Exclusive Class A Industrial Center Ready for Occupancy in Winter Garden



citrus
COMMERCE CENTER

THREE PREMIUM BUILDINGS
12,000 – 70,000 SF AVAILABLE

McCRANEY PROPERTY COMPANY

JLL

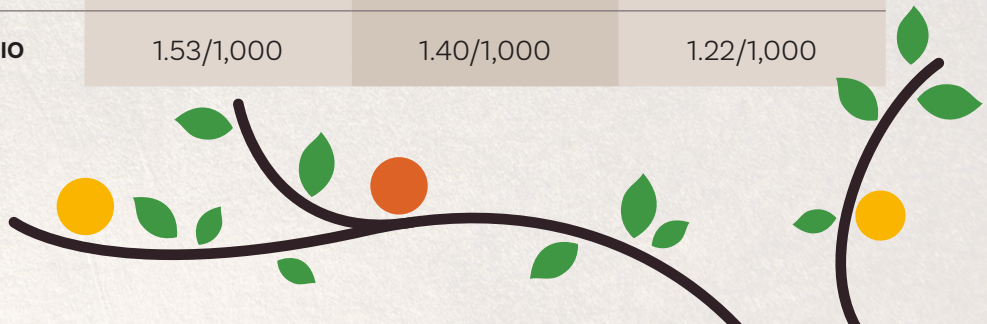
Property Overview

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 is one of the most unique Class A Industrial opportunities in the area.

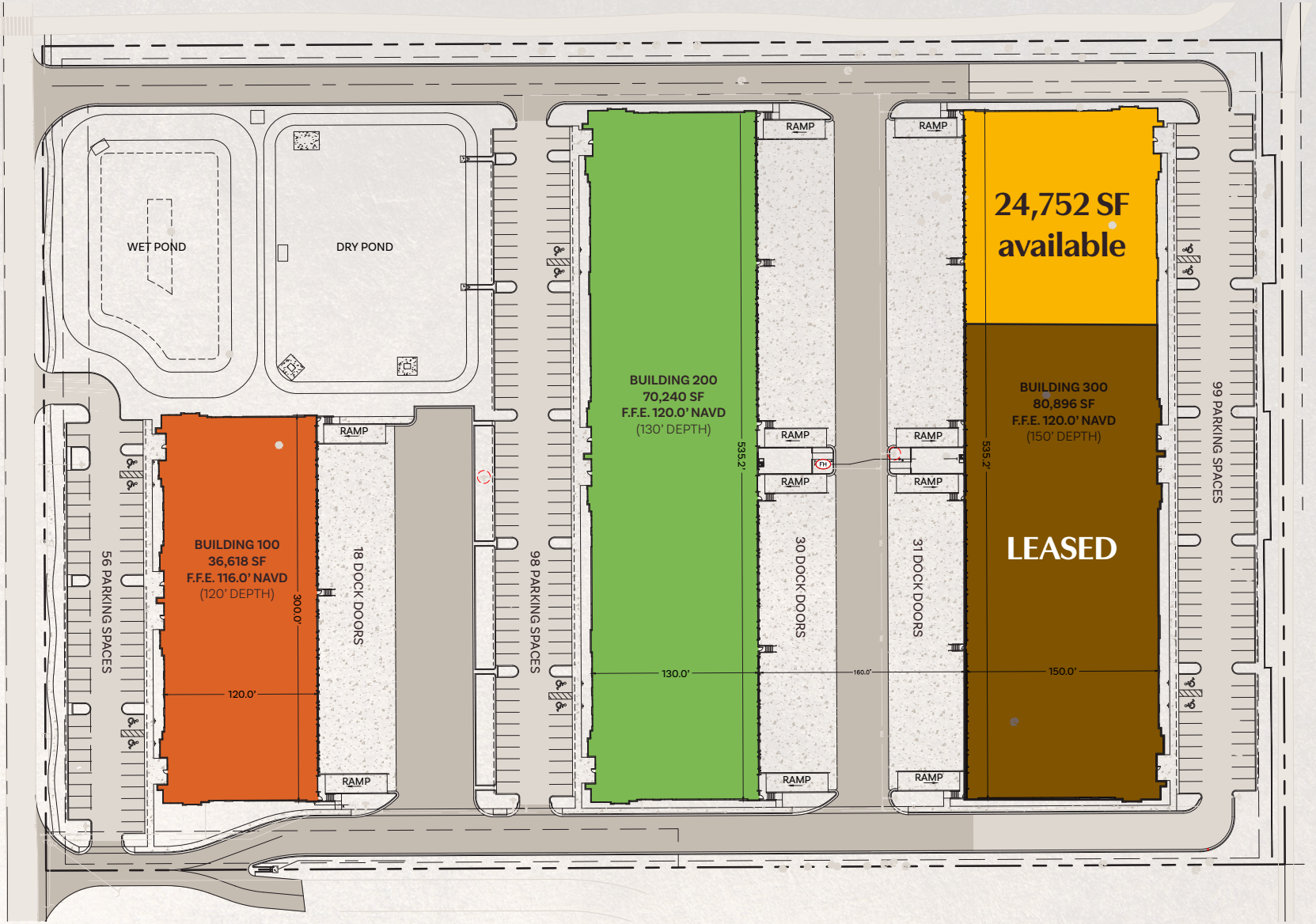
With easy access to State Road 429 and Florida's Turnpike and its prime location near downtown Winter Garden, **Citrus Commerce Center** is surrounded by plentiful workforce opportunities, intermodal transportation and local amenities.

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.

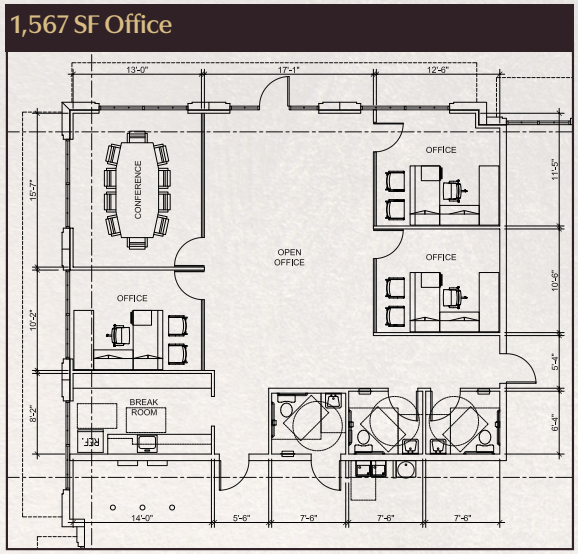
	BUILDING 100	BUILDING 200	BUILDING 300
BUILDING SIZE	36,618 SF	70,240 SF	80,896 SF
AVAILABLE	12,003-36,618 SF	13,567-70,240 SF	24,752 SF
OFFICE SIZE	1,567 SF	1,188 SF (2)	1,188 SF
CLEAR HEIGHT	24'	24'	32'
DOCK DOORS	18	30	10
DRIVE-IN DOORS	2	4	1
BUILDING DEPTH	120'	130'	150'
COLUMN SPACING	52' x 60' 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


WET POND
DRY POND
BUILDING 100
36,618 SF
F.F.E. 116.0' NAVD
(120' DEPTH)
300.0'
120.0'
18 DOCK DOORS
56 PARKING SPACES
98 PARKING SPACES
BUILDING 200
70,240 SF
F.F.E. 120.0' NAVD
(130' DEPTH)
535.2'
130.0'
30 DOCK DOORS
160.0'
31 DOCK DOORS
24,752 SF
available
BUILDING 300
80,896 SF
F.F.E. 120.0' NAVD
(150' DEPTH)
535.2'
150.0'
LEASED
99 PARKING SPACES
RAMP
FH

Leasing Plan - Building 100

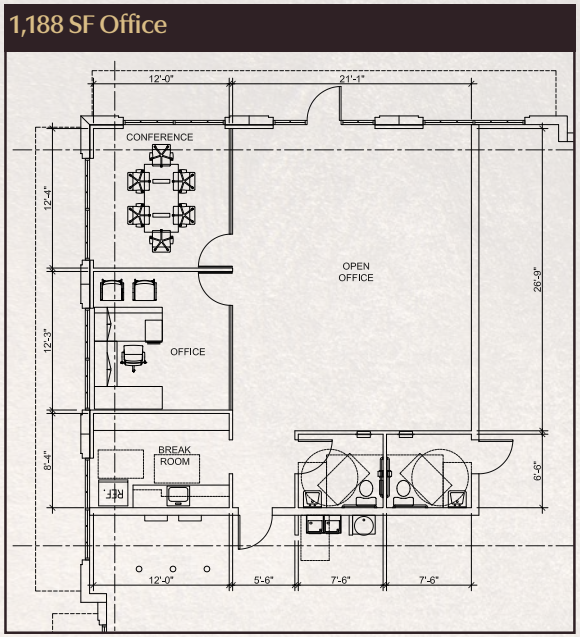


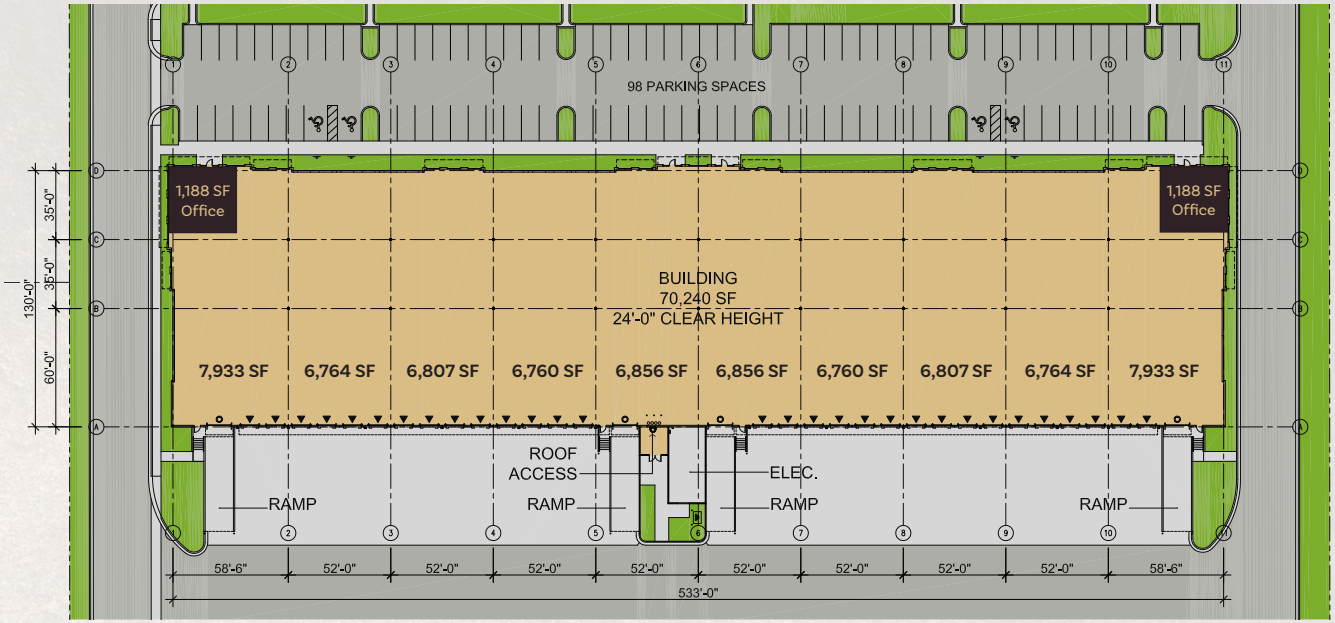


BUILDING SPECS

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

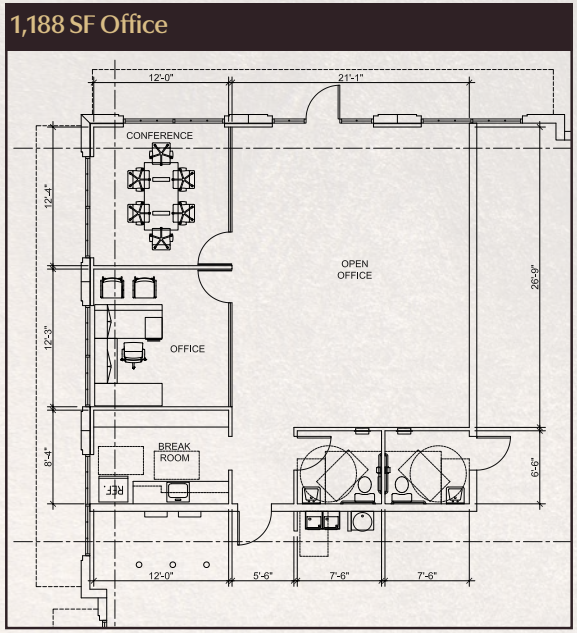


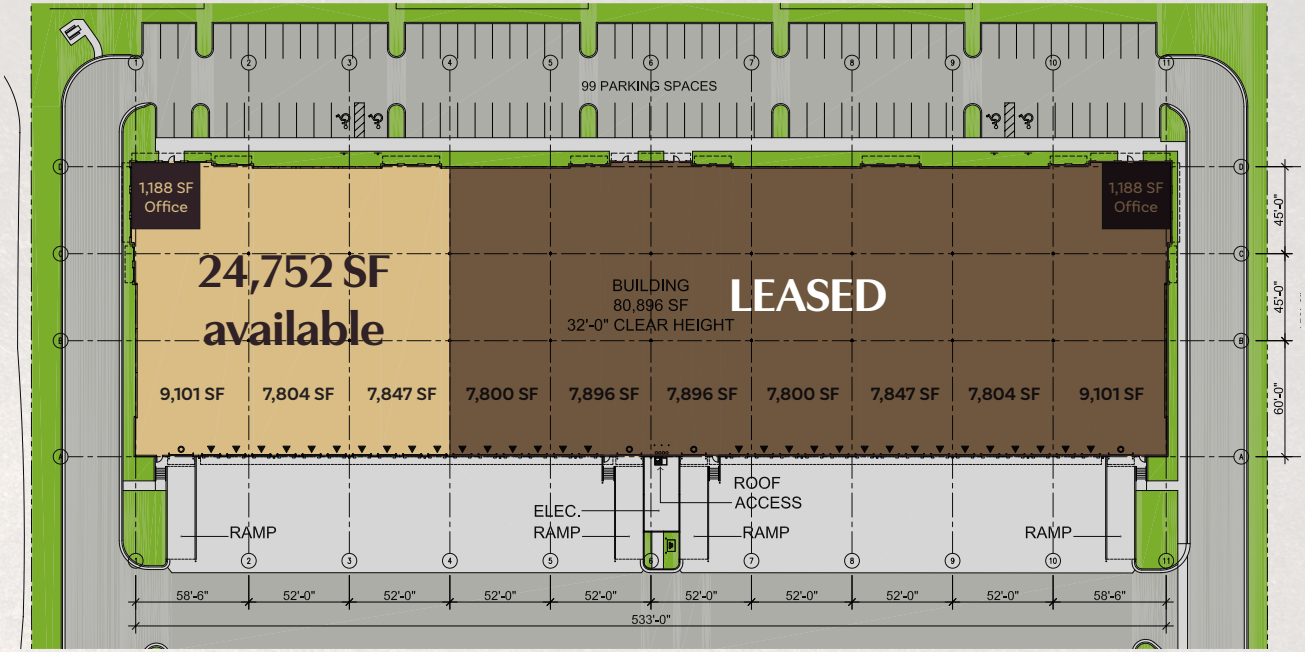


BUILDING SPECS

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

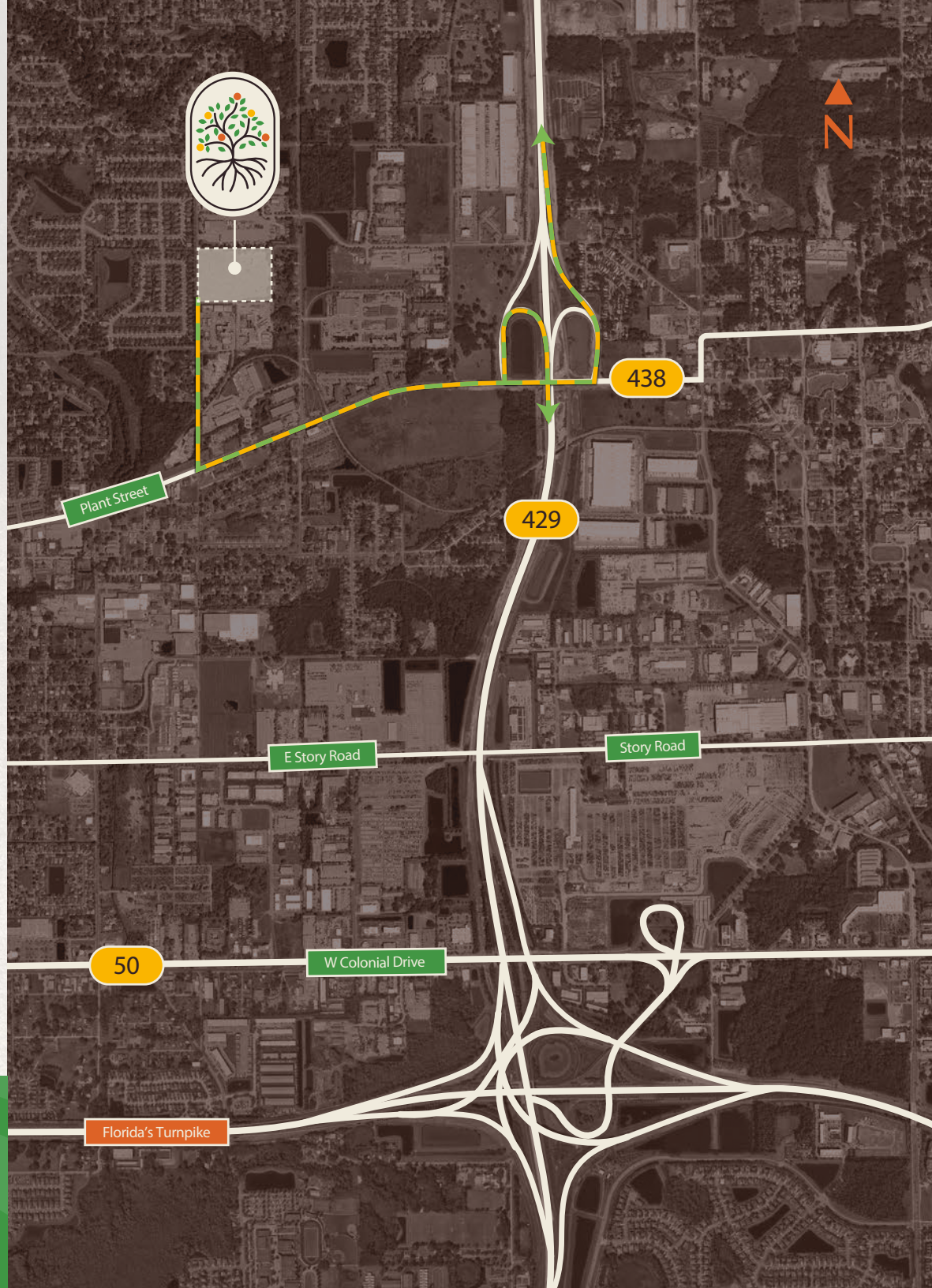




BUILDING SPECS

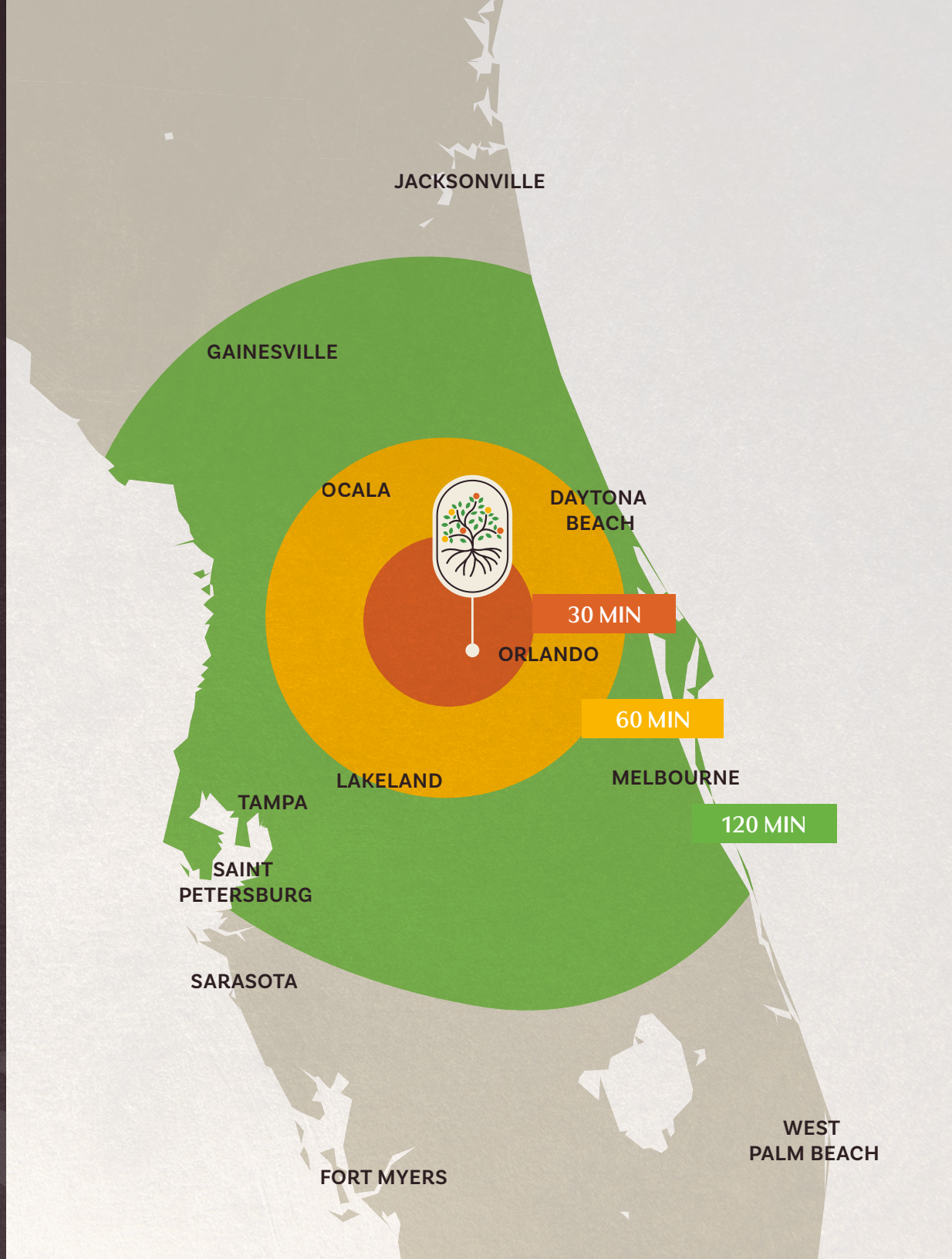
BUILDING SIZE	80,896 SF	**DRIVE-IN DOORS**	1	**LIGHTING**	LED
AVAILABLE	24,752 SF	**BUILDING DEPTH**	150’	**TRUCK COURT**	160’ shared
OFFICE	1,188 SF	**COLUMN SPACING**	52’ x 45’ typ	**PARKING SPACES**	99
CLEAR HEIGHT	32’	**FIRE SUPPRESSION**	ESFR	**PARKING RATIO**	1.22/1,000
DOCK DOORS	10	**POWER**	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

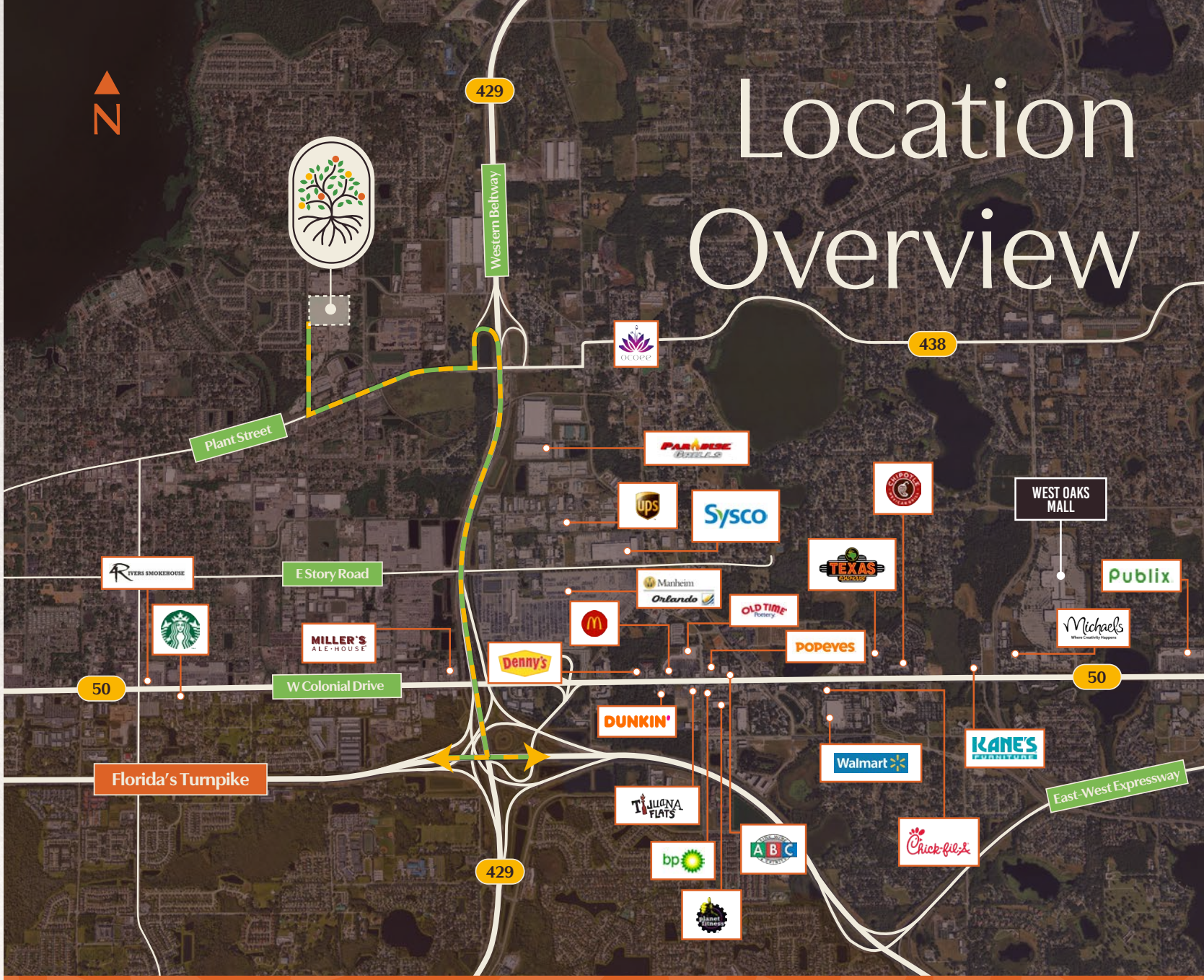
TAMPA
86 MILES

JACKSONVILLE
154 MILES

MIAMI
240 MILES

ATLANTA, GA
427 MILES

Location Overview



Project Photos

AVAILABLE: 12,000 – 70,000 SF







citrus
COMMERCE CENTER

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