

# Exclusive Class A Industrial Center Coming to Winter Garden



**citrus**  
COMMERCE CENTER

THREE PREMIUM BUILDINGS  
12,000 – 80,000 SF

**McCRANEY**  
PROPERTY COMPANY



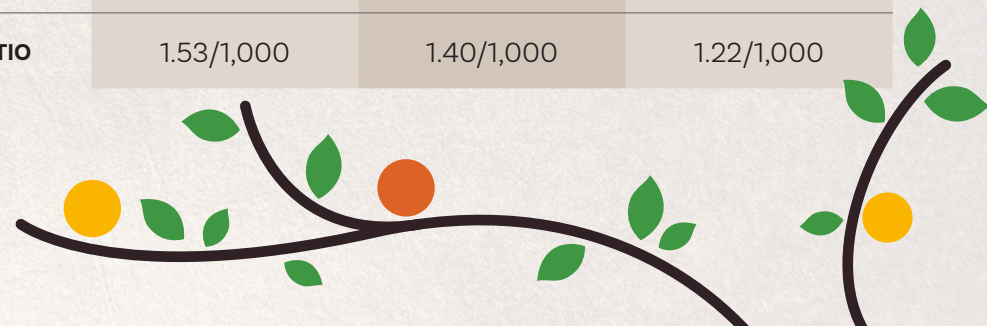
# Property Overview

**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 will be 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.

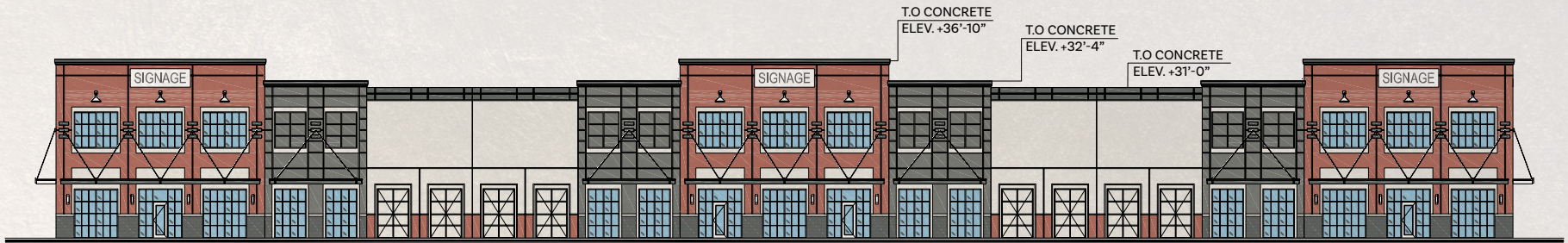
	BUILDING 100	BUILDING 200	BUILDING 300
<b>BUILDING SIZE</b>	36,618 SF	70,240 SF	80,896 SF
<b>DIVISIBLE (2 BAYS)</b>	12,003 SF	13,567 SF	15,600 SF
<b>OFFICE SIZE</b>	1,567 SF	1,188 SF (2)	1,188 SF (2)
<b>CLEAR HEIGHT</b>	24'	24'	32'
<b>DOCK DOORS</b>	18	30	31
<b>DRIVE-IN DOORS</b>	2	4	4
<b>BUILDING DEPTH</b>	120'	130'	150'
<b>COLUMN SPACING</b>	52' x 60' typ	52' x 35' typ	52' x 45' typ
<b>FIRE SUPPRESSION</b>	ESFR	ESFR	ESFR
<b>POWER</b>	800 amps	1,600 amps	1,600 amps
<b>LIGHTING</b>	LED	LED	LED
<b>TRUCK COURT</b>	120'	160' shared	160' shared
<b>PARKING SPACES</b>	56	98	99
<b>PARKING RATIO</b>	1.53/1,000	1.40/1,000	1.22/1,000



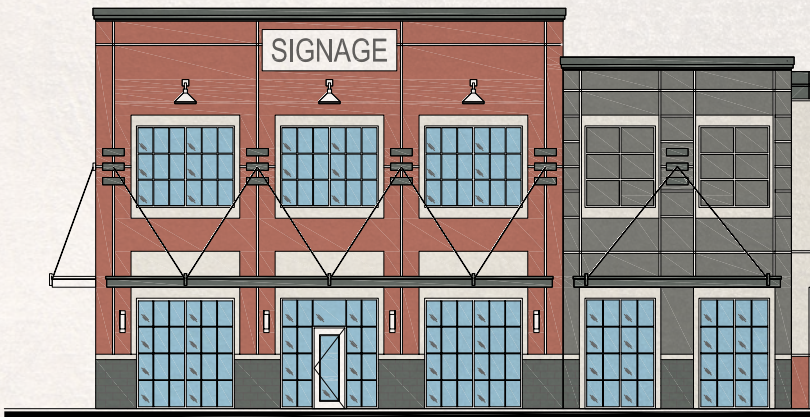


# Coming Soon to Winter Garden

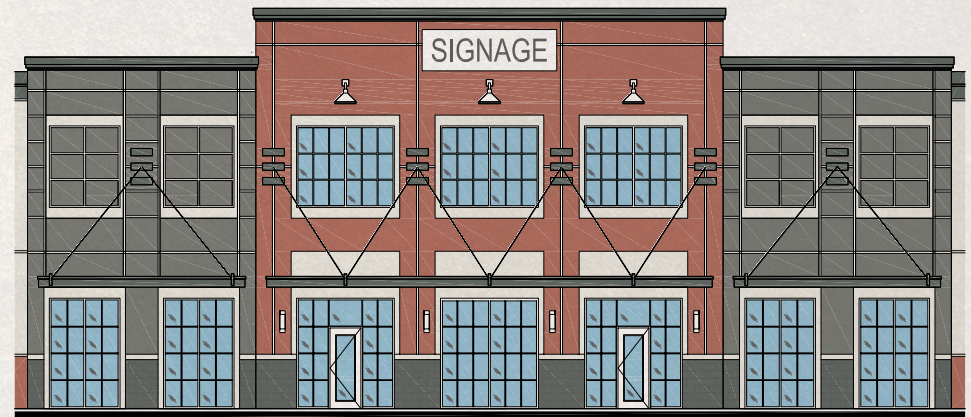
AVAILABLE: 12,000 – 80,000 SF



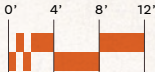
(OVERALL) FRONT ELEVATION



(ENLARGED) SIDE ELEVATION



(ENLARGED) FRONT ELEVATION



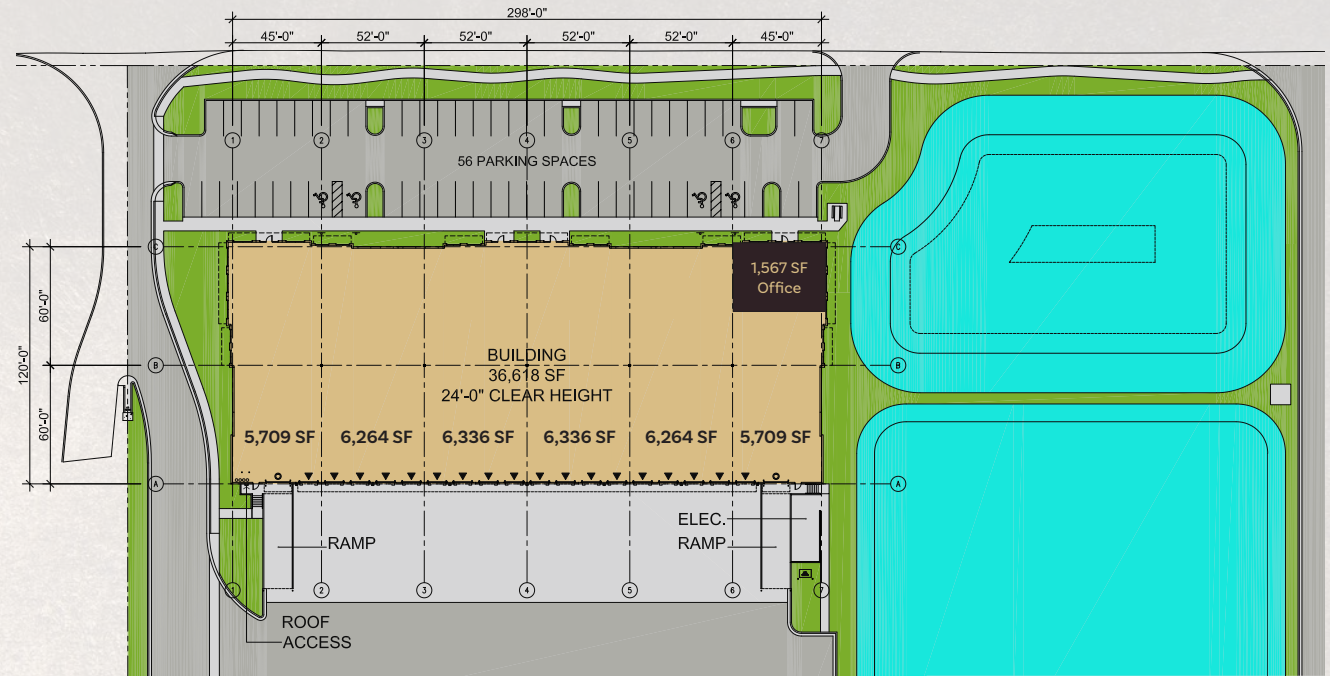
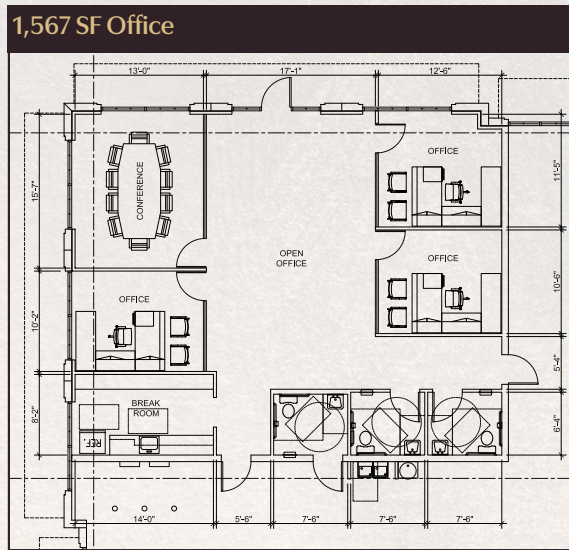


# Site Plan





# Leasing Plan - Building 100

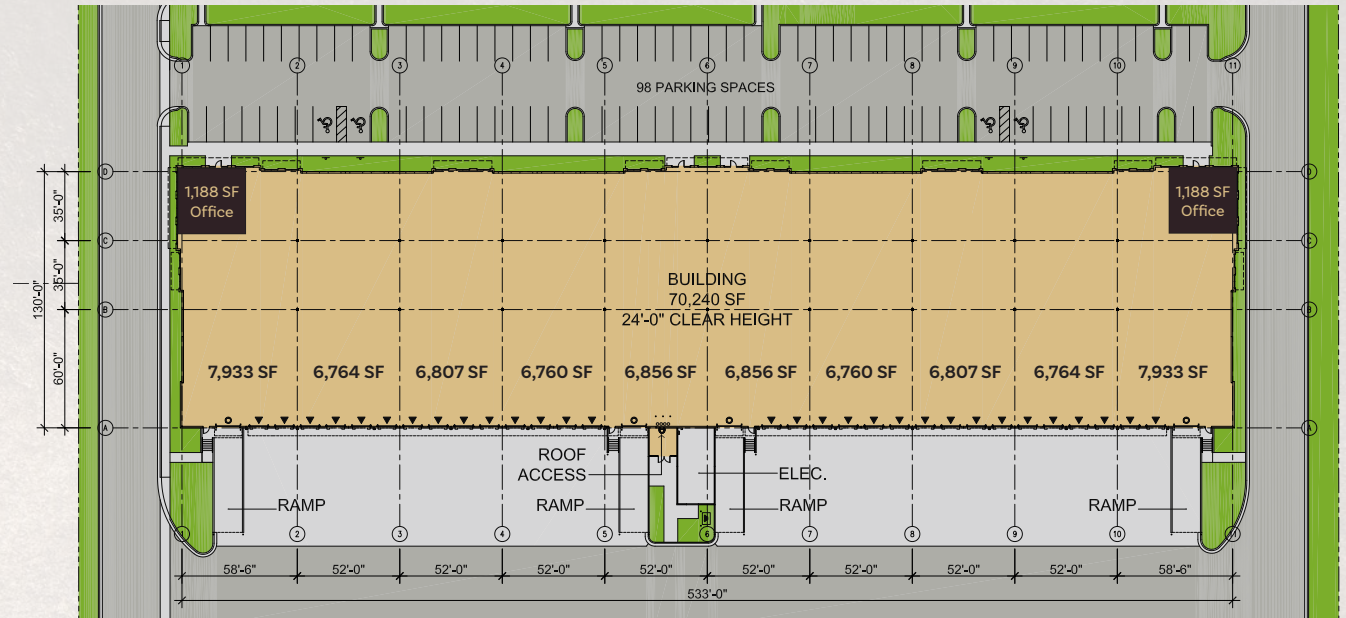
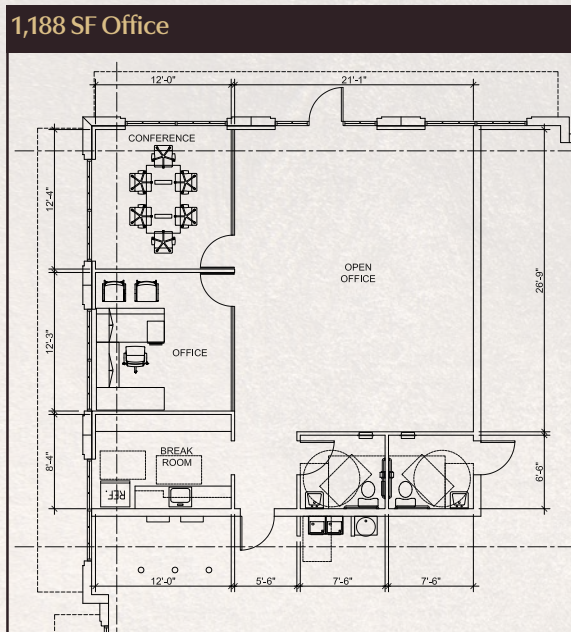


## BUILDING SPECS

<b>BUILDING SIZE</b>	36,618 SF	<b>DRIVE-IN DOORS</b>	2	<b>LIGHTING</b>	LED
<b>DIVISIBLE (2 BAYS)</b>	12,003 SF	<b>BUILDING DEPTH</b>	120'	<b>TRUCK COURT</b>	120'
<b>OFFICE</b>	1,567 SF	<b>COLUMN SPACING</b>	52' x 60' typ	<b>PARKING SPACES</b>	56
<b>CLEAR HEIGHT</b>	24'	<b>FIRE SUPPRESSION</b>	ESFR	<b>PARKING RATIO</b>	1.53/1,000
<b>DOCK DOORS</b>	18	<b>POWER</b>	800 amps		



# Leasing Plan - Building 200

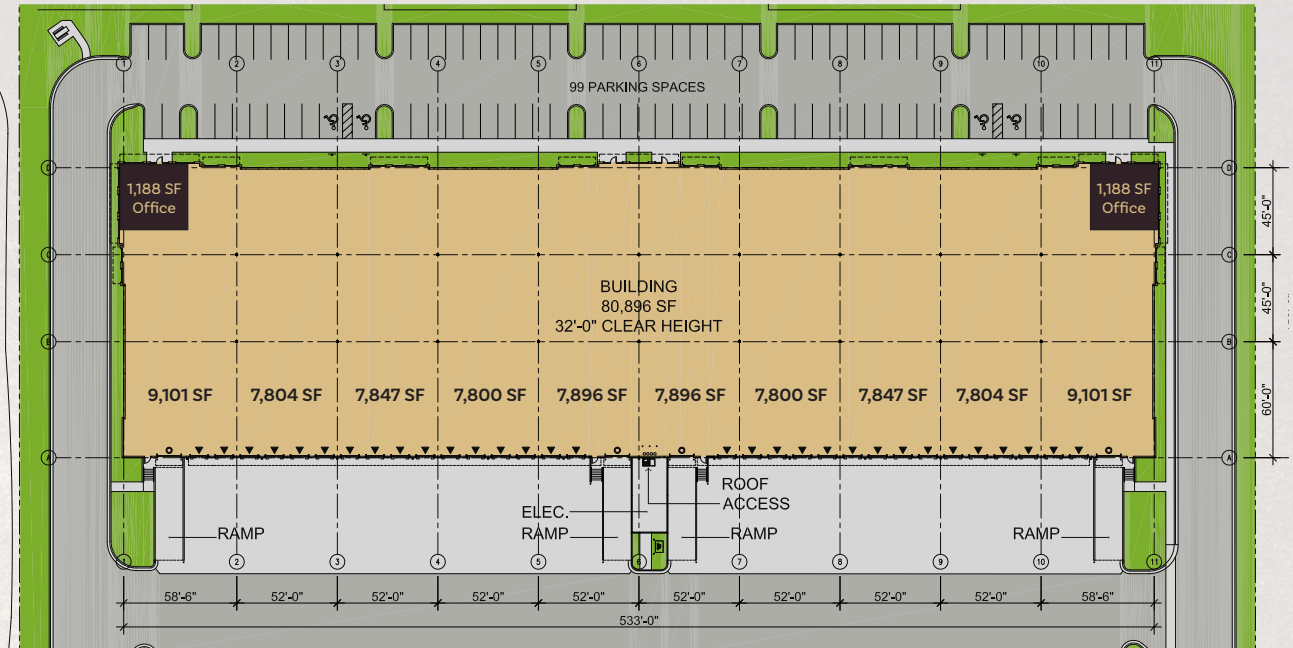
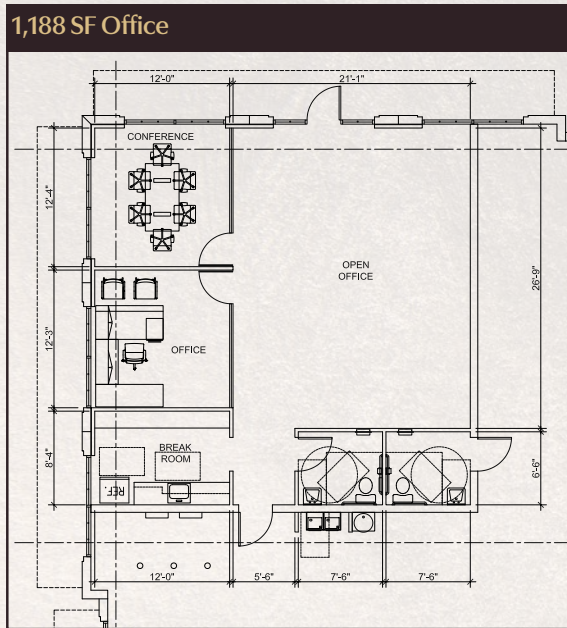


## BUILDING SPECS

<b>BUILDING SIZE</b>	70,240 SF	<b>DRIVE-IN DOORS</b>	4	<b>LIGHTING</b>	LED
<b>DIVISIBLE (2 BAYS)</b>	13,567 SF	<b>BUILDING DEPTH</b>	130'	<b>TRUCK COURT</b>	160' shared
<b>OFFICE</b>	1,188 SF (2)	<b>COLUMN SPACING</b>	52' x 35' typ	<b>PARKING SPACES</b>	98
<b>CLEAR HEIGHT</b>	24'	<b>FIRE SUPPRESSION</b>	ESFR	<b>PARKING RATIO</b>	1.40/1,000
<b>DOCK DOORS</b>	30	<b>POWER</b>	1,600 amps		



# Leasing Plan - Building 300

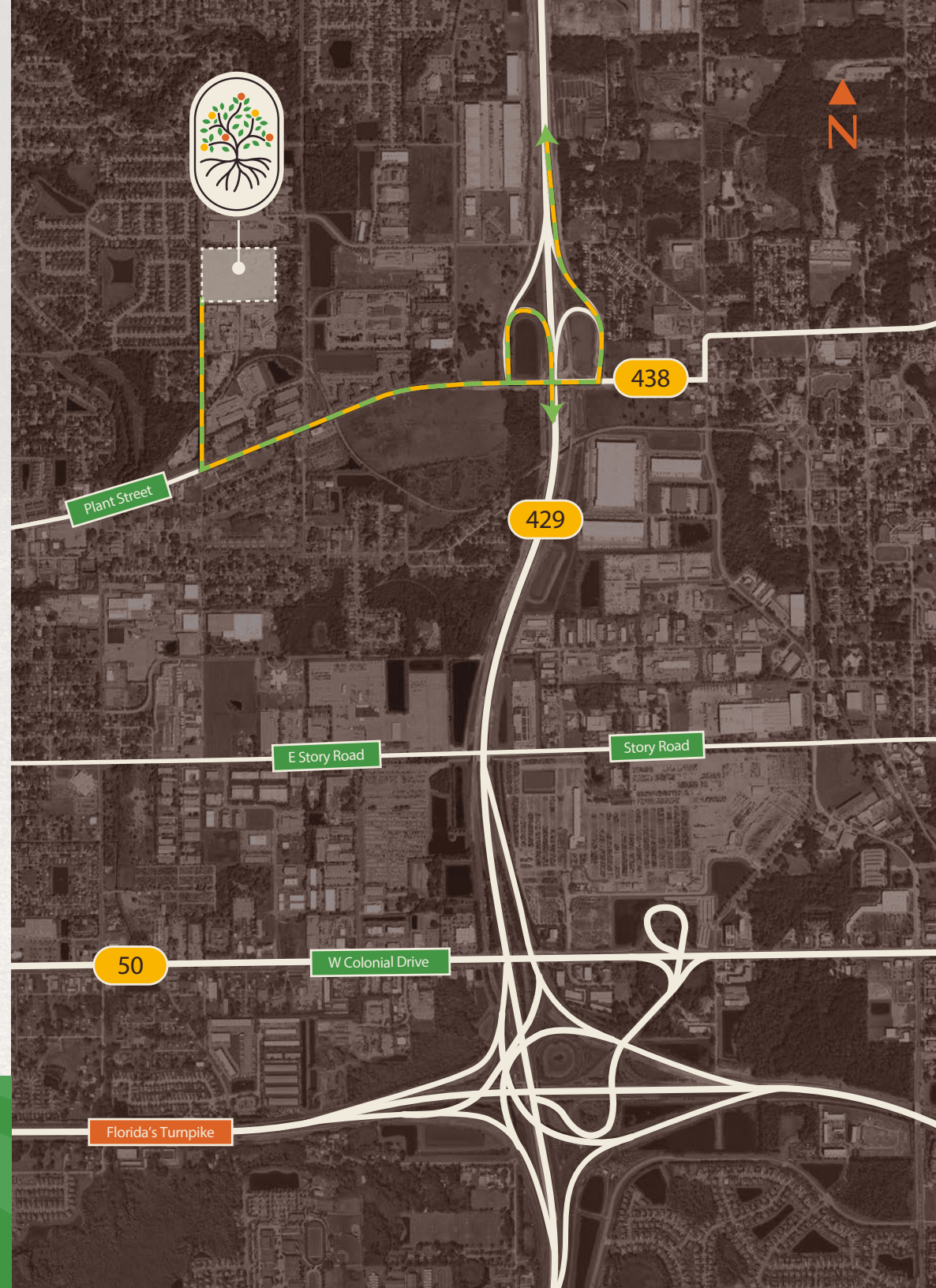


## BUILDING SPECS

<b>BUILDING SIZE</b>	80,896 SF	<b>DRIVE-IN DOORS</b>	4	<b>LIGHTING</b>	LED
<b>DIVISIBLE (2 BAYS)</b>	15,600 SF	<b>BUILDING DEPTH</b>	150'	<b>TRUCK COURT</b>	160' shared
<b>OFFICE</b>	1,188 SF (2)	<b>COLUMN SPACING</b>	52' x 45' typ	<b>PARKING SPACES</b>	99
<b>CLEAR HEIGHT</b>	32'	<b>FIRE SUPPRESSION</b>	ESFR	<b>PARKING RATIO</b>	1.22/1,000
<b>DOCK DOORS</b>	31	<b>POWER</b>	1,600 amps		



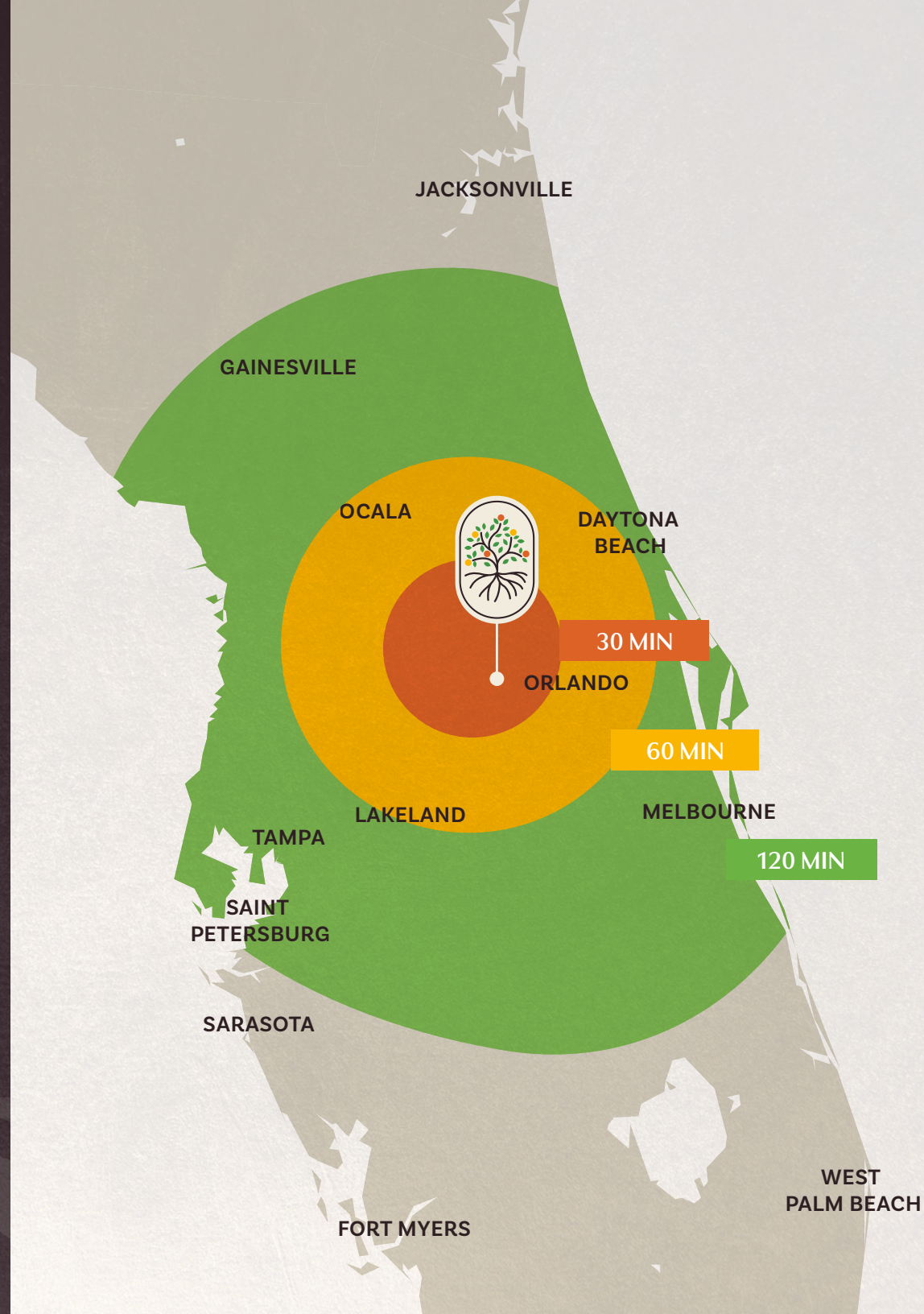
# Seamless Access to the Broader Region





# 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  
4 MILES

FL TURNPIKE  
3 MILES

SR 408  
16 MILES

I-4  
15 MILES

SR 528  
27 MILES

ORLANDO AIRPORT  
29 MILES

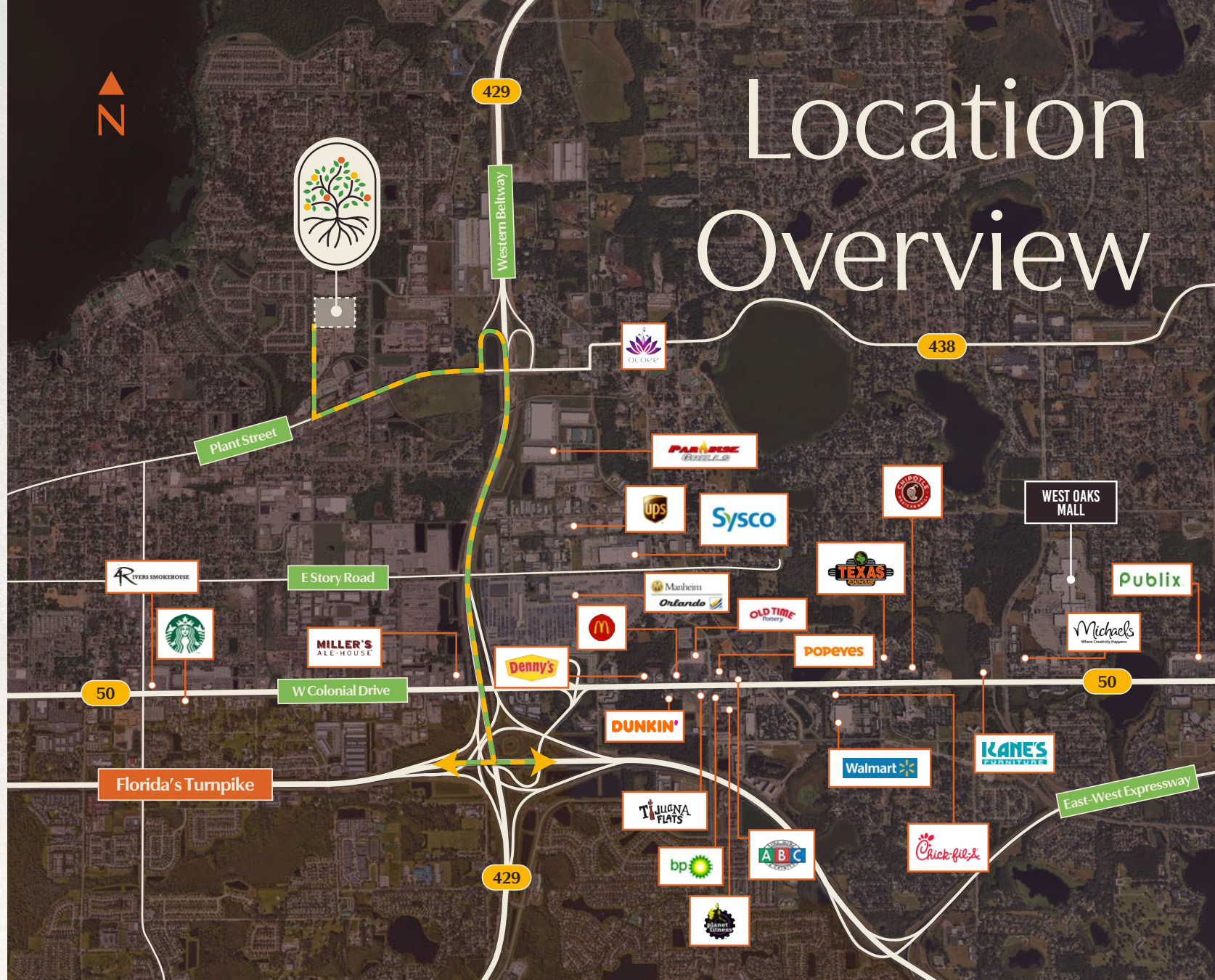
TAMPA  
84 MILES

JACKSONVILLE  
154 MILES

MIAMI  
240 MILES

ATLANTA, GA  
427 MILES

# Location Overview





# Currently Under Development

WITH HGR CONSTRUCTION

AVAILABLE: 12,000 – 80,000 SF

TAKEN ON 10/08/2025



TAKEN ON 10/22/2025







# citrus

COMMERCE CENTER

Bobby Isola, SIOR, CCIM  
Executive Managing Director  
[bobby.isola@jll.com](mailto:bobby.isola@jll.com)  
(407) 930-1804

Kristin Griffin  
Vice President  
[kristin.griffin@jll.com](mailto:kristin.griffin@jll.com)  
(407) 739-8285

Matthew Halpin  
Associate  
[matthew.halpin@jll.com](mailto:matthew.halpin@jll.com)  
(407) 709-4788



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