

Exclusive Class A Industrial Center Ready for Occupancy in Winter Garden



citrus
COMMERCE CENTER

THREE PREMIUM BUILDINGS
12,000 – 80,000 SF

McCRANEY
PROPERTY COMPANY



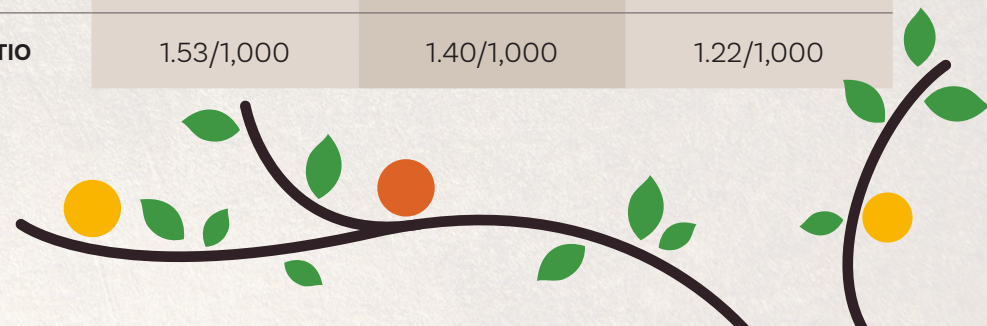
Property Overview

Citrus Commerce Center is a dedicated joint venture development with McCraney Property Company and the Roper Family totaling 187,754 square feet. This modern new build will be one of the most unique Class A Industrial opportunities in the area.

With easy access to State Road 429 and Florida's Turnpike and its prime location near downtown Winter Garden, **Citrus Commerce Center** is surrounded by plentiful workforce opportunities, intermodal transportation and local amenities.

Each building is conveniently divisible, with bay sizes starting at 12,000 square feet, ensuring it is the right fit for any tenant ready to plant roots in Winter Garden.

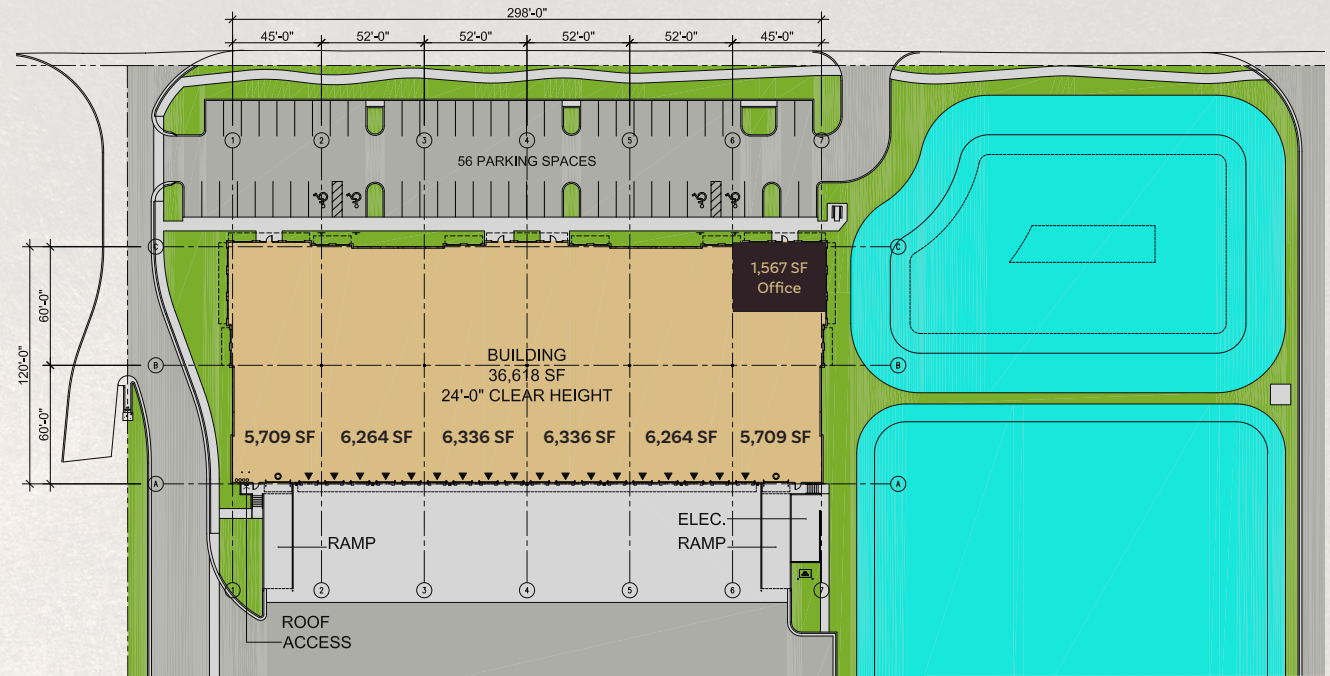
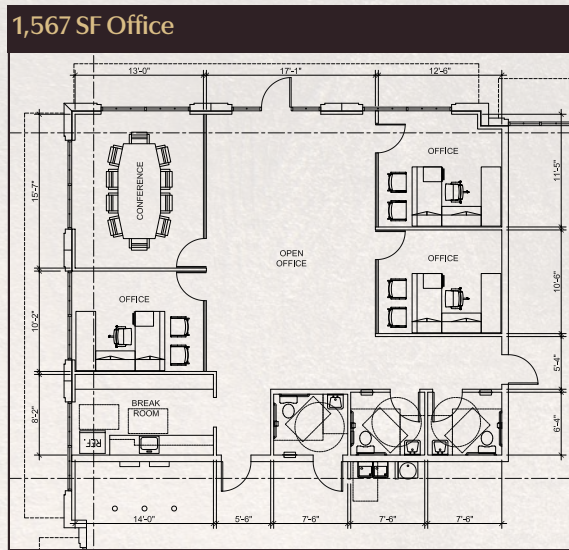
	BUILDING 100	BUILDING 200	BUILDING 300
BUILDING SIZE	36,618 SF	70,240 SF	80,896 SF
DIVISIBLE (2 BAYS)	12,003 SF	13,567 SF	15,600 SF
OFFICE SIZE	1,567 SF	1,188 SF (2)	1,188 SF (2)
CLEAR HEIGHT	24'	24'	32'
DOCK DOORS	18	30	31
DRIVE-IN DOORS	2	4	4
BUILDING DEPTH	120'	130'	150'
COLUMN SPACING	52' x 60' typ	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



Site Plan



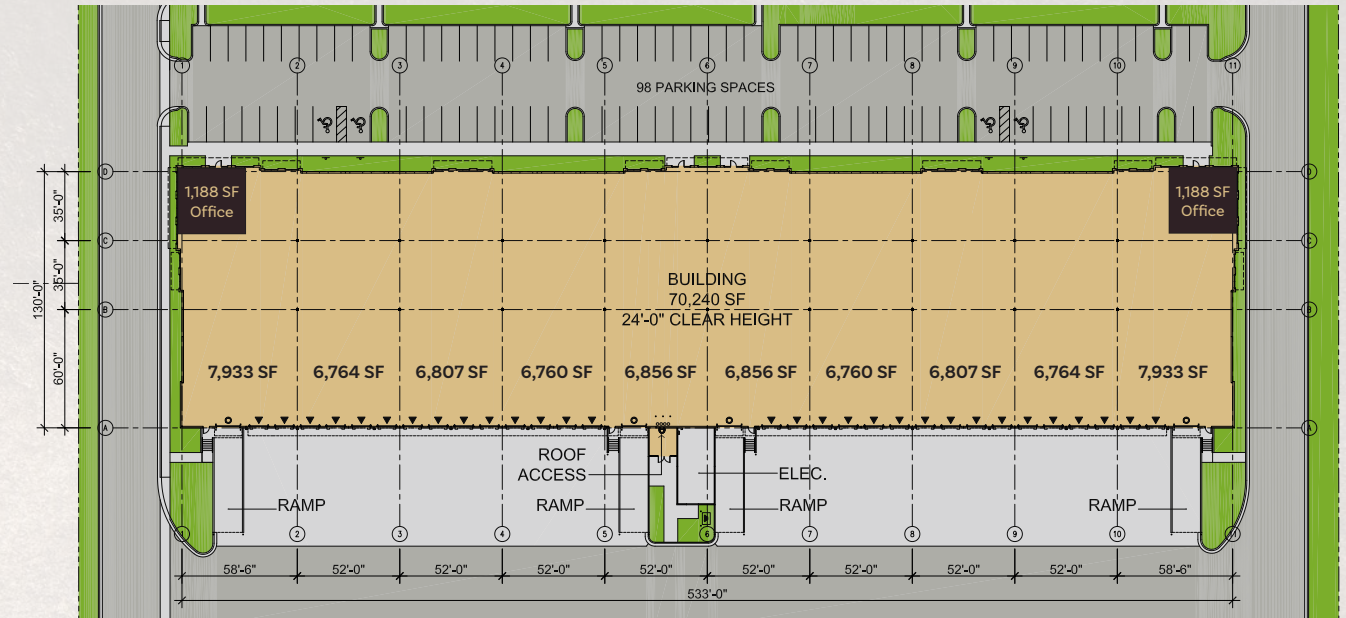
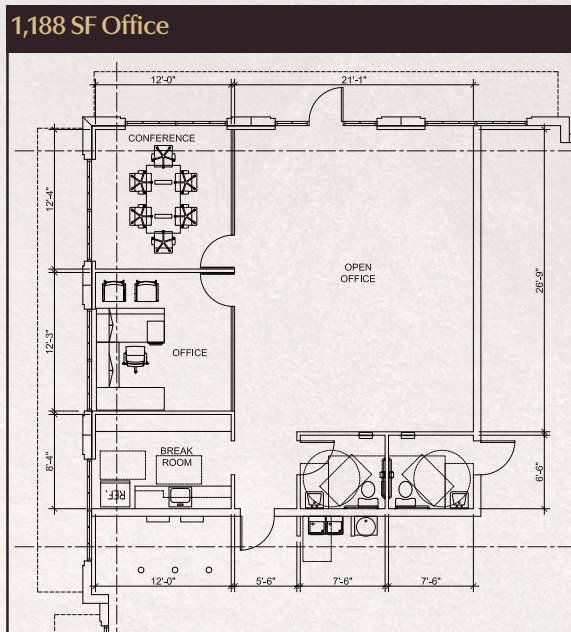
Leasing Plan - Building 100



BUILDING SPECS

BUILDING SIZE	36,618 SF	DRIVE-IN DOORS	2	LIGHTING	LED
DIVISIBLE (2 BAYS)	12,003 SF	BUILDING DEPTH	120'	TRUCK COURT	120'
OFFICE	1,567 SF	COLUMN SPACING	52' x 60' typ	PARKING SPACES	56
CLEAR HEIGHT	24'	FIRE SUPPRESSION	ESFR	PARKING RATIO	1.53/1,000
DOCK DOORS	18	POWER	800 amps		

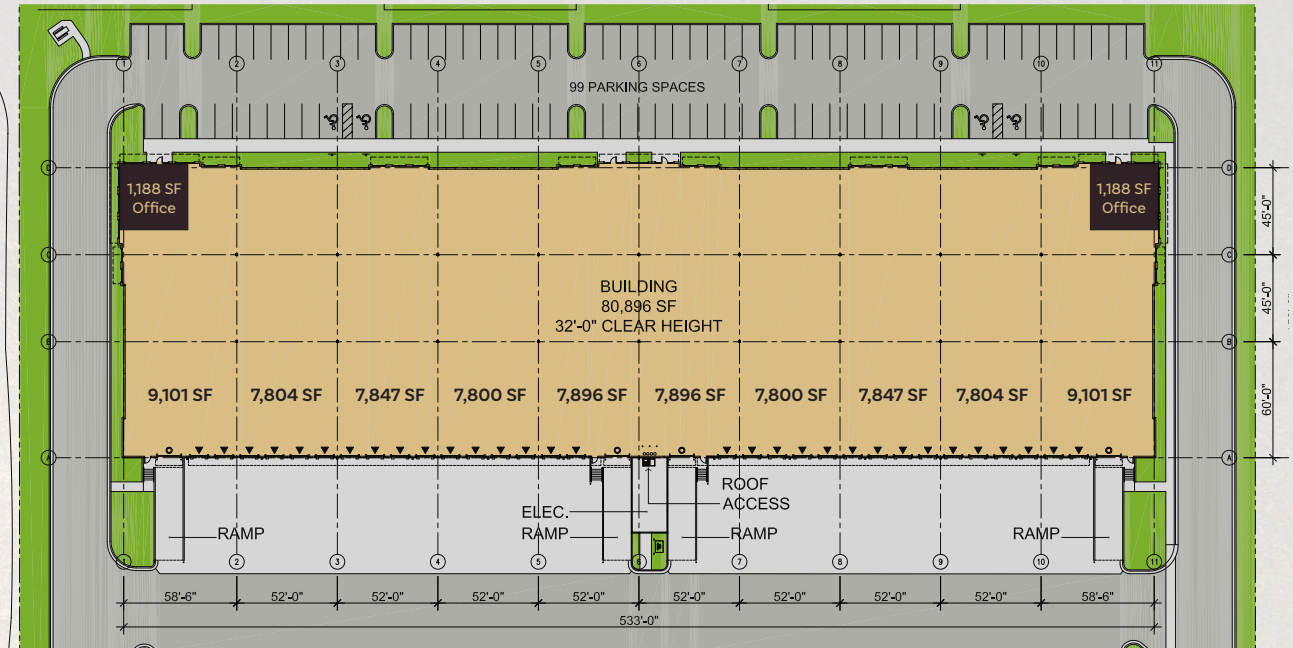
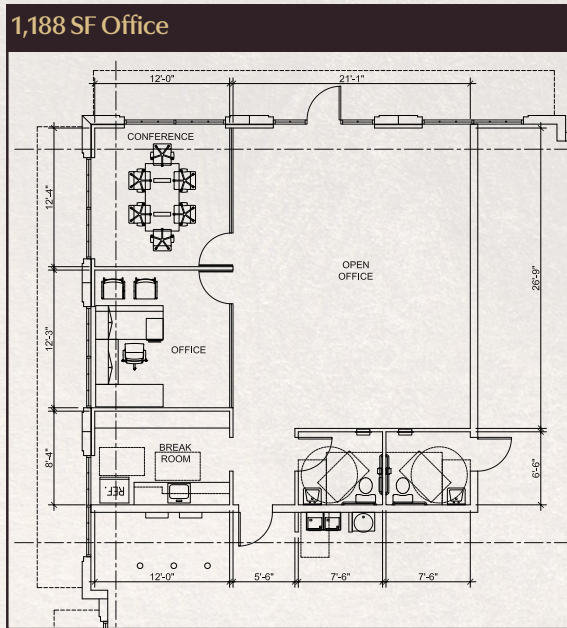
Leasing Plan - Building 200



BUILDING SPECS

BUILDING SIZE	70,240 SF	DRIVE-IN DOORS	4	LIGHTING	LED
DIVISIBLE (2 BAYS)	13,567 SF	BUILDING DEPTH	130'	TRUCK COURT	160' shared
OFFICE	1,188 SF (2)	COLUMN SPACING	52' x 35' typ	PARKING SPACES	98
CLEAR HEIGHT	24'	FIRE SUPPRESSION	ESFR	PARKING RATIO	1.40/1,000
DOCK DOORS	30	POWER	1,600 amps		

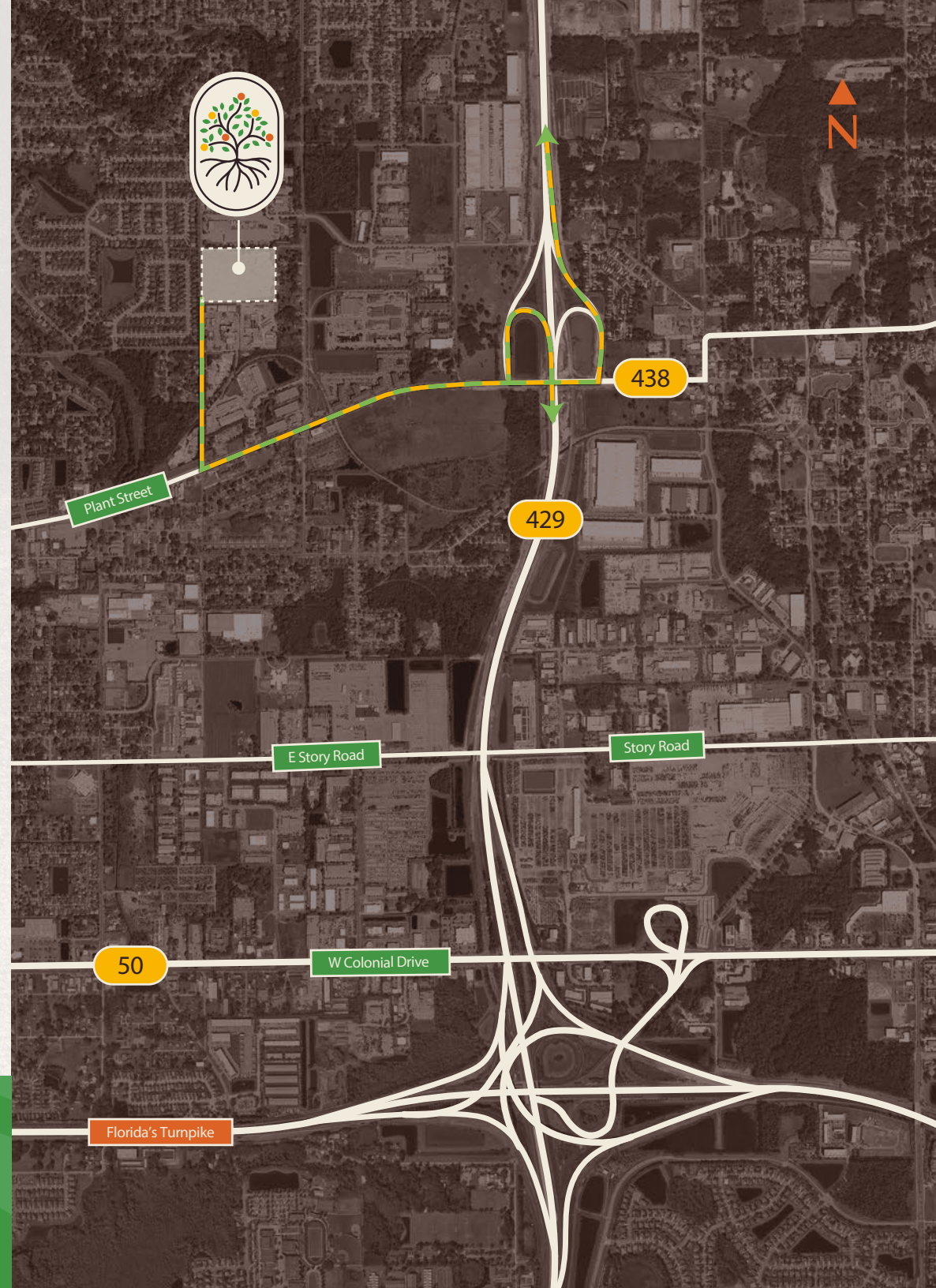
Leasing Plan - Building 300



BUILDING SPECS

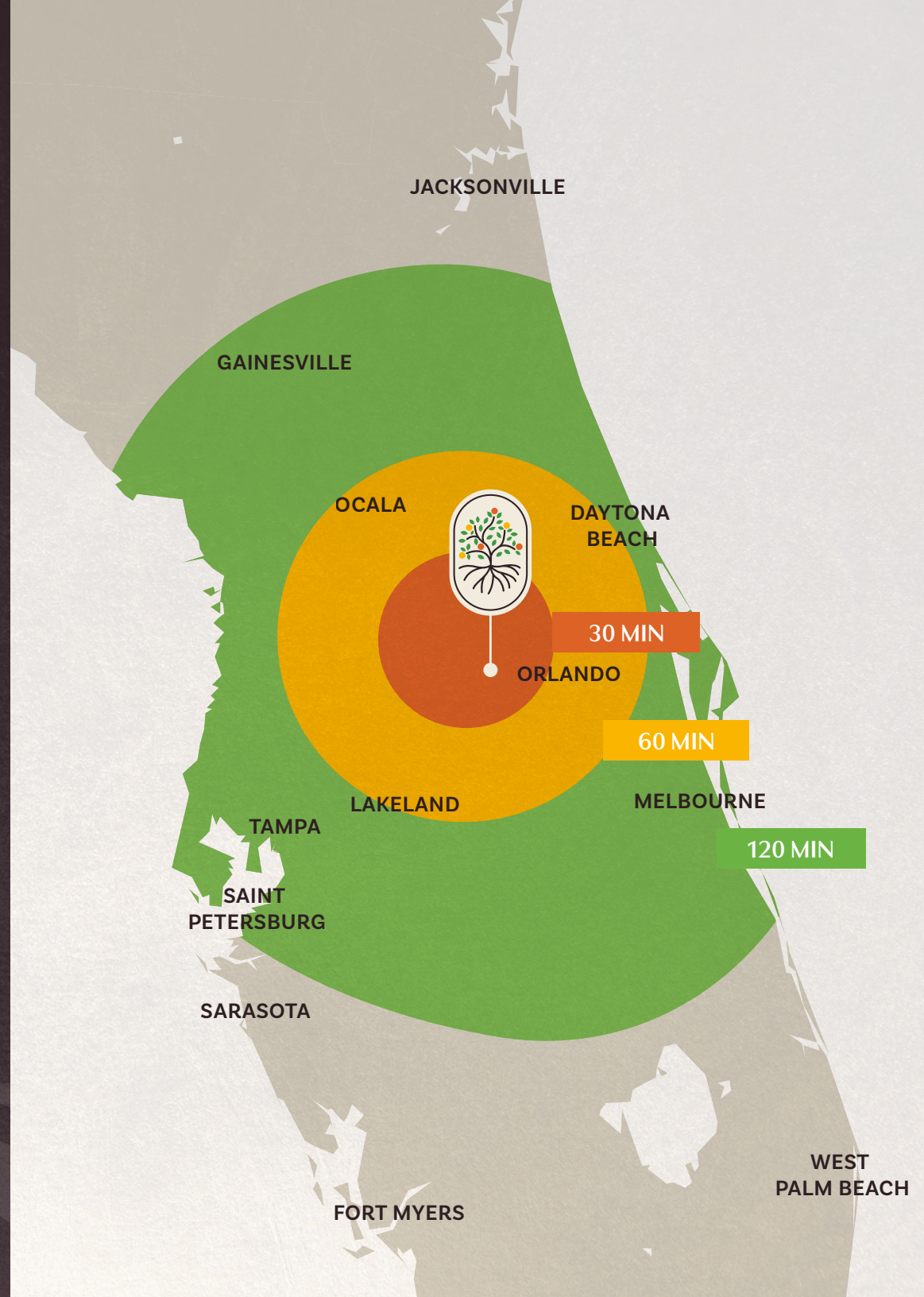
BUILDING SIZE	80,896 SF	DRIVE-IN DOORS	4	LIGHTING	LED
DIVISIBLE (2 BAYS)	15,600 SF	BUILDING DEPTH	150'	TRUCK COURT	160' shared
OFFICE	1,188 SF (2)	COLUMN SPACING	52' x 45' typ	PARKING SPACES	99
CLEAR HEIGHT	32'	FIRE SUPPRESSION	ESFR	PARKING RATIO	1.22/1,000
DOCK DOORS	31	POWER	1,600 amps		

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
1.5 MILES

FL TURNPIKE
4 MILES

SR 408
6 MILES

I-4
14 MILES

SR 528
18 MILES

ORLANDO AIRPORT
24 MILES

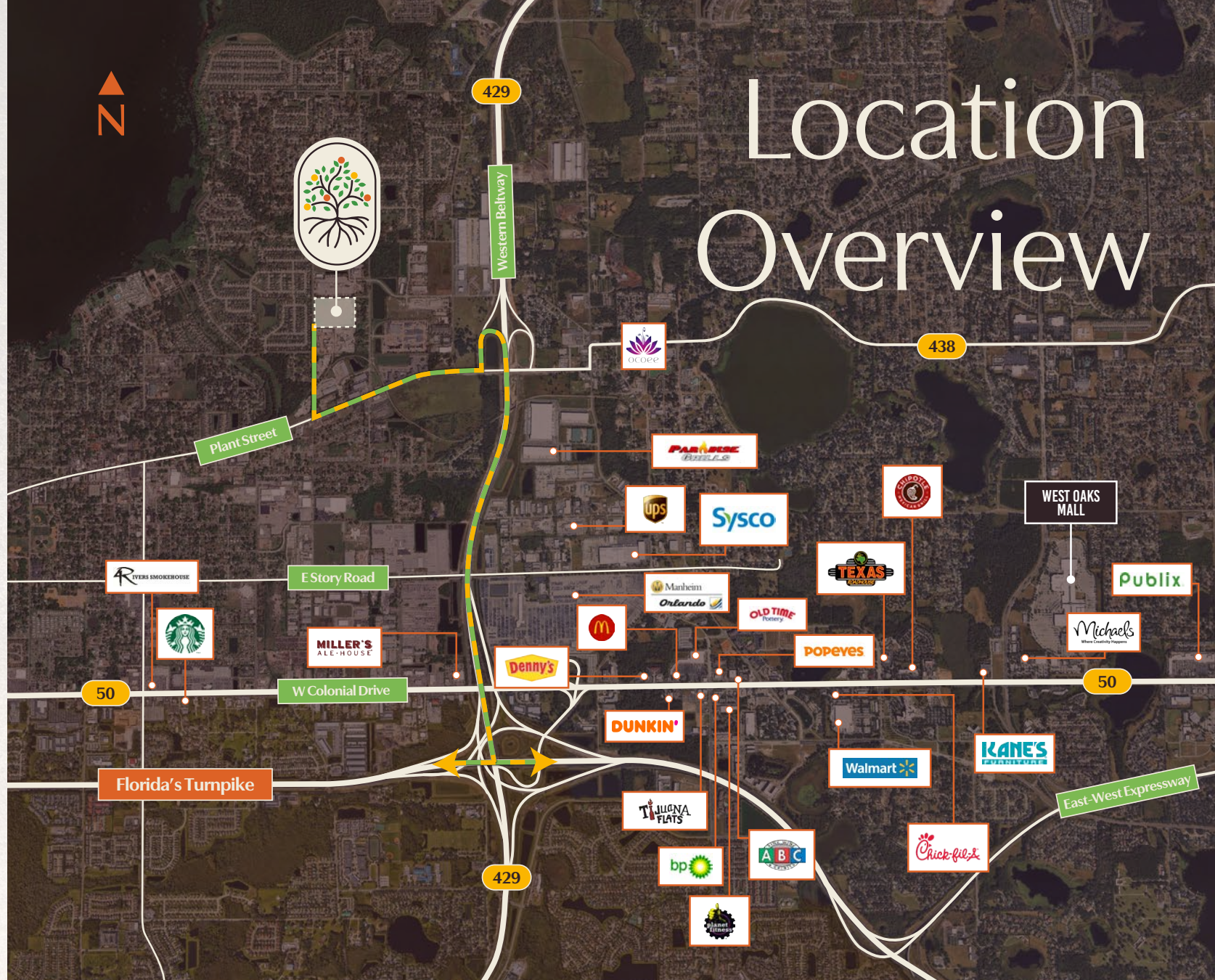
TAMPA
86 MILES

JACKSONVILLE
154 MILES

MIAMI
240 MILES

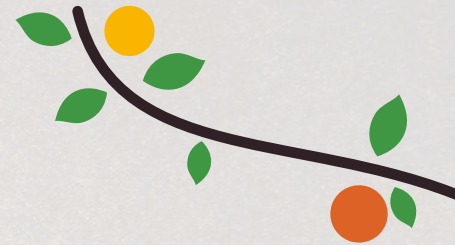
ATLANTA, GA
427 MILES

Location Overview



Project Photos

AVAILABLE: 12,000 – 80,000 SF





citrus

COMMERCE CENTER

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