

For Sale

Industrial Flex Property

18,140 SF | \$3,400,000 (\$187.43/SF)



7200 Gardner Street

Winter Park, Florida 32792

Property Highlights

- Rare 3-building industrial/flex building complex
- Ability to segment or use all
- Property is a total of 18,140± SF on a 2.06± acre site: Bldg 1: 10,640± SF; Bldg 2: 5,000± SF; Bldg 3: 2,500± SF
- Highly desirable Winter Park location
- Block construction; building heights: 14± feet to deck
- Ample parking
- Fully paved and fenced
- Zoning: IND-1/IND-5; allows a multitude of uses (Unincorporated Orange County)
- Located off Forsyth Road, south of University Blvd and north of Colonial Drive (SR 50)
- Strategic location with easy access to SR 417 (GreeneWay), SR 408 (East-West) and I-4



PRICE REDUCED! \$3,400,000

For more information

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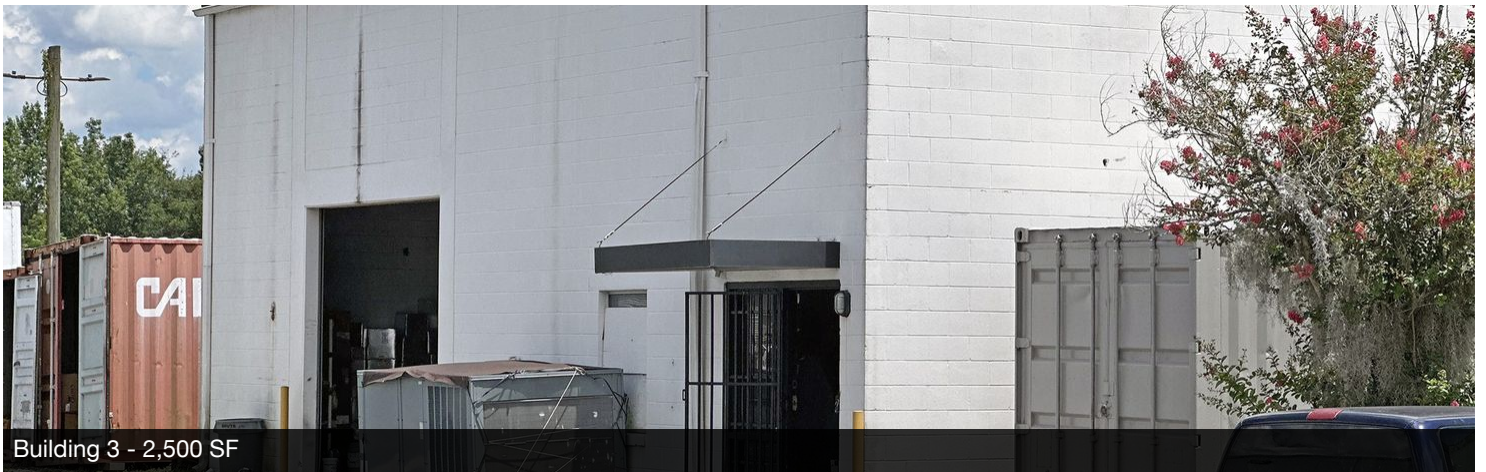
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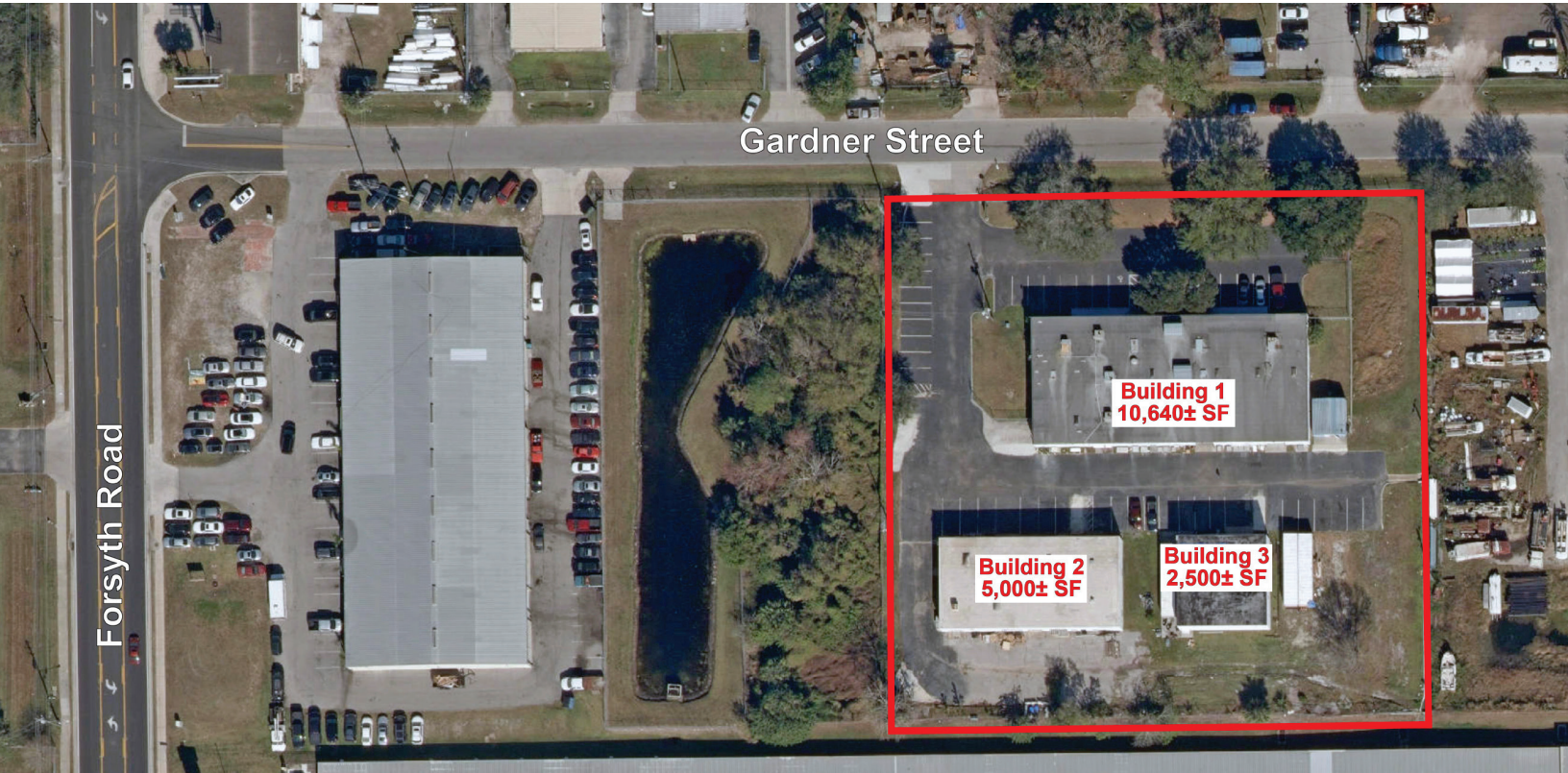
Building 1 - 10,640 SF



Building 2 - 5,000 SF



Building 3 - 2,500 SF



Building 1: 10,640± SF

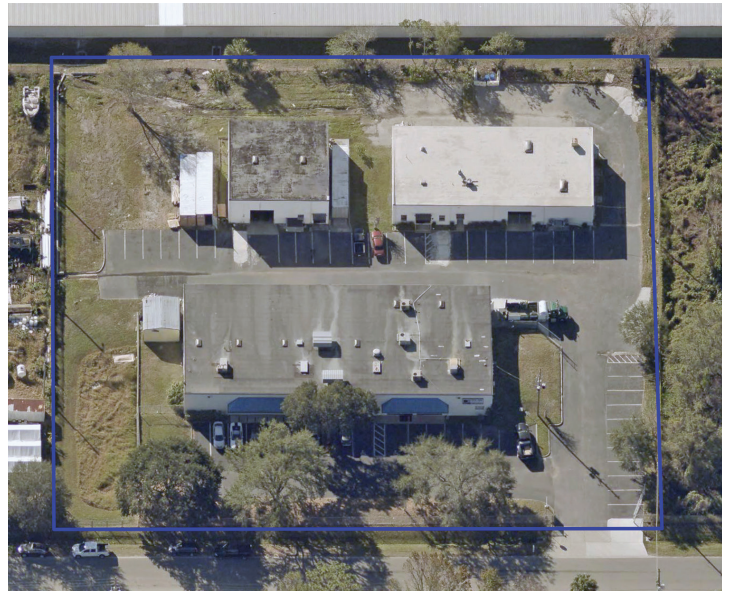
- 50% office/showroom under air
- 50% warehouse with 3 grade-level doors
- Ceiling height: 11.5' to ceiling grid (showroom)
14' to ceiling (warehouse)
- Dimensions: 152±' x 70±'
- Year built : 1993
- Block construction

Building 2: 5,000± SF

- 100% warehouse with restrooms and 3 grade level doors
- Separately metered
- Dimensions: 100±' x 50±'
- Year built: 1987
- Block construction

Building 3: 2,500± SF

- 100% warehouse/storage/workshop
- Separately metered
- Dimensions: 50±' x 50±'
- Year built: 1995
- Block construction



Location Maps

