

Winter Garden Industrial Flex

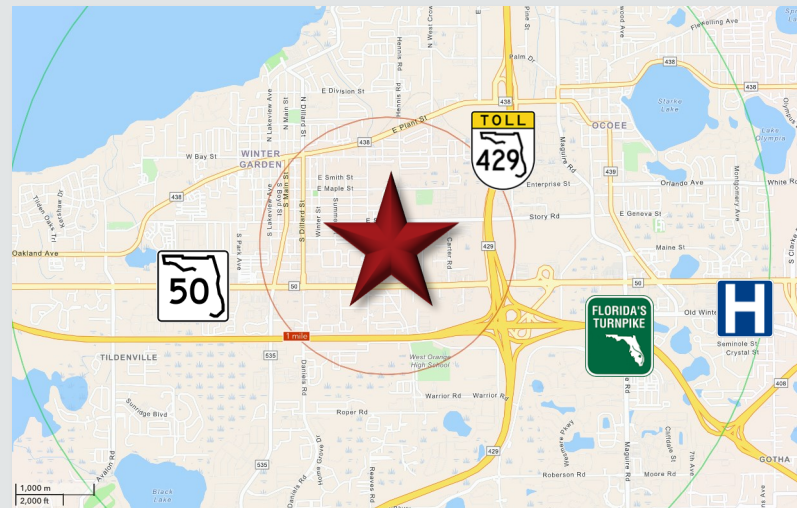
756 Business Park Blvd, Winter Garden, FL 34787



\$ 15.00 psf/yr NNN

LOCATION DETAILS

Located within the Story Road Business Park, just north of W Colonial Drive (SR 50). Less than a mile southeast of Downtown Winter Garden and a 5-minute drive from major highways. The nearby SR 50 connector provides easy access to Florida's Turnpike and SR 429 interchange, providing easy access to major transportation routes.



LISTING DETAILS

- **±8,888 SF** Multi-tenant industrial building
- 22 Shared parking spaces
- 200 amp-single phase power
- **Suite 105 | ±1,200 SF** Warehouse/flex space
 - **1 grade level roll-up door** (12"x12")
 - Also features: 1 bathroom; dryer/washer hookups
 - **100% AC**
- **Suite 106 | ±2,888 SF** Warehouse/flex space
 - **2 grade level roll-up doors** (12"x18" in front, 12"x12" in rear)
 - Also features: 1 bathroom with **ADA shower**; office with AC

2024 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	6,381	59,939	135,626
Average HH Income	\$72,588	\$127,794	\$134,524
Median HH Income	\$56,240	\$92,581	\$95,450

CONTACT FOR MORE INFORMATION:

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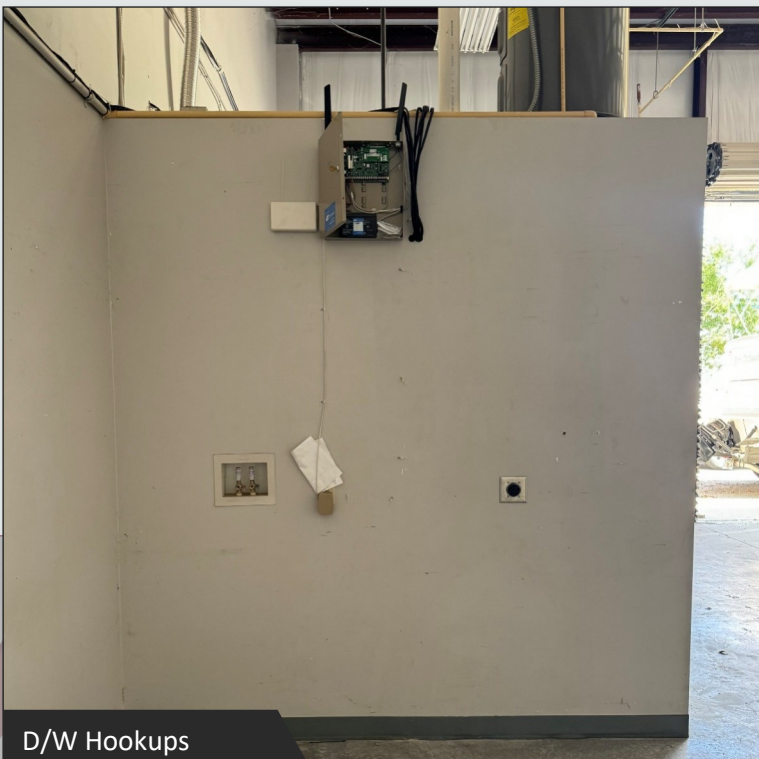
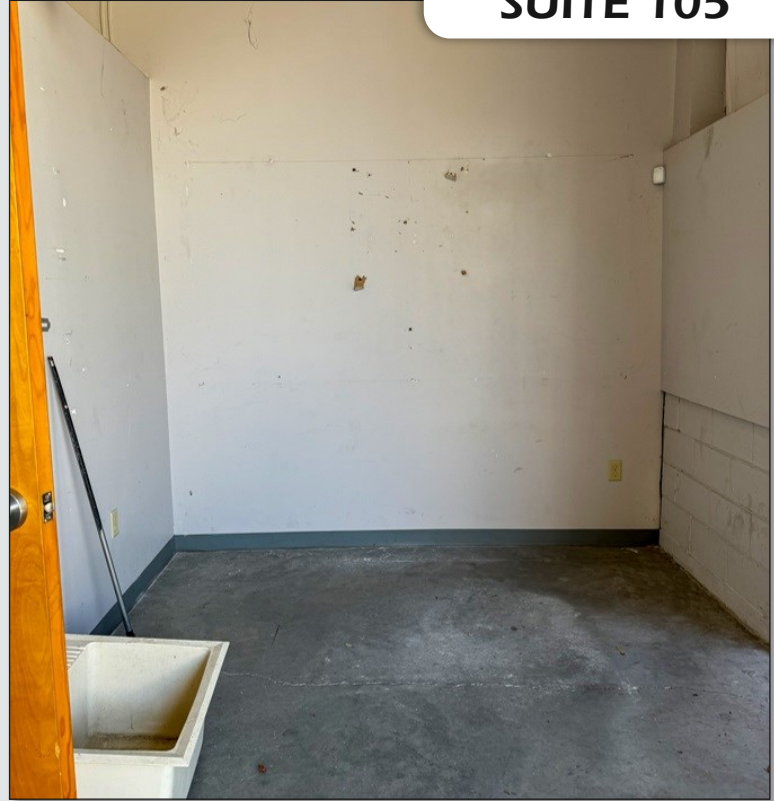
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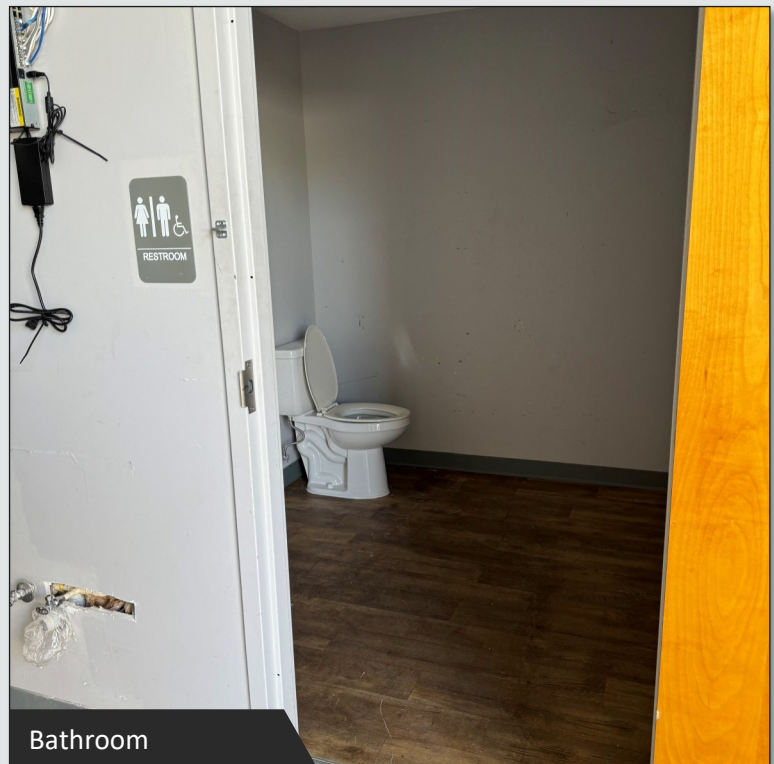
SUITE 105



100% A/C Open Space



D/W Hookups



Bathroom

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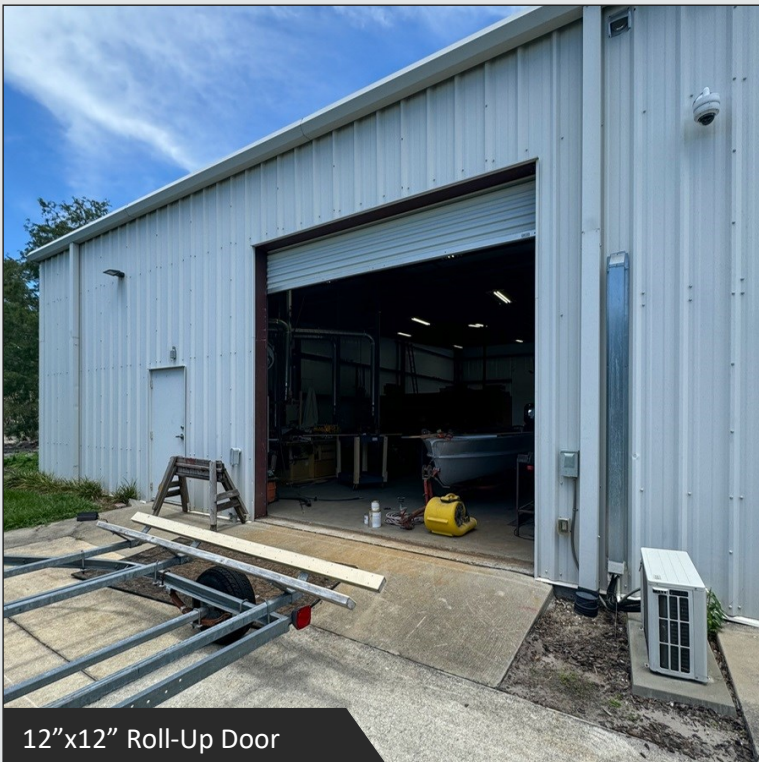
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SUITE 106



12"x18" Roll-Up Door



12"x12" Roll-Up Door



Office with A/C

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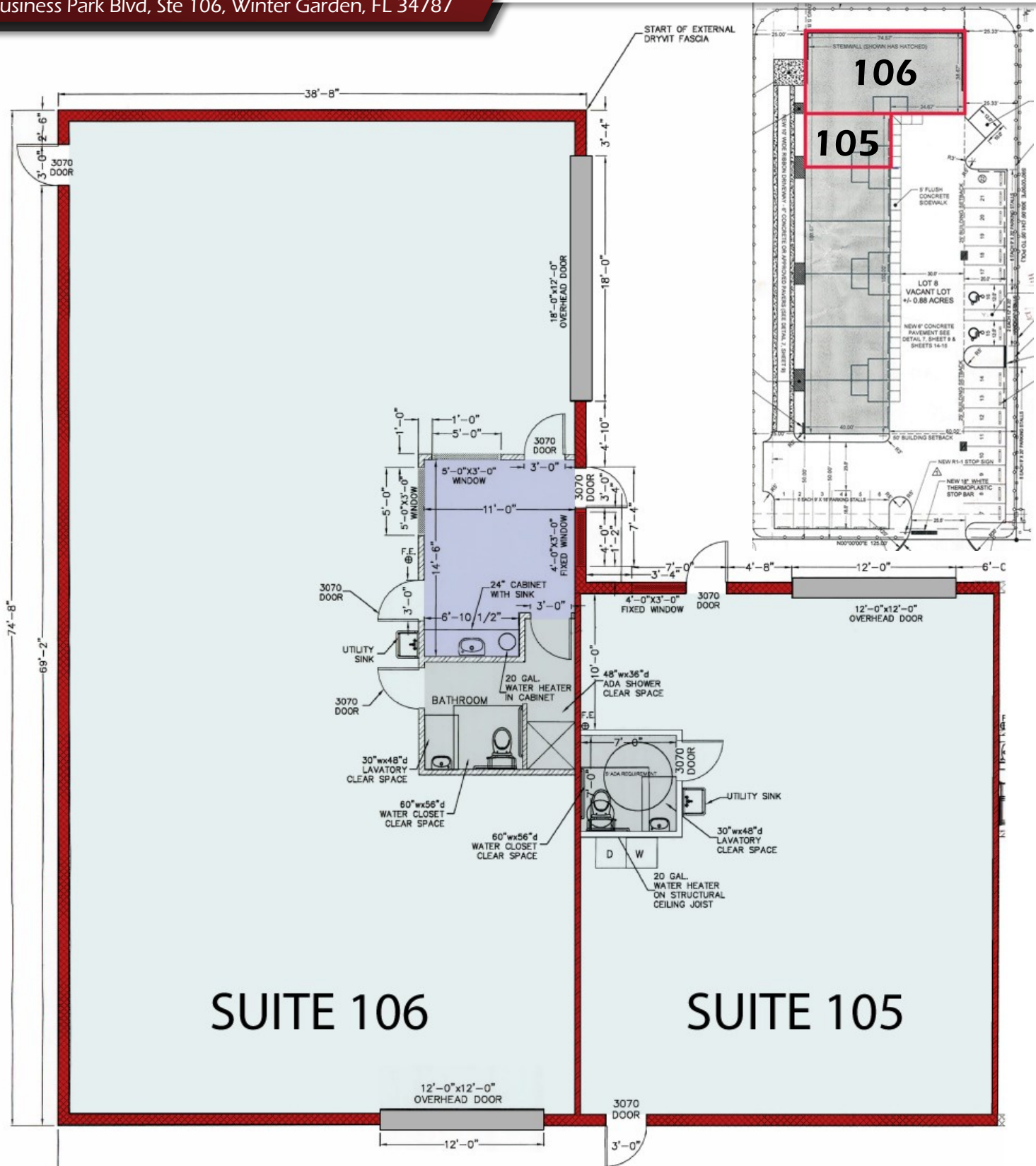
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