

For Sale & Lease

Winter Park Industrial/Flex Property

\$3,400,000 | Contact Broker



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

SALE INFORMATION

Sale Price	\$3,400,000
Building Size (Total)	18,140 SF

LEASE INFORMATION

Space	Lease Rate	Size (SF)
Bldg 1	Contact Broker	10,640
Bldg 2	Contact Broker	5,000
Bldg 3	Contact Broker	2,500

For more information

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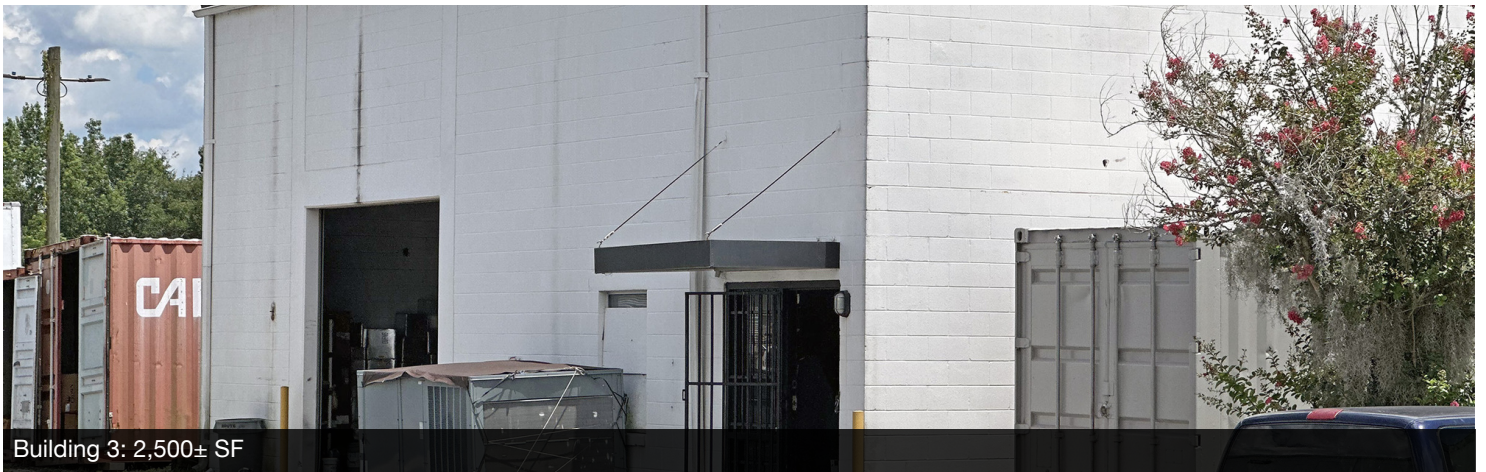
Property Photos



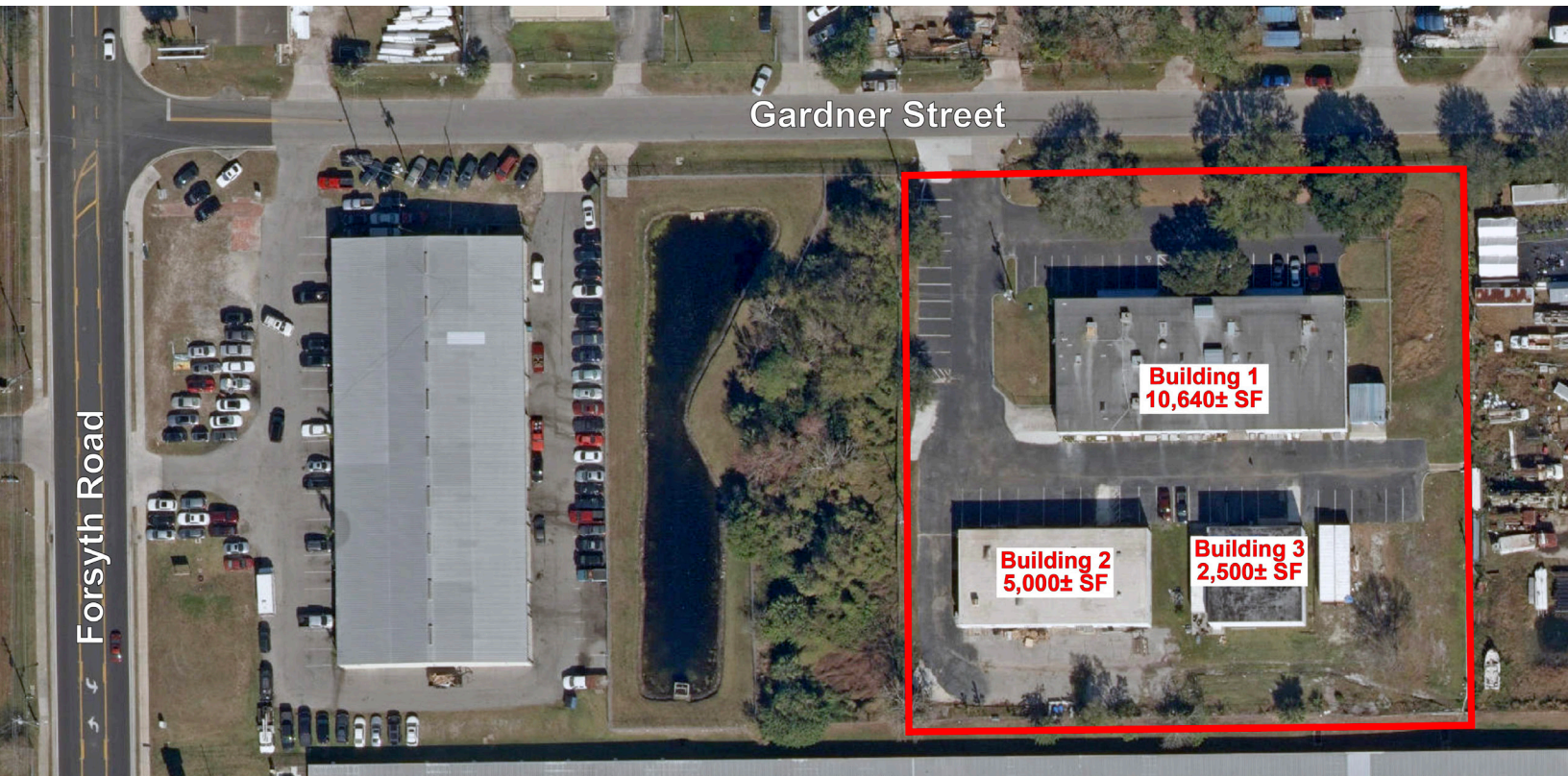
Building 1: 10,640± SF



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

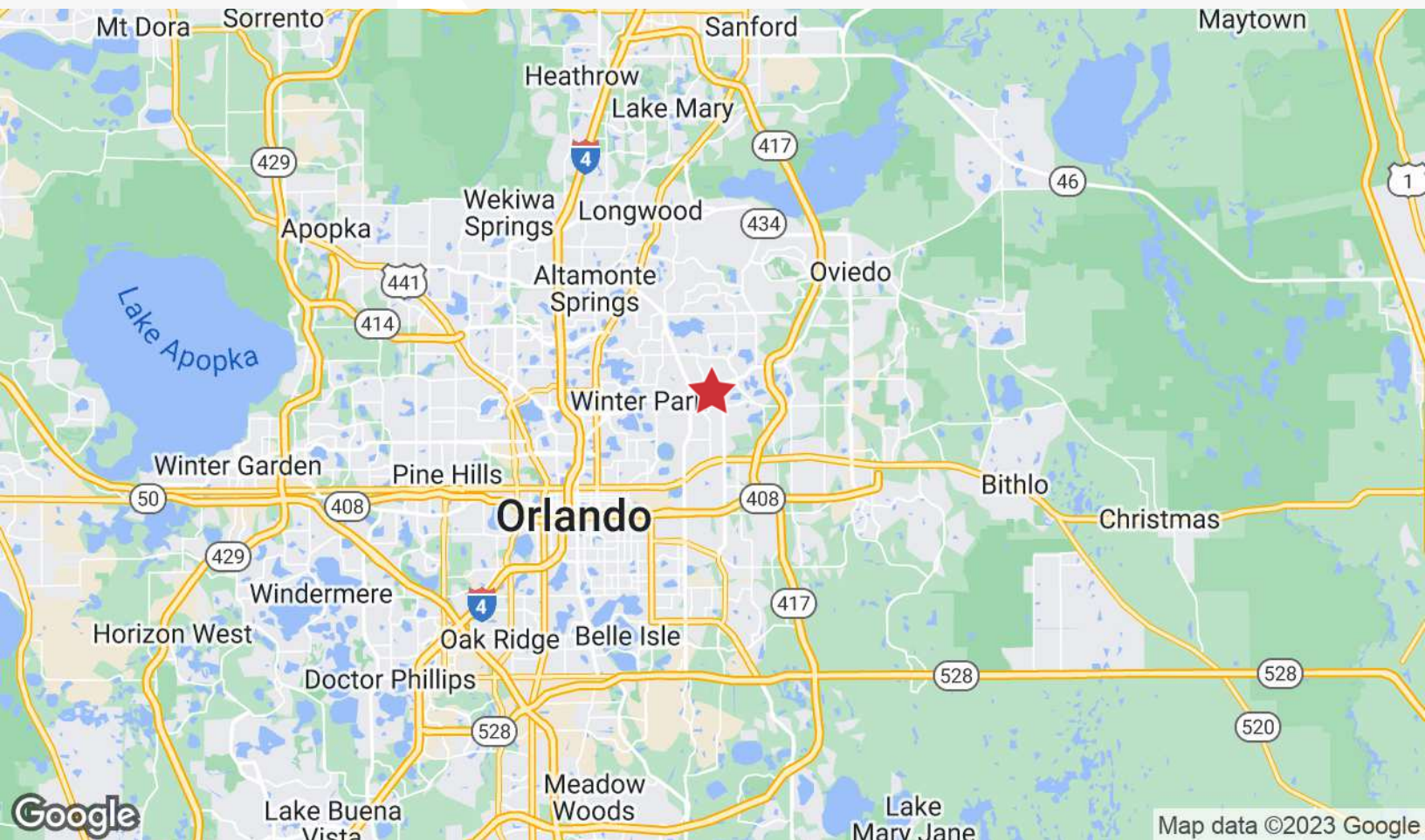
- 100% warehouse with restrooms and 3 grade level doors
- Separately metered
- Dimensions: 100±' x 50±'
- Year built: 1987
- Block construction

Building 3: 2,500± SF

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



Location Maps



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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