



**BAY
SPACE**



FLORIDA PROPERTIES

BIG DREAMS

IN SMALL BAYS

STARTING OUT SMALL OR JUST STARTING OUT,
EXPAND YOUR BUSINESS WITH BAYSPACE

ABOUT US

EVERYTHING YOU NEED NOTHING YOU DON'T



At **Bay Space** we provide a flexible, clean, individual spaces to create, expand, store, fix, build, work, craft, cultivate and grow.

We specialize in clean, blank slate, functional industrial space.

300 to 50,000+ square feet of rentable space



SECURITY

24/7 access, video surveillance, and nightly security patrol



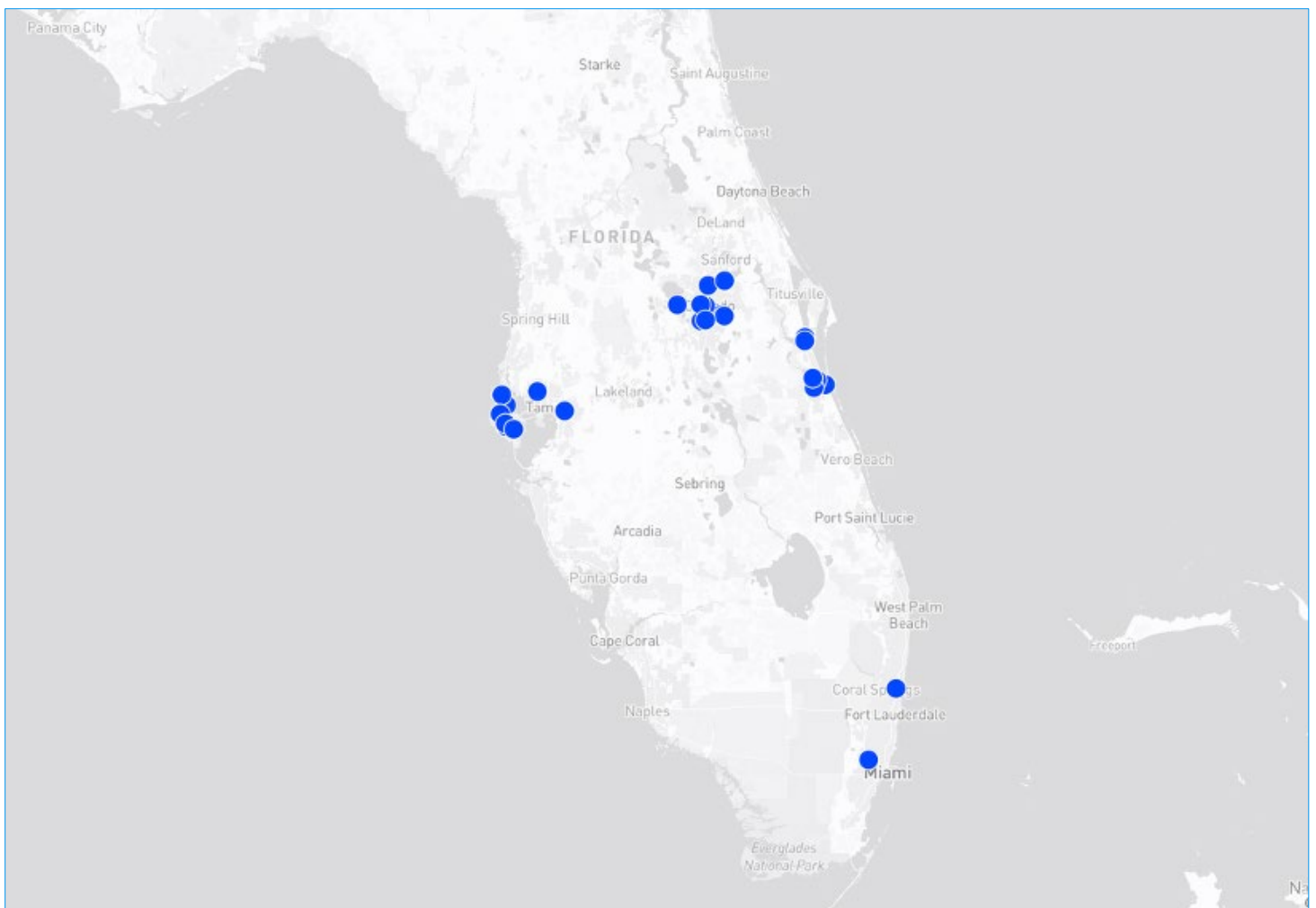
COMMON AREAS

Open areas where business can collaborate and relax. A coffee machine is available for free.



CLIMATE-CONTROL

Heat-wave or blizzard, your business is protected against the elements.



FLEXIBLE | AFFORDABLE | SECURE | INDUSTRIAL



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GATEWAY & COMMERCE BUSINESS PARK



CONNECTED. MULTI-FUNCTIONAL. MODERN.

AVAILABLE | 7600-7800 SOUTHLAND BOULEVARD, ORLANDO, FL 32809
464SF - 24,767SF RANGE

EMPOWER YOUR BUSINESS AT GATEWAY BUSINESS PARK

Position your business for success at BaySpace Gateway & Commerce Business Park, a modern 1.43-acre park in the heart of Orlando's premier industrial corridor. The park offers suites with private offices, collaborative spaces, and grade-level loading access, delivering the flexibility and convenience expanding companies require.

Located just minutes from I-4, the Florida Turnpike, and the Orlando International Airport (MCO), Gateway Business Park offers exceptional regional and national connectivity. Orange Blossom Trail and Sands Lake Road carry more than 90,000 vehicles daily, providing outstanding visibility and easy access. The nearby Florida Mall provides a host of retail, dining and entertainment options.



PROPERTY BENEFITS

Flexible spaces including suites with private and collaborative offices and loading spaces with grade-level doors.

On-site management and nightly security surrounded by lush, modern landscaping.

Easy ingress and egress and a large parking lot, providing ample parking for employees, visitors, and clients.

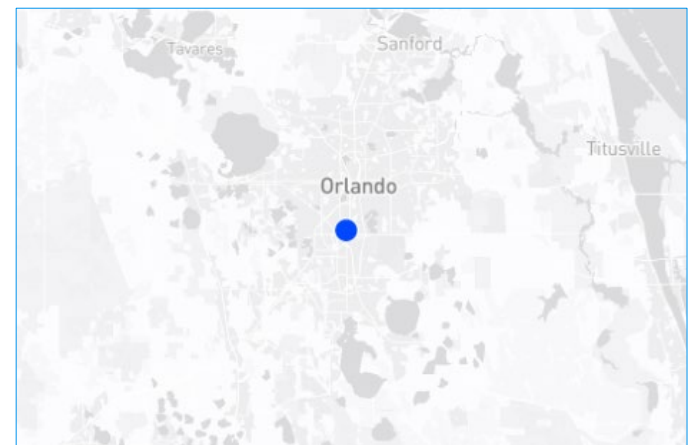
Opportunities for **tenant signage**.

A THRIVING MARKET FOR GROWTH


Located in one of Central Florida's most dynamic commercial submarkets, Gateway Business Park positions your business at the center of opportunity. Orlando is the seat of Orange County and among the most visited cities in the U.S., fueling strong economic activity across logistics, aerospace, defense, and technology sectors.


Within 10 miles of the park more than 861,000 residents and 554,000 daytime workers create a deep labor and customer pool. Notably, 15% of local employment is concentrated in trade, transportation, and utilities, ensuring access to a network of skilled workers and business partners. As the only quinti-modal city in the U.S.—connected by road, rail, air, sea, and space—Orlando continues to attract industrial and logistics operators looking to capitalize on its unmatched connectivity and infrastructure.

Schedule a tour today and experience the advantage of being at the center of it all.



LEARN MORE ABOUT THIS PROPERTY AND VIEW MORE PHOTOS HERE

 407-604-2384

 info@bayspace.com