

Exclusive Class A Industrial Center Coming to Winter Garden



citrus
COMMERCE CENTER

THREE PREMIUM BUILDINGS
12,000 – 80,000 SF

McCRANEY
PROPERTY COMPANY



Property Overview

Citrus Commerce Center is a dedicated joint venture with McCraney Property Company and the Roper Family. This modern new build will be the only Class A Industrial opportunity in the region.

With easy access to SR 429 and Florida's Turnpike, Citrus Commerce Center is surrounded by plentiful workforce opportunities and intermodal transportation.

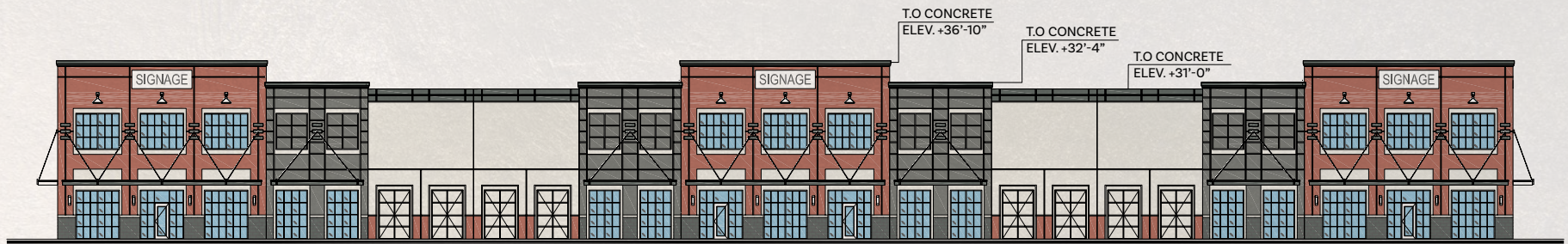
Each building is conveniently divisible, ensuring it is the right fit for any tenant ready to plant roots in Winter Garden.

	BUILDING 100	BUILDING 200	BUILDING 300
BUILDING SIZE	36,618 SF	70,240 SF	80,896 SF
DIVISIBLE (2 BAYS)	12,003 SF	13,567 SF	15,600 SF
CLEAR HEIGHT	24'	24'	32'
DOCK DOORS	18	30	31
DRIVE-IN DOORS	2	4	4
BUILDING DEPTH	120'	130'	150'
COLUMN SPACING	52' x 60' typ	52' x 35' typ	52' x 45' typ
FIRE SUPPRESSION	ESFR	ESFR	ESFR
POWER	800 amps	1,600 amps	1,600 amps
LIGHTING	LED	LED	LED
TRUCK COURT	120'	160' shared	160' shared
PARKING SPACES	56	98	99
PARKING RATIO	1.53/1,000	1.40/1,000	1.22/1,000

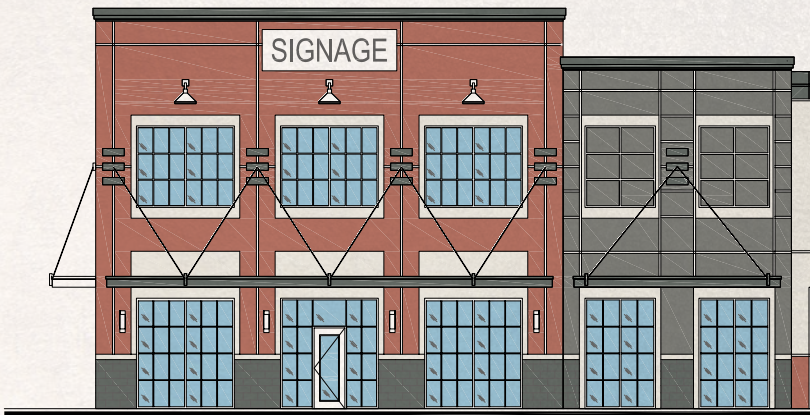


Coming Soon to Winter Garden

AVAILABLE: 12,000 – 80,000 SF



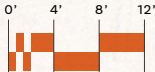
(OVERALL) FRONT ELEVATION



(ENLARGED) SIDE ELEVATION



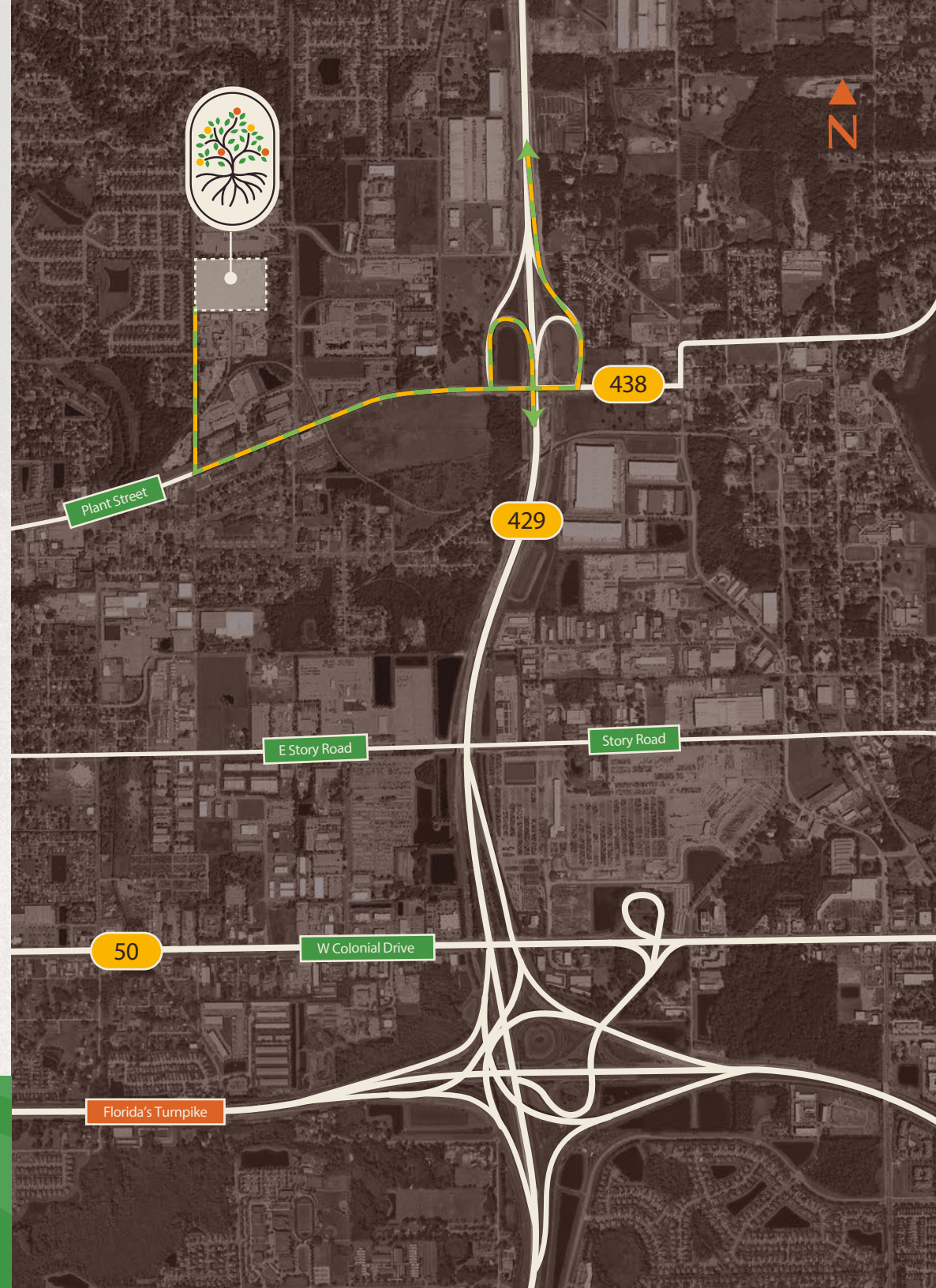
(ENLARGED) FRONT ELEVATION



Site Plan

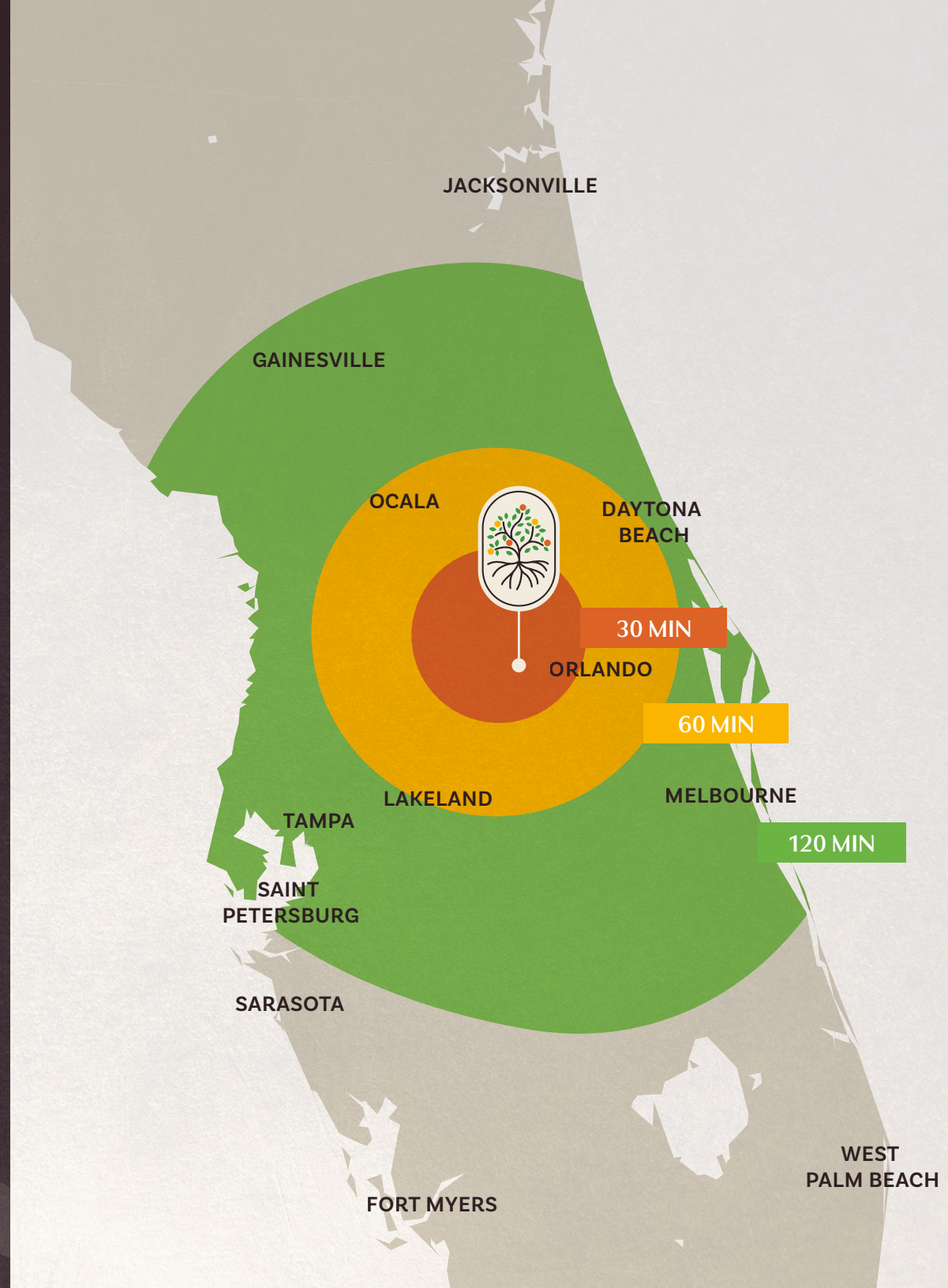


Seamless Access to the Broader Region



Population Overview

	30 MIN	60 MIN	120 MIN
POPULATION	1,544,636	3,875,761	10,344,816
HOUSEHOLDS	581,125	1,468,220	4,167,786
HH INCOME	\$113,585	\$106,512	\$104,657
BUSINESSES	76,010	144,653	390,529
EMPLOYEES	835,792	1,544,407	3,964,918



SR 429
4 MILES

FL TURNPIKE
3 MILES

SR 408
16 MILES

I-4
15 MILES

SR 528
27 MILES

ORLANDO AIRPORT
29 MILES

TAMPA
84 MILES

JACKSONVILLE
154 MILES

MIAMI
240 MILES

ATLANTA, GA
427 MILES



Currently Under Development

WITH HGR CONSTRUCTION

AVAILABLE: 12,000 – 80,000 SF

TAKEN ON 7/22/2025





citrus
COMMERCE CENTER

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