

33 W. Pineloch Avenue Office/Warehouse

2 Miles South of Orlando Central Business District

- 33,060 square feet
- Fully sprinklered
- Warehouse component: 25,900 square feet
- Improved Office component: 7,160 square feet
- Column spacing: 40' x 42'
- Overhead Doors at Cross Dock

South elevation: five 16' x 12'; two 16' x 14' at grade

North elevation: five 16' x 12'; two 16' x 14' at grade;
three 8' x 10' in dockwell

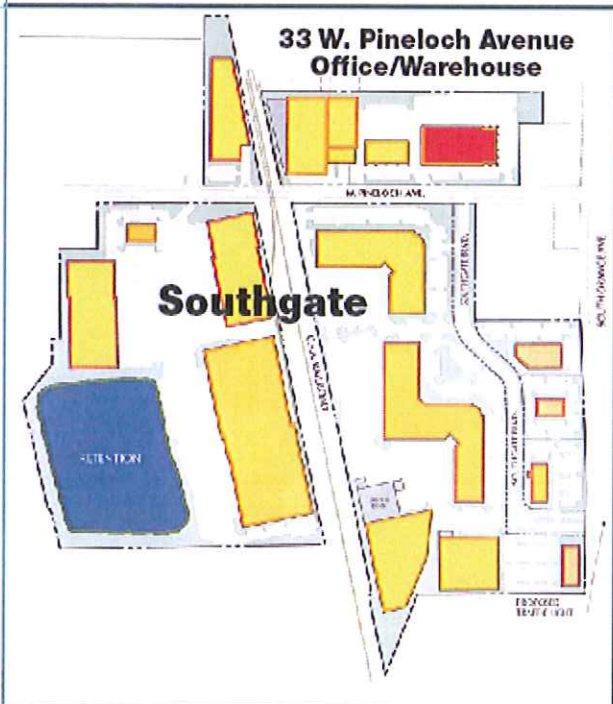
- 2.25:1000 - Additional spaces possible
- 120/208, Three Phase



Contact: Mary Hurley, CCIM, RPA
Real Estate & Leasing Manager
PineLoch Management Corporation
P.O. Box 568367, Orlando, FL 32856-8367
407-859-3550
mary@pineloch.com
Website: www.pineloch.com



Prime Location – Immediate Occupancy
2 Miles South of Orlando Central Business District

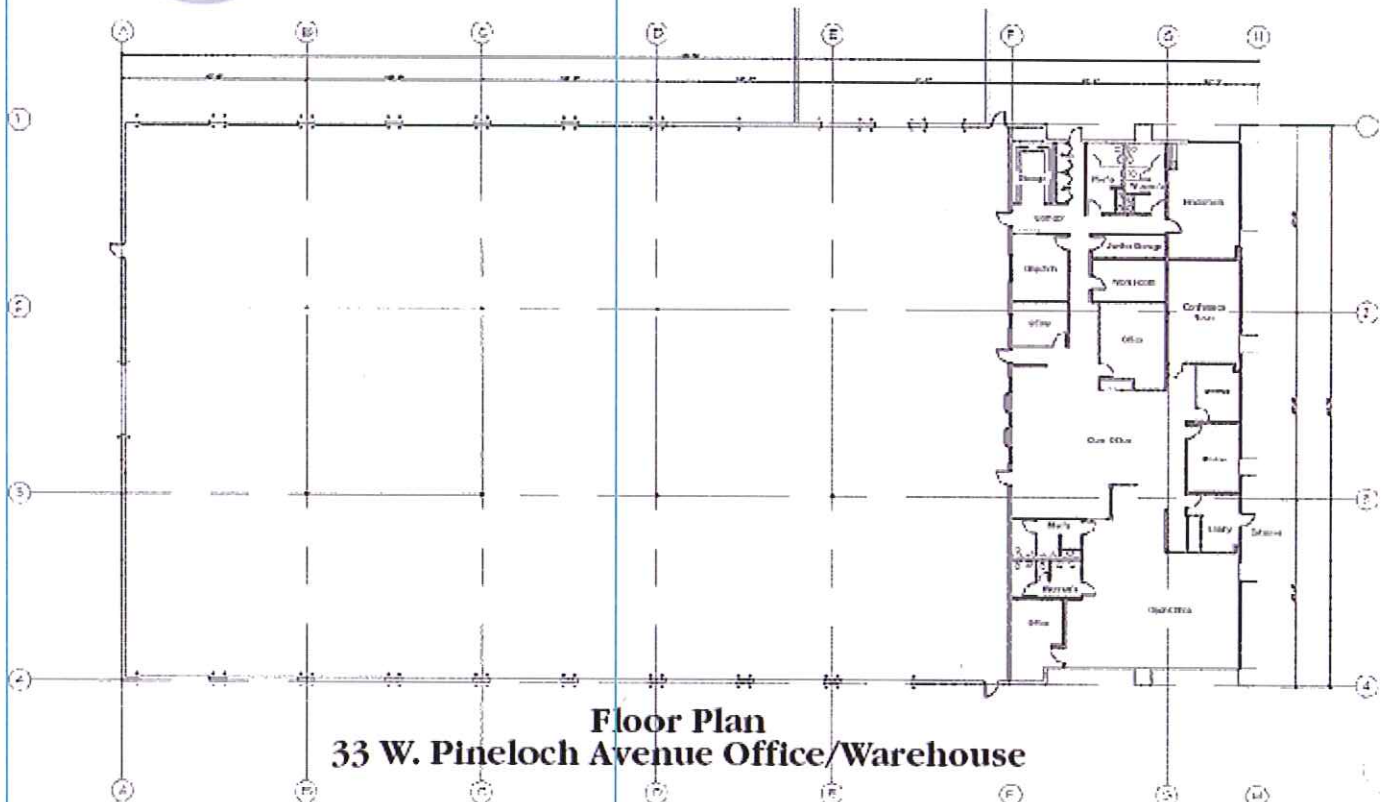


Southgate is a mixed-use development that includes Class A office space, light industrial, bulk warehouse space and retail. The location and connectivity of Southgate provides access to I-4, the Turnpike and the Beltway System. Southgate is located within minutes of the Orlando CBD and the International Airport. The leasing and marketing efforts at Southgate have proven to be a flexible, economical alternative to the downtown office user while accommodating light industrial and warehouse users.



Demographics	1 mile	3 miles	5 miles
Population	8,886	114,923	279,747
Households	3,920	47,118	114,213
Median Household Income	\$65,062	\$47,926	\$48,942
Traffic Counts:	50,800+ Average Daily Trips		

Source: 2007 ESRI



Floor Plan
33 W. Pineloch Avenue Office/Warehouse