#### Free-Standing Industrial Warehouse



#### **OFFERING SUMMARY**

Sale Price:	\$2,495,000
Building Size:	± 12,650 USF
Lot Size:	1.06 Acres
Zoning:	Org County I-2/I-3
Occupancy:	Available Q1 2024
Construction plans:	Original Available

#### **PROPERTY OVERVIEW**

Free-standing industrial warehouse First time ever on market Extremely well-maintained with attractive interior & exterior 2019 - Brand new Butler MR-24 standing seam roof

#### **PROPERTY HIGHLIGHTS**

- ± 12,650 USF
- Clear ht: 22' Eave ht: 20'
- Four (4) grade-level roll-up doors (12' x 12')
- Electric: 3 phase, 400 amps, 240v
- Concrete parking lot with 24 parks
- Slab: 6" with mesh reinforcement
- Fully fenced lot
- Mezzanine storage area

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#### CITY COMMERCIAL

1101 Symonds Ave. Winter Park, FL 32789 CITYCommercial.com



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#### Exterior





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## **Production Floor**



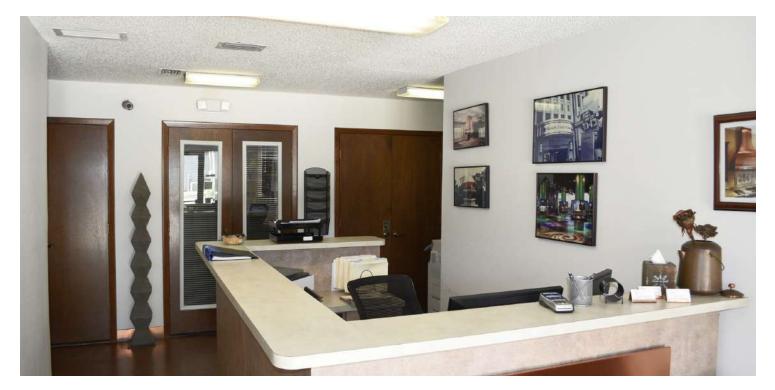


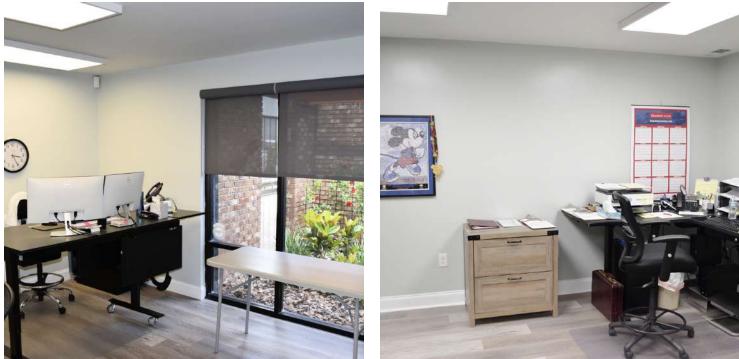


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### Offices

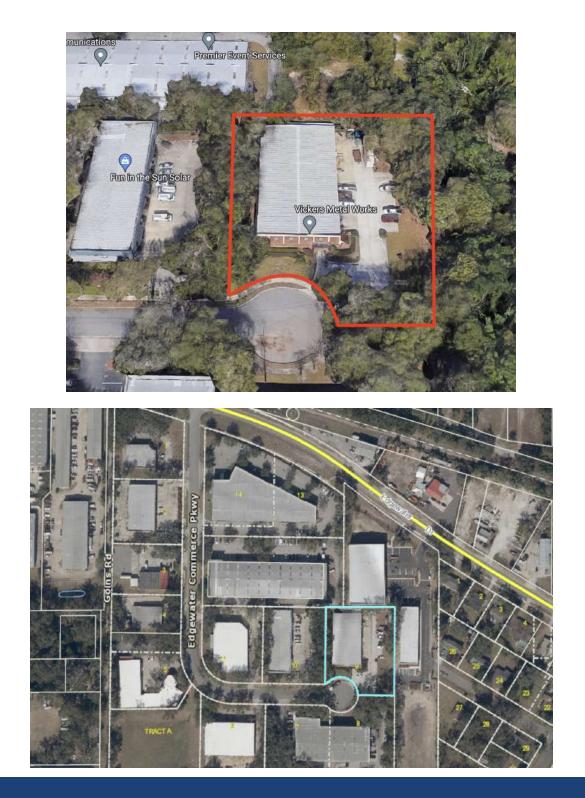




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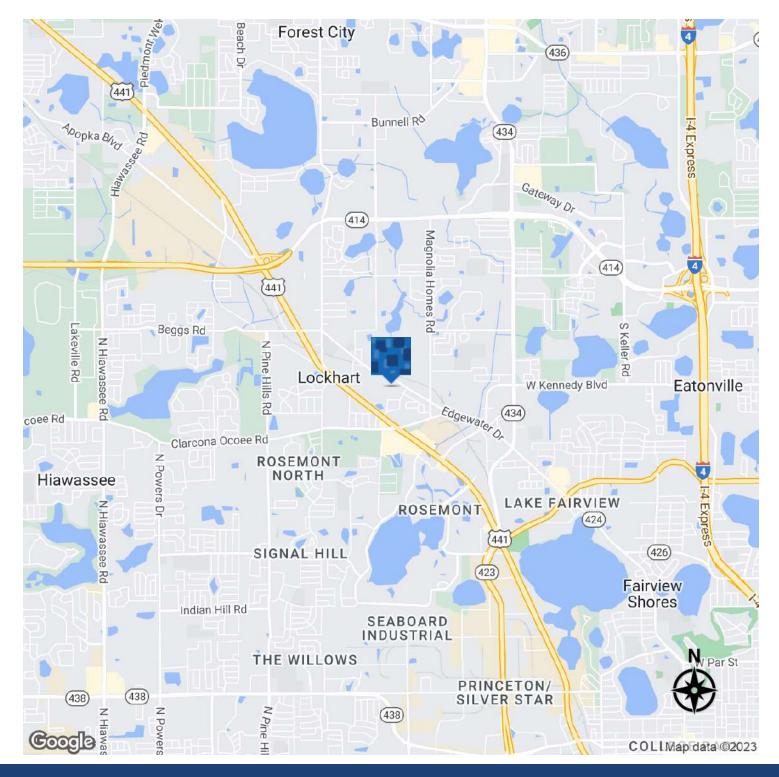
Aerial



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## Location Map



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