



50,000 - 220,329 SF | CLASS-A | INDUSTRIAL & LOGISTICS

# GATEWAY LOGISTICS

@429





## GATEWAY LOGISTICS AT 429

### CENTRAL FLORIDA'S NEWEST DISTRIBUTION/LOGISTICS PARK

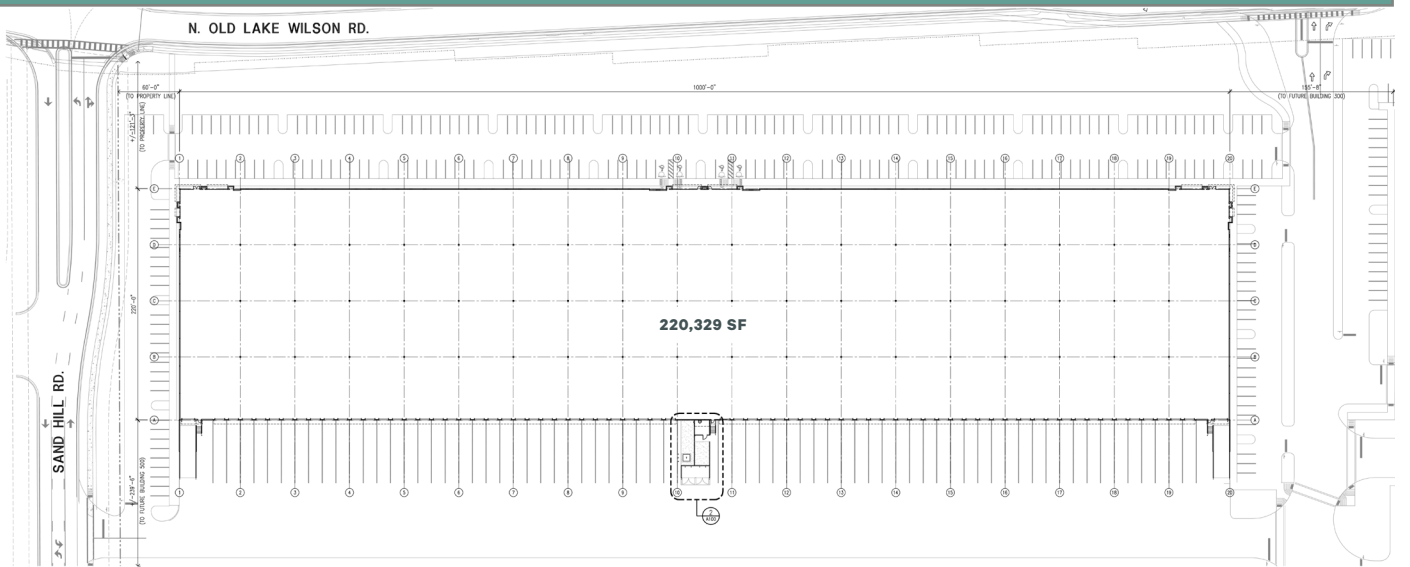
Gateway Logistics at 429 is a state-of-the-art Class-A logistics park located off of SR-429 in Kissimmee, Florida, within minutes of the intersection of I-4 and SR-429. The facility is designed for a host of users in a business park setting, with a 30-minute drive to Downtown Orlando. Situated between 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.

UNDER CONSTRUCTION BLD 400	
TOTAL SF	220,329
OFFICE SF	BTS
BUILDING DIMENSIONS	1000' x 220'
COLUMN SPACING	54' x 60'
SPEED BAY	60'
BUILDING DEPTH	220'
CLEAR HEIGHT	32'
DOCK DOORS	±62
RAMPS/RAMP DOORS	2
TRUCK COURT	120'
AUTO PARKING	±245
FIRE SUPPRESSION	ESFR

## PHASE I UNDER CONSTRUCTION

### BUILDING 400





## SUPERIOR LOCATION

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

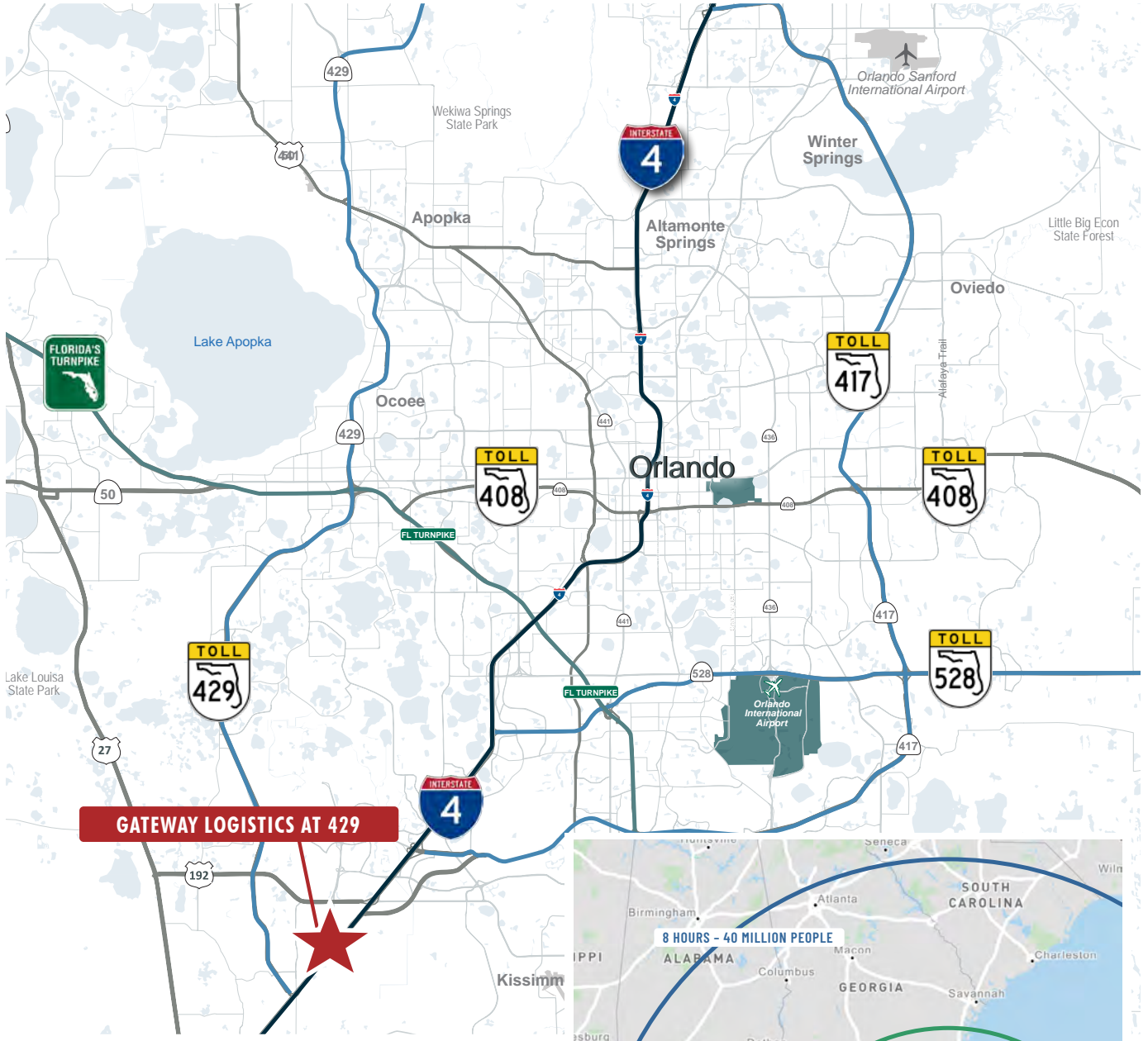
The Orlando MSA is experiencing strong population growth, with an ever growing need for distribution space.



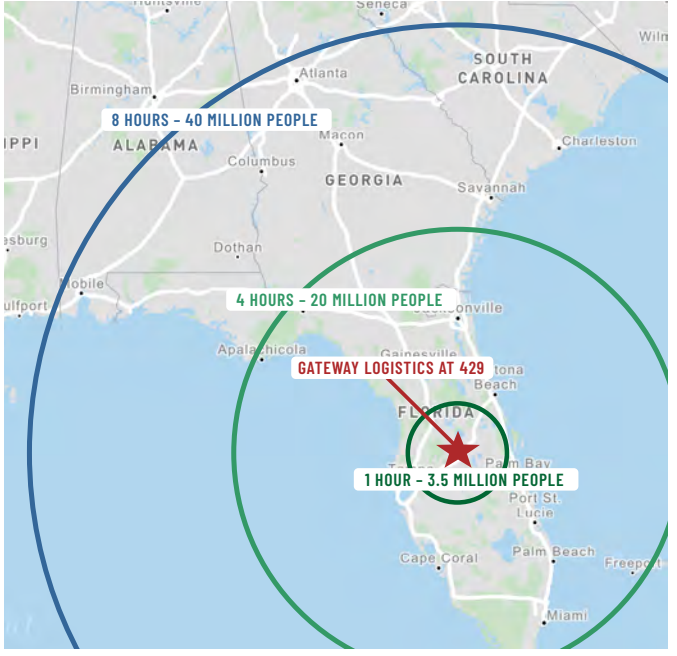
### DESIGN/BUILD

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

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



**GATEWAY LOGISTICS AT 429**



DRIVE TIMES		
ORLANDO:	30 MINUTES	25 MILES
TAMPA:	1:00 HOUR	65 MILES
JACKSONVILLE:	2:40 HOURS	165 MILES
MIAMI:	3:30 HOURS	235 MILES
ATLANTA:	6:45 HOURS	450 MILES

## 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, and improving infrastructure.

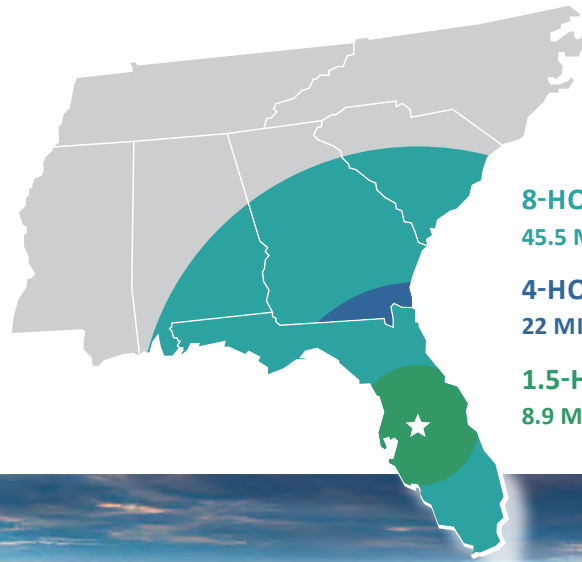
+ 300,000 people move to Florida every year / 10 mile population base of 766,996 / Unemployment rate of 2.5% (MSA)

+ World-class Orlando International Airport is undergoing a \$1.1 billion expansion.

+ There are more than 500,000 higher education students within a 100-mile radius, providing a rock-solid talent pipeline for companies in the region. This includes UCF, the nations 2nd largest university.

### LOCATION HIGHLIGHTS

- ▶ 9.5 MILLION PEOPLE WITHIN 100 MILES
- ▶ 3.0% ANNUAL JOB GROWTH
- ▶ 2.9% FLORIDA GSP GROWTH
- ▶ \$2.3B/21-MILE MAKEOVER OF INTERSTATE-4
- ▶ ORLANDO'S BELTWAY TO BE COMPLETED 2023



**8-HOUR DRIVE**  
45.5 MILLION PEOPLE

**4-HOUR DRIVE**  
22 MILLION PEOPLE

**1.5-HOUR DRIVE**  
8.9 MILLION PEOPLE



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