

# SOUTHGATE WEST - WAREHOUSE SPACE

## 40,000 SF - For Lease

3093 Caruso Court - Orlando, FL 32806



- Total Space Available: 40,000 SF - Warehouse | Distribution | Manufacturing
  - Warehouse Space: 36,300 SF
  - Office Space: 3,700 SF
- Construction: Front Load | Tilt Wall Panel | (6) Wall Mounted Exhaust Fans
- Clear Height: 22' - 24' | Column Spacing: 40' x 40' | Building Depth: 160'
- Total of (10) Dock-High and Service Doors:
  - (1) 10' x 10' (4) 9' x 10' Dock-High Doors w/ Dock Levelers
  - (1) 12' x 12' (2) 9' x 10' Ramped Doors
  - (2) 9' x 10' Van Height Doors
- Electrical Service: 600 Amps | 120/240 Volts | 3 Phase
- ESFR Sprinkler System
- Truck Court: 160'
- Zoning: PD | Planned Development | City of Orlando
- Lease Rate: **\$4.50 Triple Net (NNN)**

---

### CONTACT:

**Brian Caruso**  
Associate, Ext. 166  
briancaruso@realtycapitalfl.com

**Austin Caruso, Jr, SIOR**  
Senior Vice President, Ext. 160  
acaruso@realtycapitalfl.com

**407.843.7070**

# PHOTOS

