

FOR LEASE
350 GILLS DRIVE
ORLANDO, FL 32824



PROPERTY HIGHLIGHTS

This just completed institutional-grade tilt-wall building, owned by Mapletree, is strategically situated in the heart of South Orlando's industrial market. The property provides Class A amenities with unparalleled access to major transportation routes, including the Florida Turnpike, SR 528, I-4, and SR 417. Its prime location makes it an exceptional choice for both statewide and local distribution.

- UNIT SIZE:** ±54,000 SF
- OFFICE SIZE:** 2,018 SF
- CLEAR HEIGHT:** 32'
- DOORS:** 12 Dock High Doors (9'x10', Plus 1 Knockout) and 1 ramped door (12' x 14')
- HEAVY POWER:** 1,200 Amps, 277/408 Volt, 3 Phase, 4 Wire Service.

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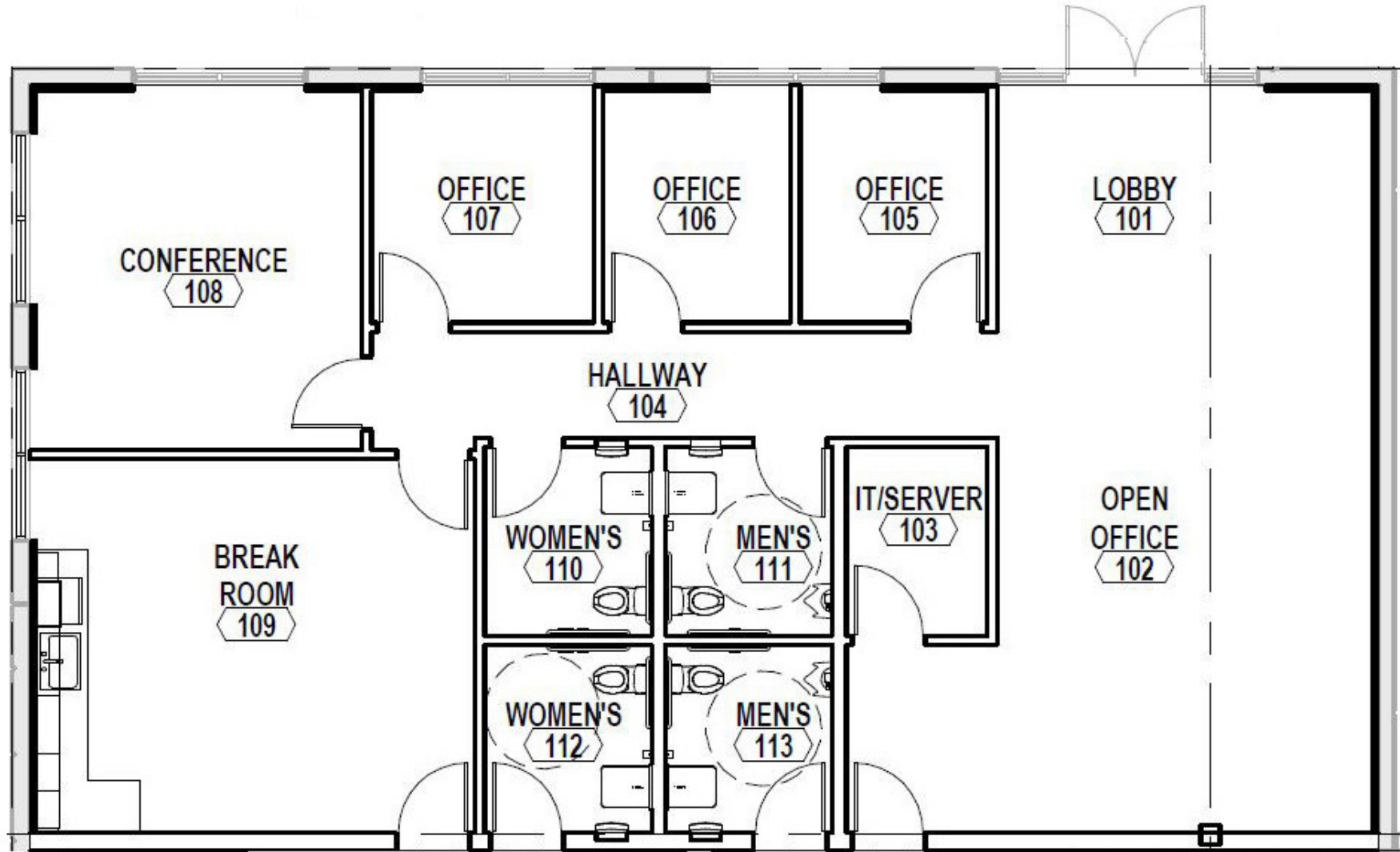


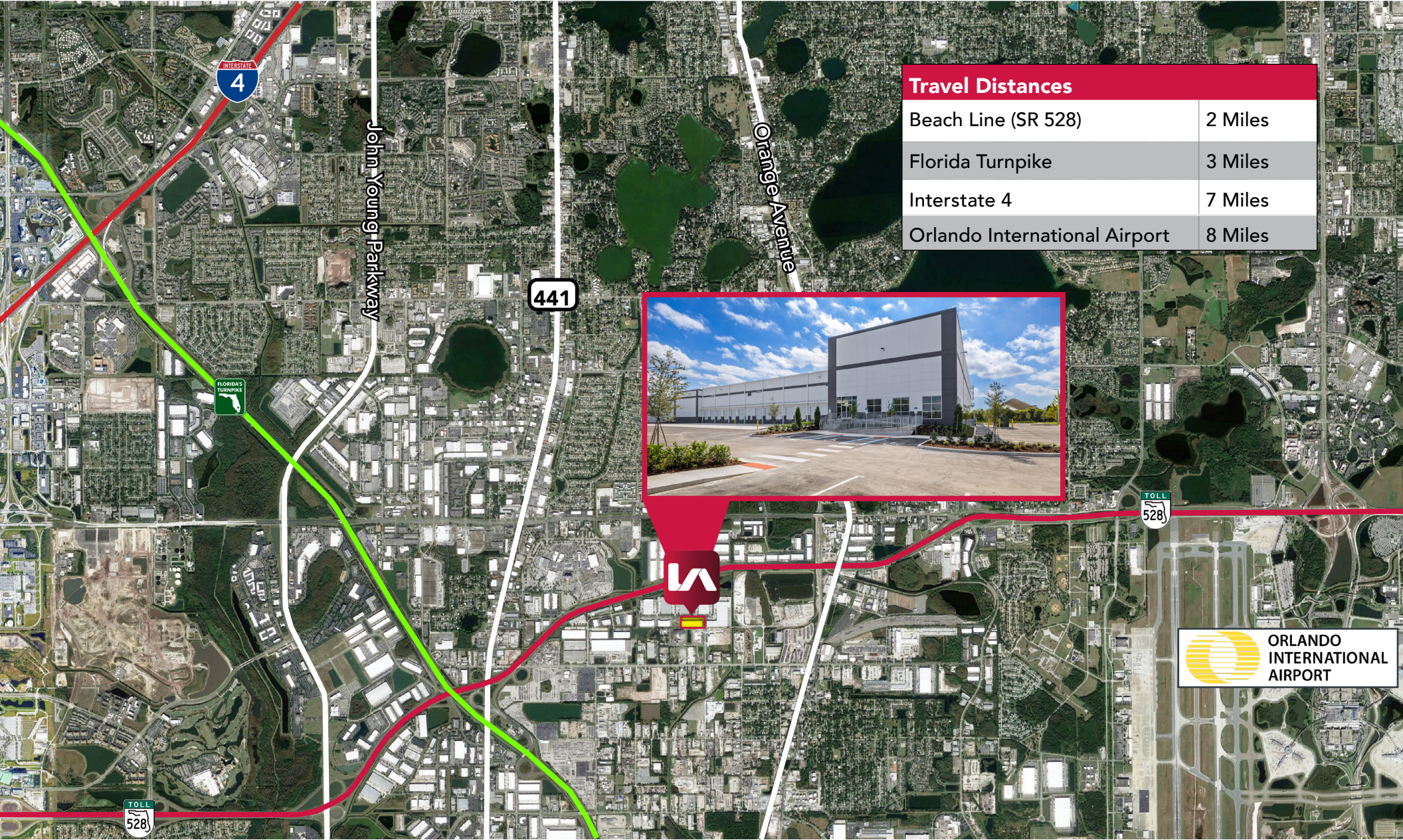


Access:	Gills Drive to Trussway Boulevard to Landstreet Road Gills Drive to Landstreet Road Nearly immediate access to the Florida Turnpike, SR 528, SR 417, and I-4.
Building Type:	Front Load
Building Size:	±54,000 SF
Clear Height:	32'
Column Spacing:	52' x 46'8" column spacing, with 52' x 60' speed bay
Building Depth:	200'
Construction:	Tilt-Wall
Car Parking Spaces:	57 (1.05/1,000 SF), which includes 3 ADA parking spaces Four of the 57 spaces feature infrastructure to install EV charging stations

Truck Court:	120' with 60' concrete apron
Doors:	12 Dock High 9' x 10' Roll-up Doors 1 Additional Knockout Panel One (1) 12' x 14' Ramped Door
Roof:	60 Mil TPO System (R-3)
Fire Protection:	ESFR
Electrical Service:	1,200 Amps, 277/480 Volt, 3 Phase, 4 Wire Service
Zoning:	Ind-2/Ind-3 (Orange County) Read all permitted uses here .
Utilities:	Water/Sewer - Municipal Electric - OUC Natural Gas - Available along Gills Drive







Travel Distances

Beach Line (SR 528)	2 Miles
Florida Turnpike	3 Miles
Interstate 4	7 Miles
Orlando International Airport	8 Miles



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