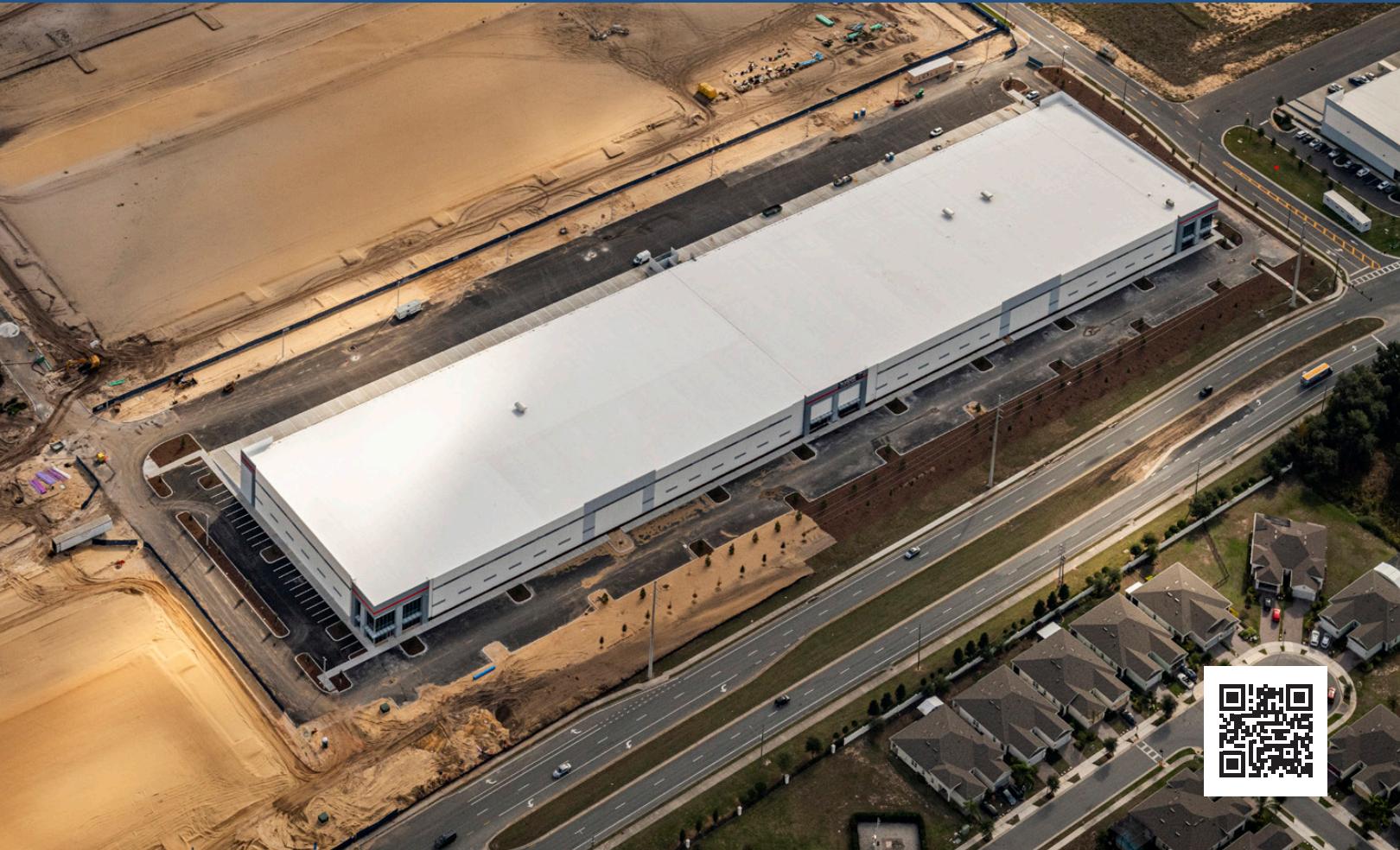


Class A Industrial Building Located in Central Florida

# FOR LEASE

 $\pm 47,172 - 220,329$  SF

PHASE I UNDER CONSTRUCTION

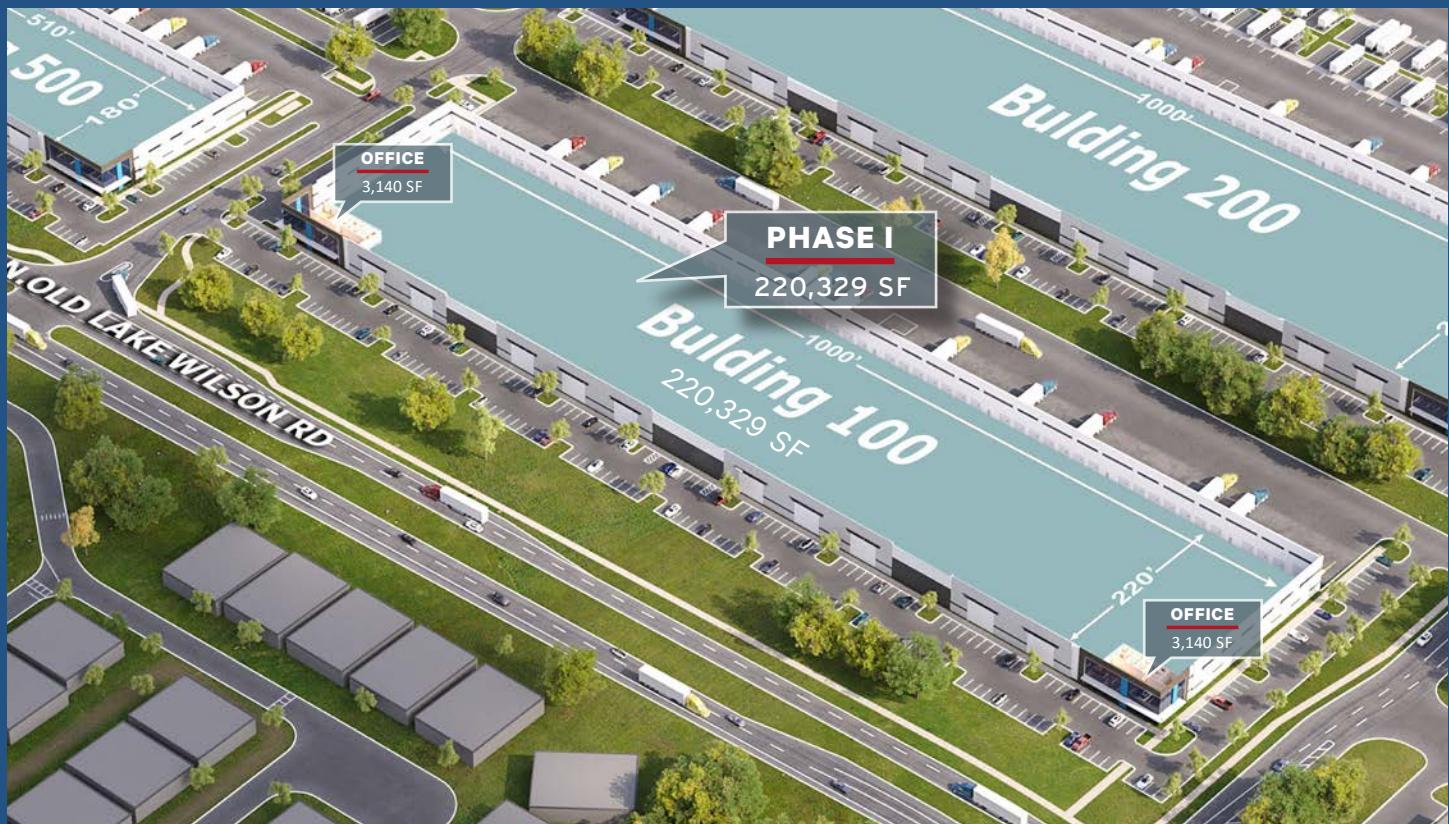


## PROPERTY OVERVIEW

Central Florida's Newest Distribution Logistics Park. Gateway Logistics at 429 is a state-of-the-art Class-A logistics park located off of SR-429 in Kissimmee, Florida, within minutes of the intersection of I-4 and SR-429. The facility is designed for a host of users in a business park setting, with a 30-minute drive to Downtown Orlando. Situated between Tampa and Orlando, this prime location offers easy access to both cities. Additionally, the property is conveniently located near

the region's renowned theme parks and hospitality industry, which is one of the largest in the world. This vital access is crucial for businesses looking to tap into the thriving tourism and service sectors of both Tampa and Orlando. Our 1.395 MSF project consists of seven rear and cross-dock buildings, complete with trailer parking and outside storage. With Gateway Logistics at 429 we're excited to exceed your expectations.

## PHASE I UNDER CONSTRUCTION



## KEY HIGHLIGHTS



BUILDING 100  
UP TO 220,329 SF



BUILDING DIMENSIONS  
1000' X 220'



COLUMN SPACING  
54' x 60'



TRUCK COURT 130'



AUTO PARKING ±245



SPEED BAY 60'



CLEAR HEIGHT 32'



DOCK DOORS ±62



RAMPS  
RAMP DOORS 2



FIRE SUPPRESSION  
ESFR

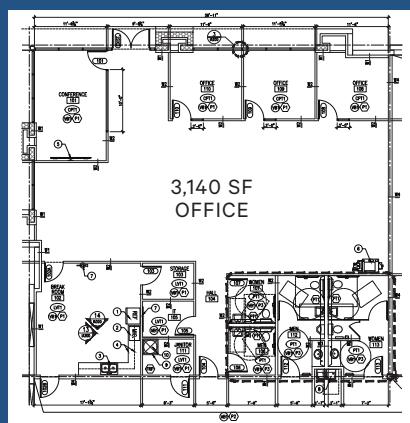


3-PHASE HEAVY  
POWER



TWO SPEC OFFICES  
(2) 3,140 SF

### OFFICE FLOOR PLAN



1.395 MSF | SEVEN BUILDINGS | TRAILER PARKING + OUTSIDE STORAGE.



## BUILDING SPECIFICATIONS

	BLD 100	BLD 200	BLD 300	BLD 400	BLD 500	BLD 600	BLD 700
<b>TOTAL SF</b>	<b>220,329</b>	260,000	478,650	132,314	92,126	111,600	102,400
<b>OFFICE SF</b>	<b>(2) 3,140</b>	BTS	BTS	BTS	BTS	BTS	BTS
<b>BUILDING DIMENSIONS</b>	<b>1000' x 220'</b>	1000' x 260'	970' x 480'	600' x 220'	510' x 180'	620' x 180'	640' x 160'
<b>COLUMN SPACING</b>	<b>54' x 60'</b>	54' x 60'	54' x 60'	54' x 60'	54' x 60'	54' x 60'	54' x 60'
<b>SPEED BAY</b>	<b>60'</b>	60'	60'	60'	60'	60'	60'
<b>BUILDING DEPTH</b>	<b>220'</b>	260'	480'	220'	180'	180'	160'
<b>CLEAR HEIGHT</b>	<b>32'</b>	36'	36'	32'	32'	32'	32'
<b>DOCK DOORS</b>	<b>±62</b>	±62	±122	±41	±35	±41	±44
<b>RAMPS/RAMP DOORS</b>	<b>2</b>	2	4	2	2	2	2
<b>TRUCK COURT</b>	<b>130'</b>	180'	190'	130'	120'	190' Shared	190' Shared
<b>AUTO PARKING</b>	<b>±245</b>	±266	±283	±174	±125	±156	±169
<b>TRAILER PARKING</b>	<b>-</b>	63	127	-	-	-	-
<b>FIRE SUPPRESSION</b>	<b>ESFR</b>	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
<b>POWER</b>	<b>1200amp</b>						

# CONSTRUCTION UPDATES

GATEWAY LOGISTICS @ 429 | 4





## WHY CENTRAL FLORIDA



### ALL EYES ARE ON THE SUNSHINE STATE.

Investor interest is anticipated to remain high for Orlando where there are strong economic fundamentals, such as population, job growth, low unemployment, robust population in-migration, a thriving tourism industry. + 300,000 people move to Florida every year.

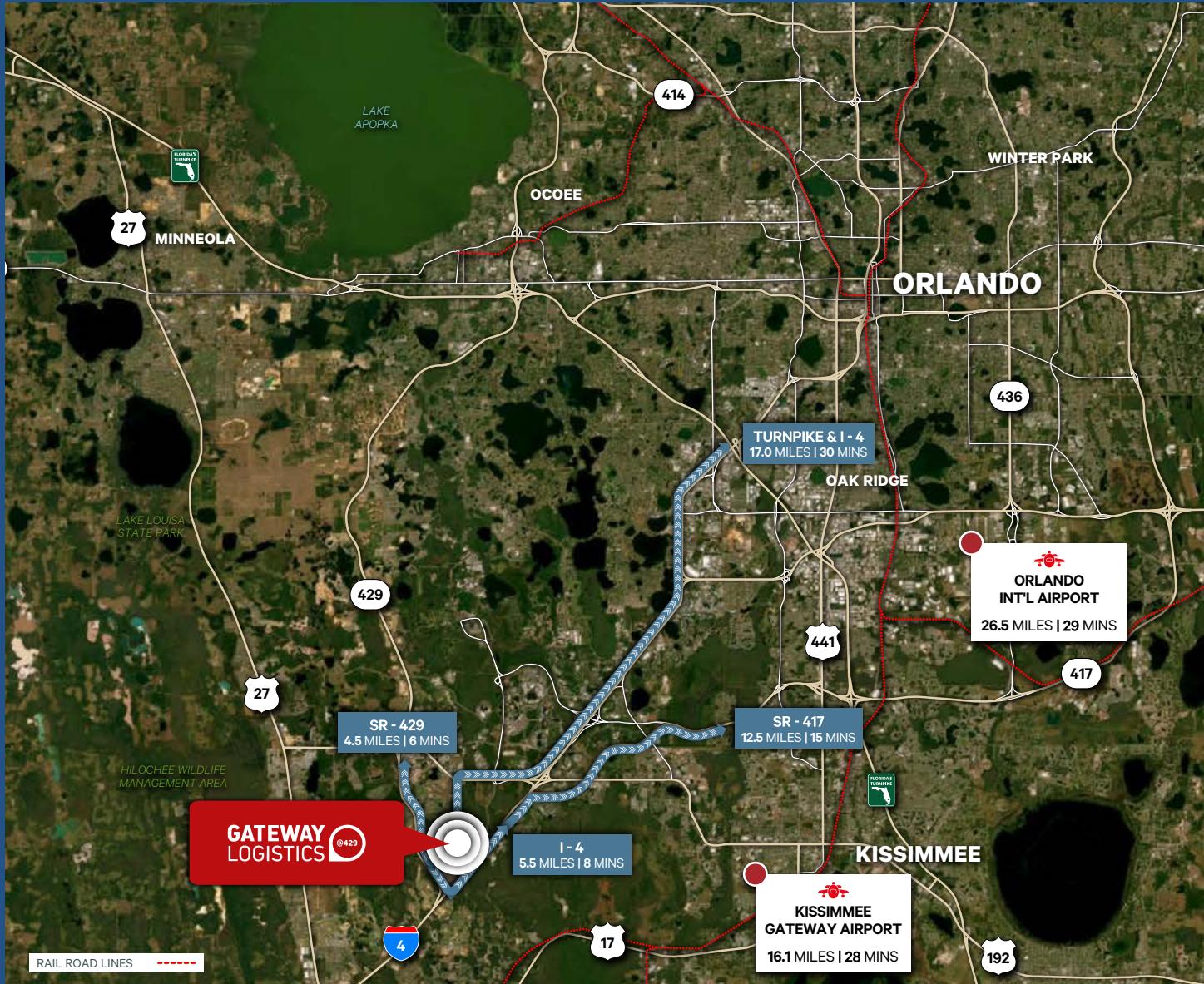
- + 10 mile population base of 766,996 / Unemployment rate of 2.5% (MSA)
- + World-class Orlando Int'l Airport is undergoing a \$1.1 billion expansion.
- + 500,000 higher education students within a 100-mile radius, providing a talent pipeline for companies in the region. This includes UCF, the nations 2nd largest university.



## MINUTES TO I-4, SR-429, AND SR 417

At Gateway Logistics at 429 you join an esteemed group of national brands taking full advantage of this ideal location. With proximity to highways and toll-roads, as well as being strategically located near Orlando, Lakeland, and Tampa,

this project is ideal for regional, statewide, and southeast distribution. Gateway Logistics at 429 is within 100 miles of population base of 9.5 million and within an eight hour drive of over 45 million customers.



## ADVANTAGES

### LOCATION

Convenient to all of Central Florida, with connectivity to all major roadways servicing the state and southeast USA.

### MARKET

The Orlando MSA is experiencing strong population growth, with an ever growing need for distribution space.

### DESIGN/BUILD

With a host of users in mind, Gateway Logistics at 429 was designed with a strong emphasis on functional utility.



# GATEWAY LOGISTICS



CONCEPTUAL RENDERING

## Contact Us

### DAVID MURPHY

Vice Chairman  
+1 407 404 5020  
david.murphy@cbre.com

### MONICA WONUS

Executive Vice President  
+1 407 404 5042  
monica.wonus@cbre.com

### GABY GISSY

Associate  
+1 407 404 5012  
gaby.gissy@cbre.com

### SHARIF BAKER

Associate  
+1 407 404 5018  
sharif.baker@cbre.com



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