

## 2 new commercial projects proposed south of downtown Orlando

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Separate developers plan to build a pair of industrial projects south of downtown Orlando.

Spartanburg, South Carolina-based Johnson Development Associates Inc. expects to build 281,160 square feet of industrial space in two buildings at the southeast corner of Orange Avenue and Town Center Boulevard, said Josh Jones, director of real estate. The project is estimated to cost \$18.3 million to build, according to industry standards, but Jones said it's too soon to estimate costs.

Construction may start in early 2020 and wrap up later next year. Johnson Development Associates' South Orange Industrial Properties LLC bought the roughly 17 acres for \$3.9 million, or about \$231,911 an acre, on Aug. 22, [according to Orange County records](#). Entities related to Orlando-based Maury L. Carter & Associates Inc. were the sellers.

No lease deals have been signed and the project will be built on speculation, Jones said. A general contractor hasn't been selected, but the project's architect is Atlanta-based Macgregor Associates Architects. A broker hasn't been selected to represent the property in lease negotiations. Interested parties can reach out to Johnson Development Associates at [johnsondevelopment.net](http://johnsondevelopment.net).

Users targeted include logistics, e-commerce and last-mile companies. "This isn't your heavy manufacturing building — this is very much designed for moving goods efficiently," Jones said.

Meanwhile, a 108,000-square-foot industrial project has been proposed northeast of Lee Vista Boulevard and State Road 417 in the Beltway Commerce Center, according to Orange County records. San Francisco-based [Prologis Inc.](#)'s Beltway Commerce Center is one of the largest industrial properties in Central Florida, [according to \*Orlando Business Journal\* research](#).

Industrial is a hot sector, mostly because of the e-commerce boom led by Seattle-based giant [Amazon.com Inc.](#) (Nasdaq: AMZN). Retailers want distribution centers closer to their customers so they can deliver products faster, which is why new users are lining up for space. *(See the gallery below for the region's largest industrial projects.)*

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