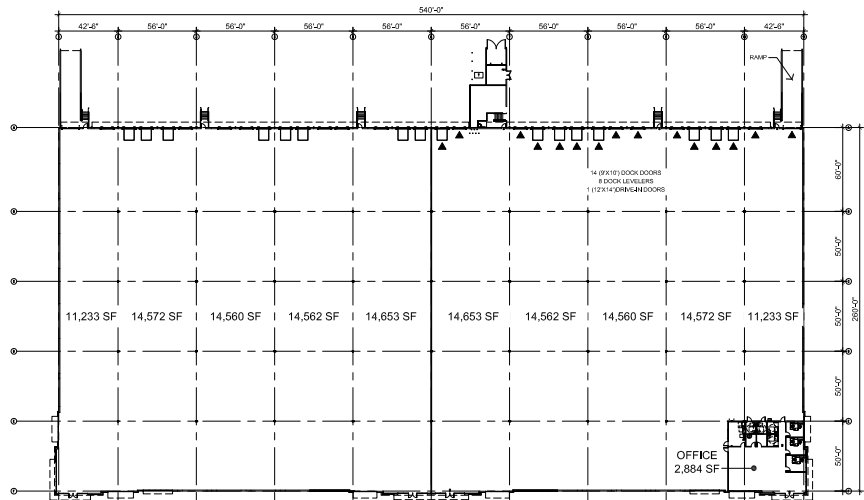
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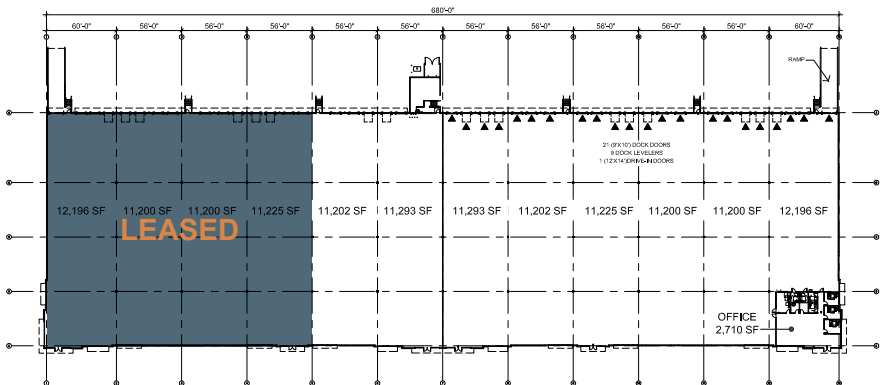
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PROXIMITY & POPULATION

240 MIN. DRIVE TIME

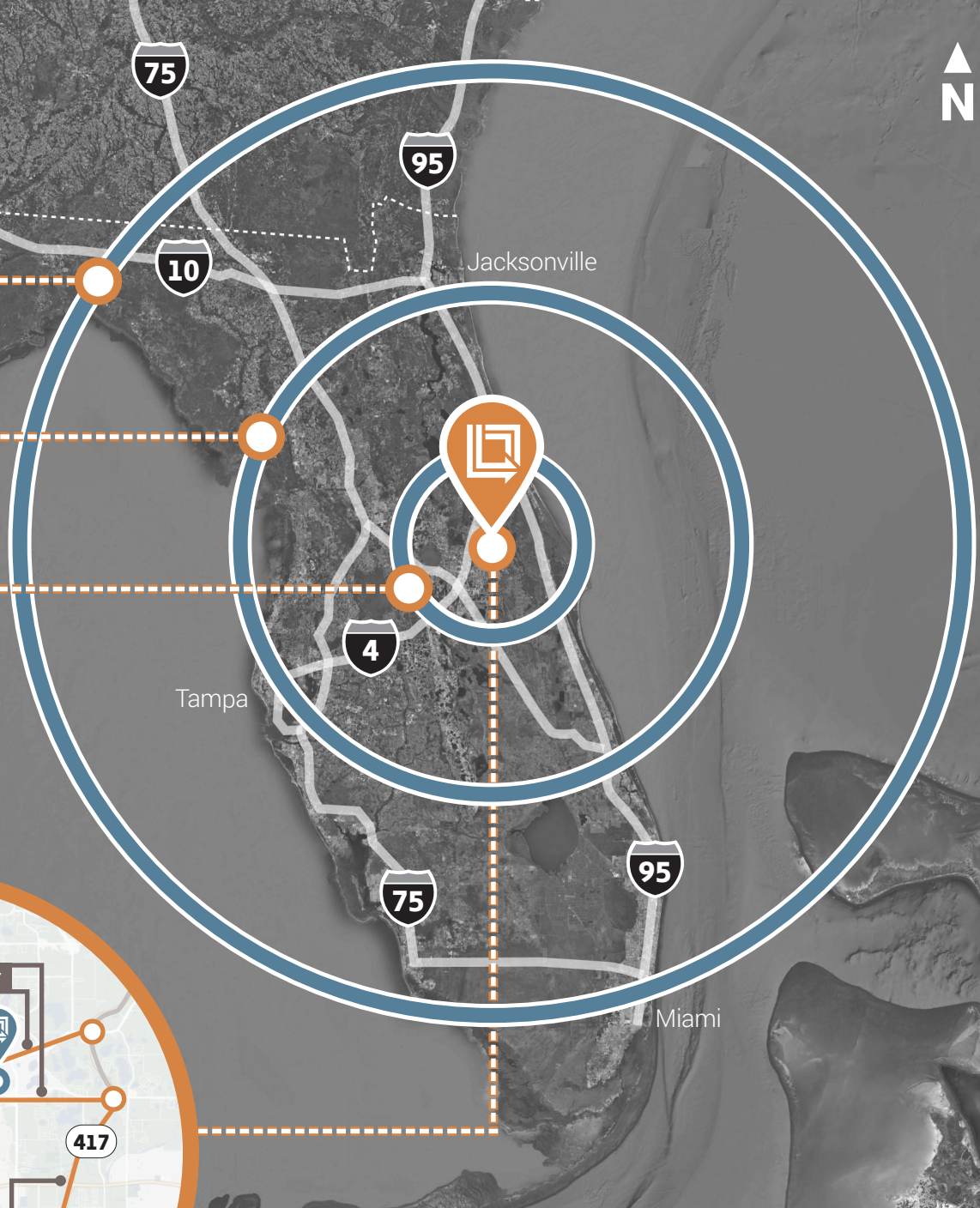
Total Population: 19,957,421
Households: 7,860,120
Total Labor Force: 8,428,299

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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