UNIVERSITY CROSSING
AT WINTER PARK

506,834+ SF CLASS A DEVELOPMENT

UP TO 248,744+ SF AVAILABLE

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.

LBALogistics

JLL

SPECIFICATIONS

BUILDING 100
108,000 SF
3785 N Forsyth Rd

Available:	53,708 SF
Office:	2,678 SF
Clear Height:	36′
Doors:	16 docks; 1 ramp
Building Depth:	200′
Loading:	Rear
Parking Ratio:	1.90/1,000 SF

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

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 Distributon Center
Frontage:	730′ on Forsyth Road
Delivery:	**Ready for Occupancy**

BUILDING 400
136,873 SF
3805 N Forsyth Rd

Available:	56,456 SF
Office:	2,656 SF
Clear Height:	36′
Doors:	16 docks
Building Depth:	200′
Loading:	Rear
Parking Ratio:	0.85/1,000 SF



UNIVERSITY CROSSING
AT WINTER PARK

3785 NORTH FORSYTH ROAD, WINTER PARK, FL 32792

BOBBY ISOLA SIOR, CCIM
+1 407 930 1804
bobby.isola@jll.com

MATT SULLIVAN SIOR, CCIM
+1 407 930 1802
matt.sullivan@jll.com

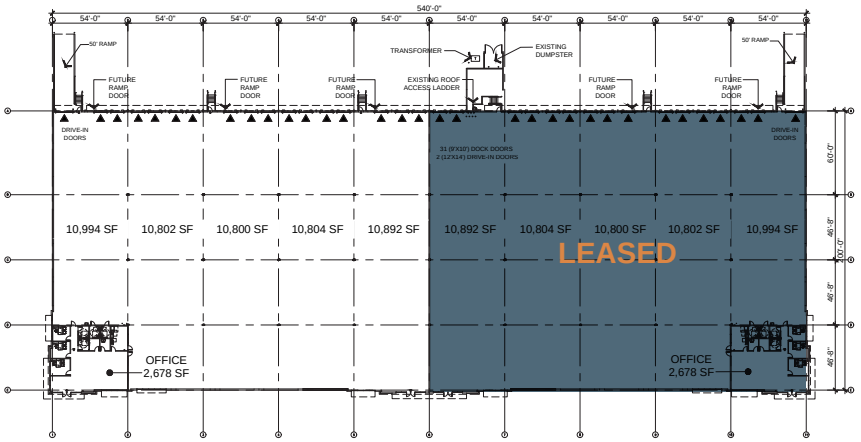
CAMERON MONTGOMERY
+1 407 473 4906
cameron.montgomery@jll.com

LBALogistics | JLL

LEASING PLANS

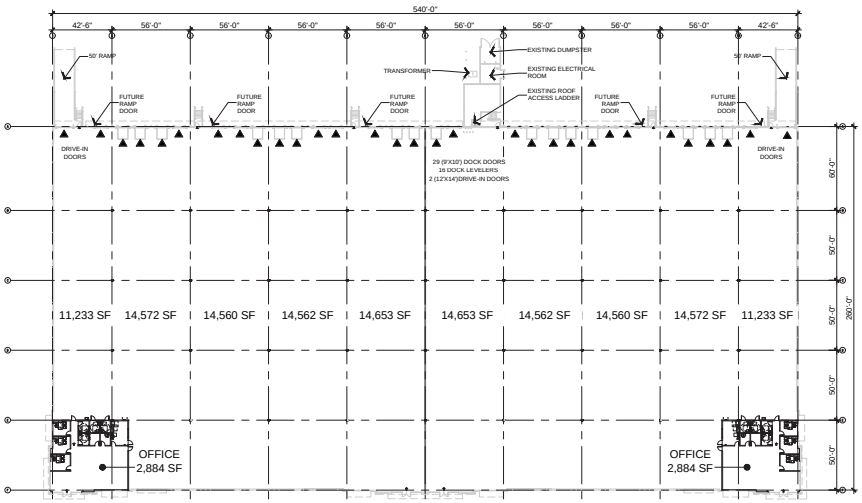
BUILDING 100 - 108,000 SF

Available:	53,708 SF
Divisible to:	21,696 SF
Office:	2,678 SF
Clear Height:	36’
Doors:	16 docks; 1 ramp
Building Depth:	200’
Loading:	Rear
Parking Ratio:	1.90/1,000 SF



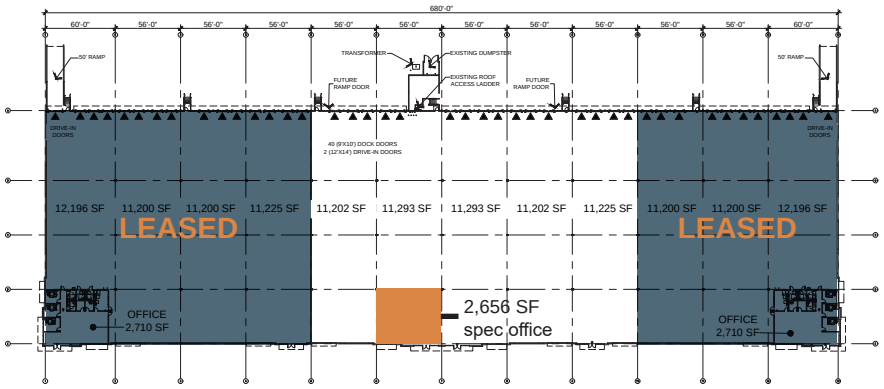
BUILDING 200 - 138,580 SF

Available:	138,580 SF
Divisible to:	40,365 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

Available:	56,456 SF
Divisible to:	22,495 SF
Office:	2,656 SF
Clear Height:	36’
Doors:	16 docks
Building Depth:	200’
Loading:	Rear
Parking Ratio:	0.85/1,000 SF



UNIVERSITY CROSSING
AT WINTER PARK

3785 NORTH FORSYTH ROAD, WINTER PARK, FL 32792

BOBBY ISOLA SIOR, CCIM
+1 407 930 1804
bobby.isola@jll.com

MATT SULLIVAN SIOR, CCIM
+1 407 930 1802
matt.sullivan@jll.com

CAMERON MONTGOMERY
+1 407 473 4906
cameron.montgomery@jll.com

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.

UNIVERSITY CROSSING
AT WINTER PARK

3785 NORTH FORSYTH ROAD, WINTER PARK, FL 32792

BOBBY ISOLA SIOR, CCIM
+1 407 930 1804
bobby.isola@jll.com

MATT SULLIVAN SIOR, CCIM
+1 407 930 1802
matt.sullivan@jll.com

CAMERON MONTGOMERY
+1 407 473 4906
cameron.montgomery@jll.com

LBALogistics | JLL

LOCAL AREA HIGHLIGHTS



UNIVERSITY CROSSING
AT WINTER PARK

3785 NORTH FORSYTH ROAD, WINTER PARK, FL 32792

BOBBY ISOLA SIOR, CCIM
+1 407 930 1804
bobby.isola@jll.com

MATT SULLIVAN SIOR, CCIM
+1 407 930 1802
matt.sullivan@jll.com

CAMERON MONTGOMERY
+1 407 473 4906
cameron.montgomery@jll.com

LBALogistics | JLL









UNIVERSITY CROSSING
AT WINTER PARK

BOBBY ISOLA SIOR, CCIM
Executive Managing Director
+1 407 930 1804
bobby.isola@jll.com

MATT SULLIVAN SIOR, CCIM
Executive Managing Director
+1 407 930 1802
matt.sullivan@jll.com

CAMERON MONTGOMERY
Executive Vice President
+1 407 473 4906
cameron.montgomery@jll.com

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle. All rights reserved.

LBALogistics | JLL