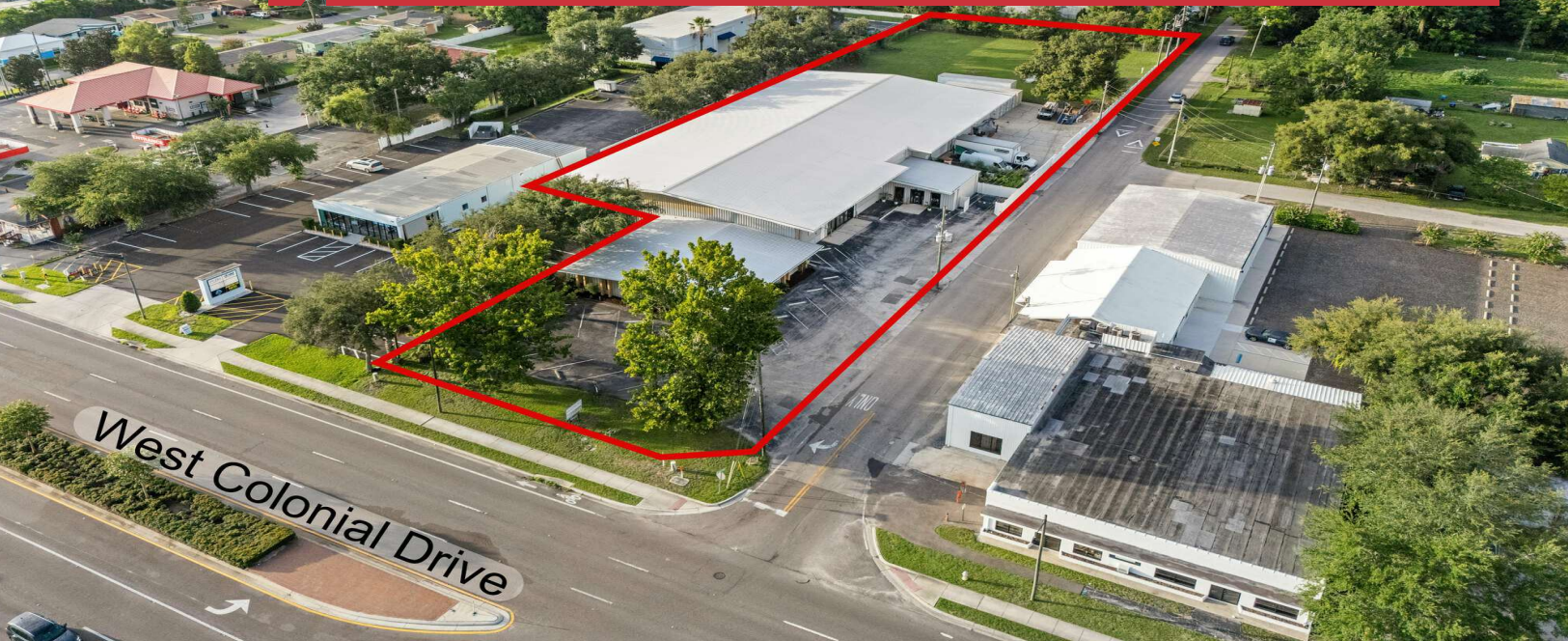


For Lease

# Winter Garden Showroom/Warehouse

24,145 SF | \$17.00 / SF



## 12800 West Colonial Drive Winter Garden, Florida 34787

### Property Highlights

- 24,145± SF showroom/warehouse
- 100' of direct frontage on West Colonial Drive
- 2.21± acres with 0.75 acres of outside storage area
- 4,145± SF office/retail/showroom space
- 20,000± SF warehouse
- 14' x 22' roll-up door
- Fully sprinklered; 3-phase power
- Zoning: I-1, City of Winter Garden

### Demographics

	1 Miles	3 Miles	5 Mile
Total Households	1,584	21,847	47,034
Total Population	4,955	62,715	138,415
Average HH Income	\$86,536	\$131,855	\$135,350

### OFFERING SUMMARY

Available SF	24,145 SF
Lease Rate	\$17.00 / SF (NNN)
Lot Size	2.21 Acres
Building Size	24,145 SF

**Lease Rate: \$17.00 / SF NNN**

For more information

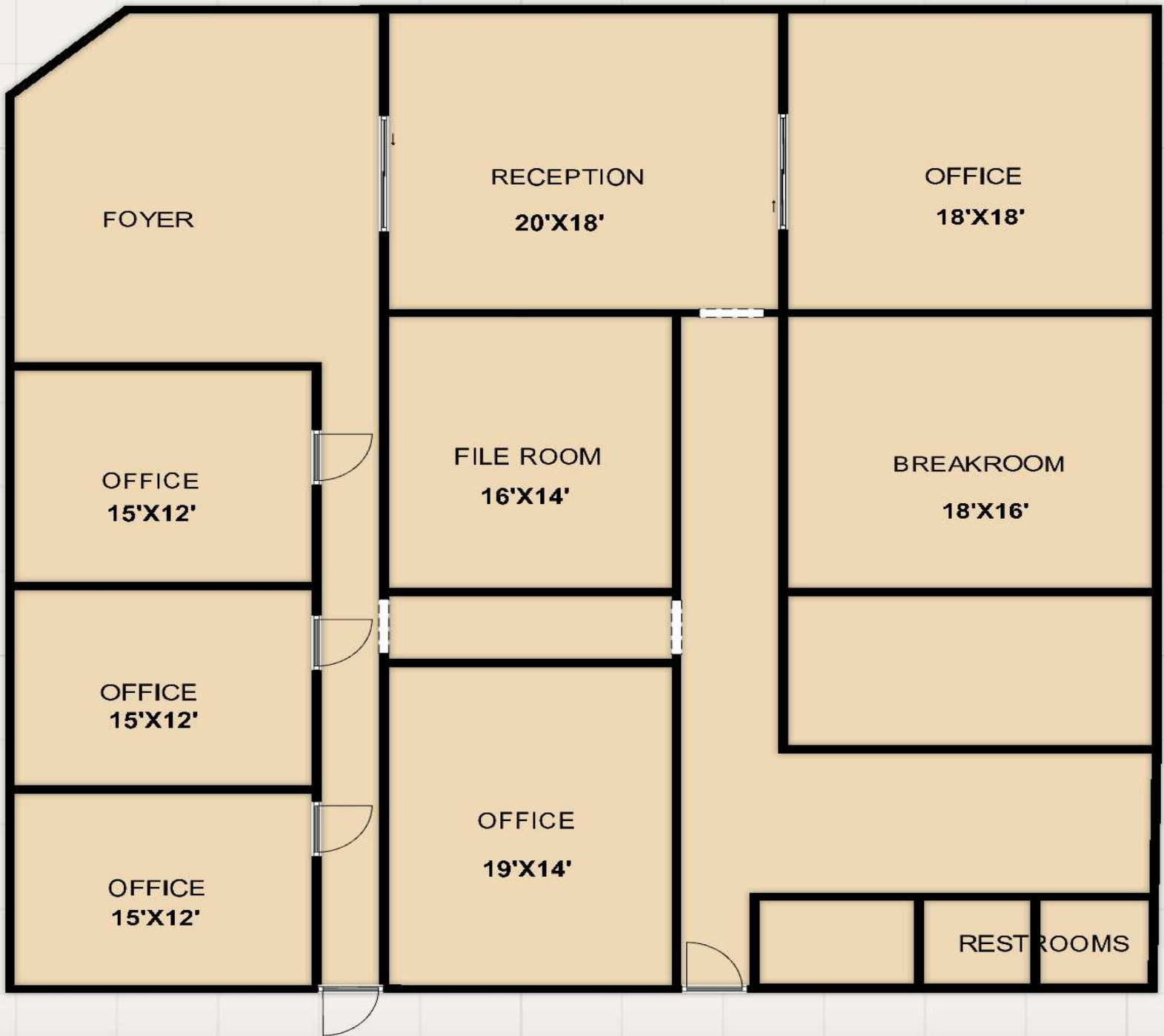
**Kevin O'Connor**

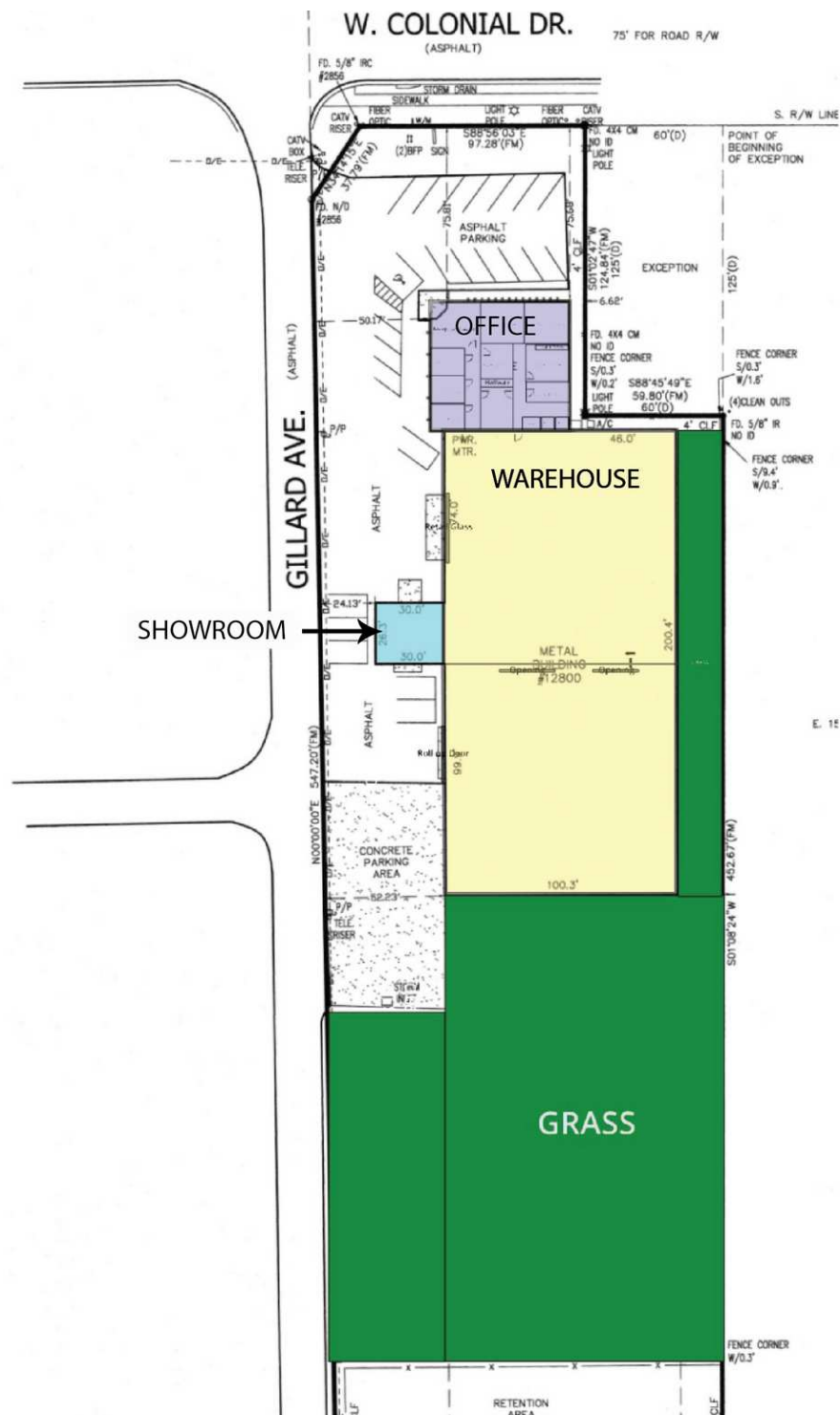
O: 407 949 0736  
koconnor@realvest.com

**Matthew Cichocki**

O: 407 949 0738  
mcichocki@realvest.com

# Office Floor Plan

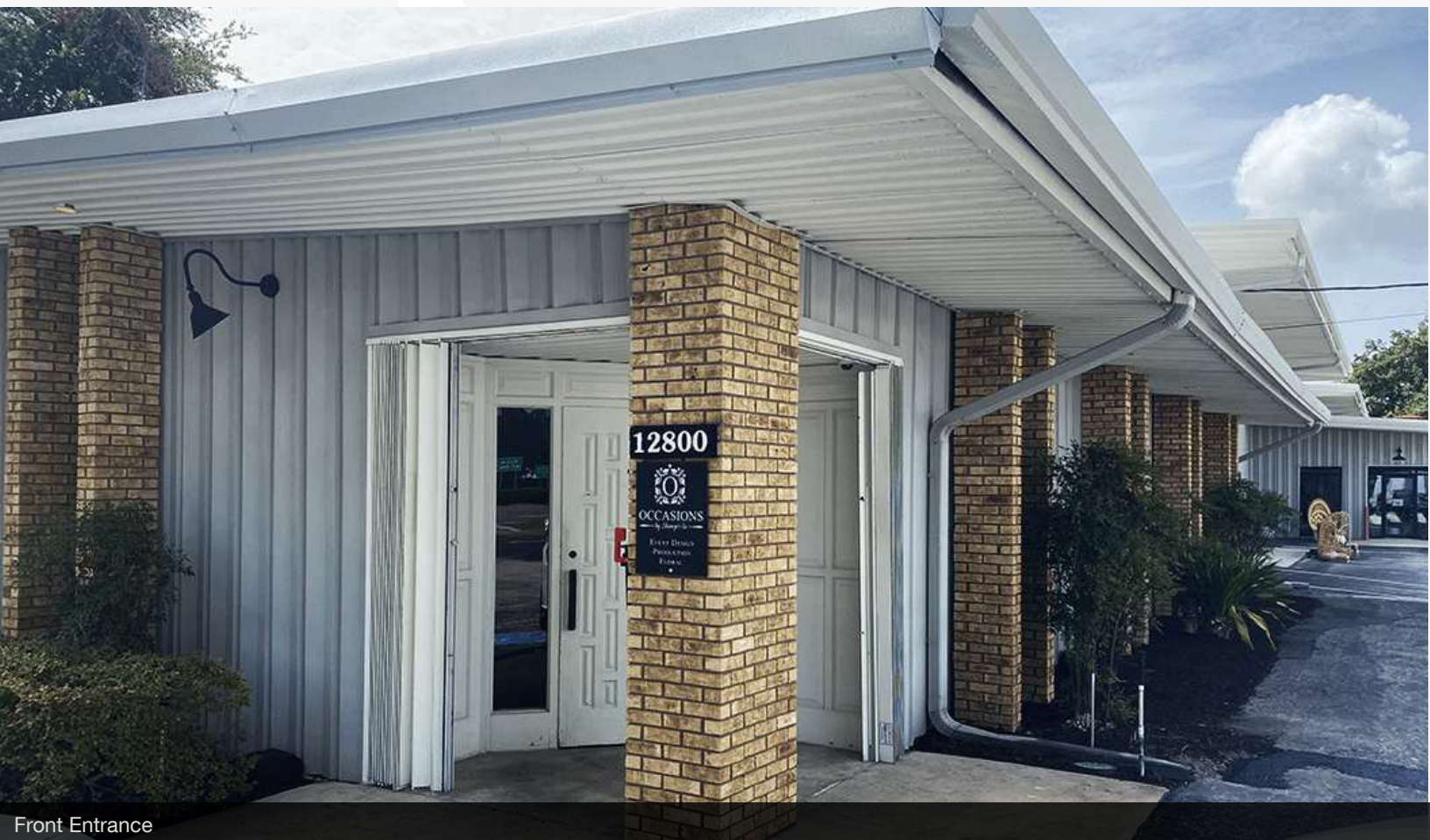




# Exterior Photos



Office/Retail/Showroom Entrance

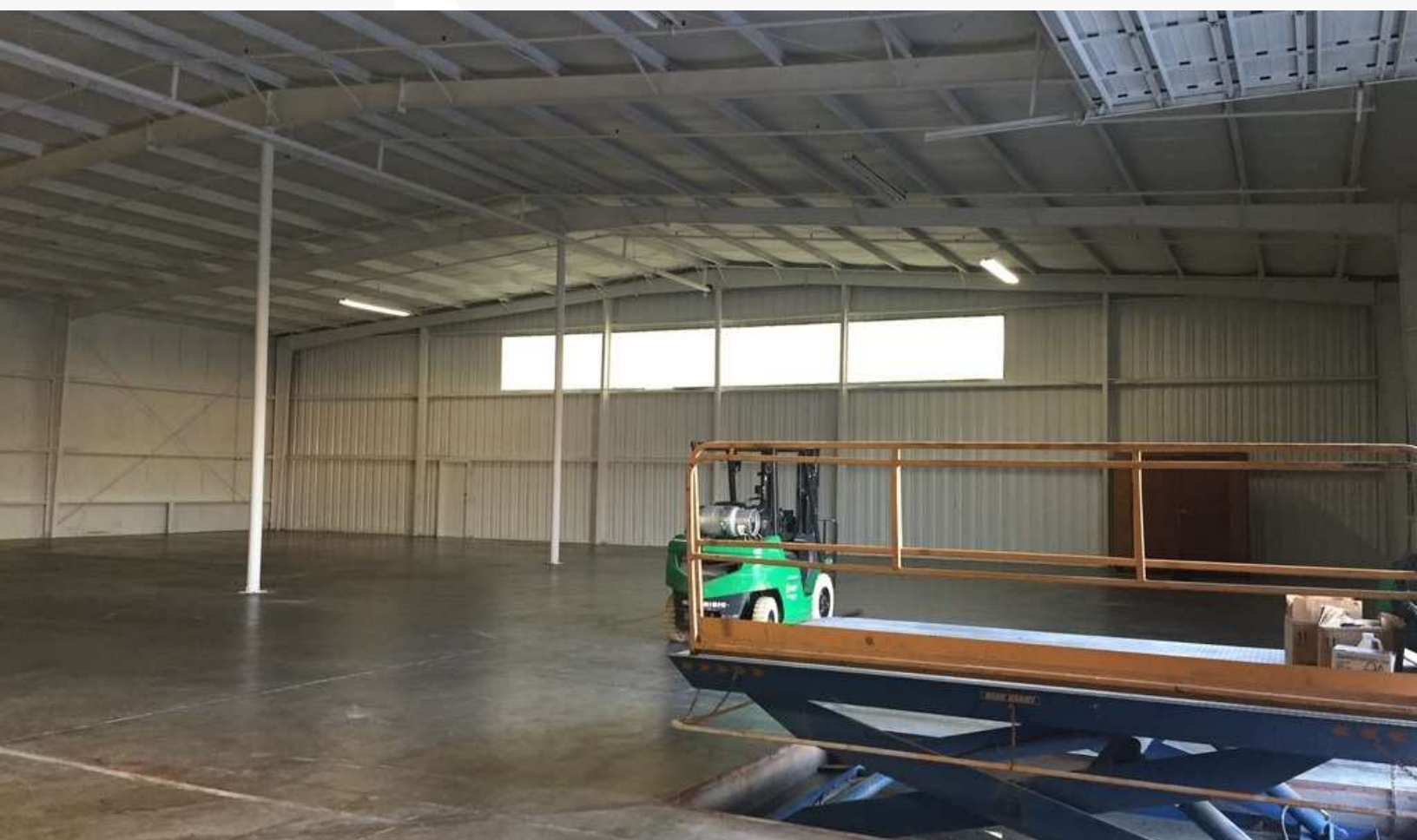


Front Entrance

# Warehouse Photos



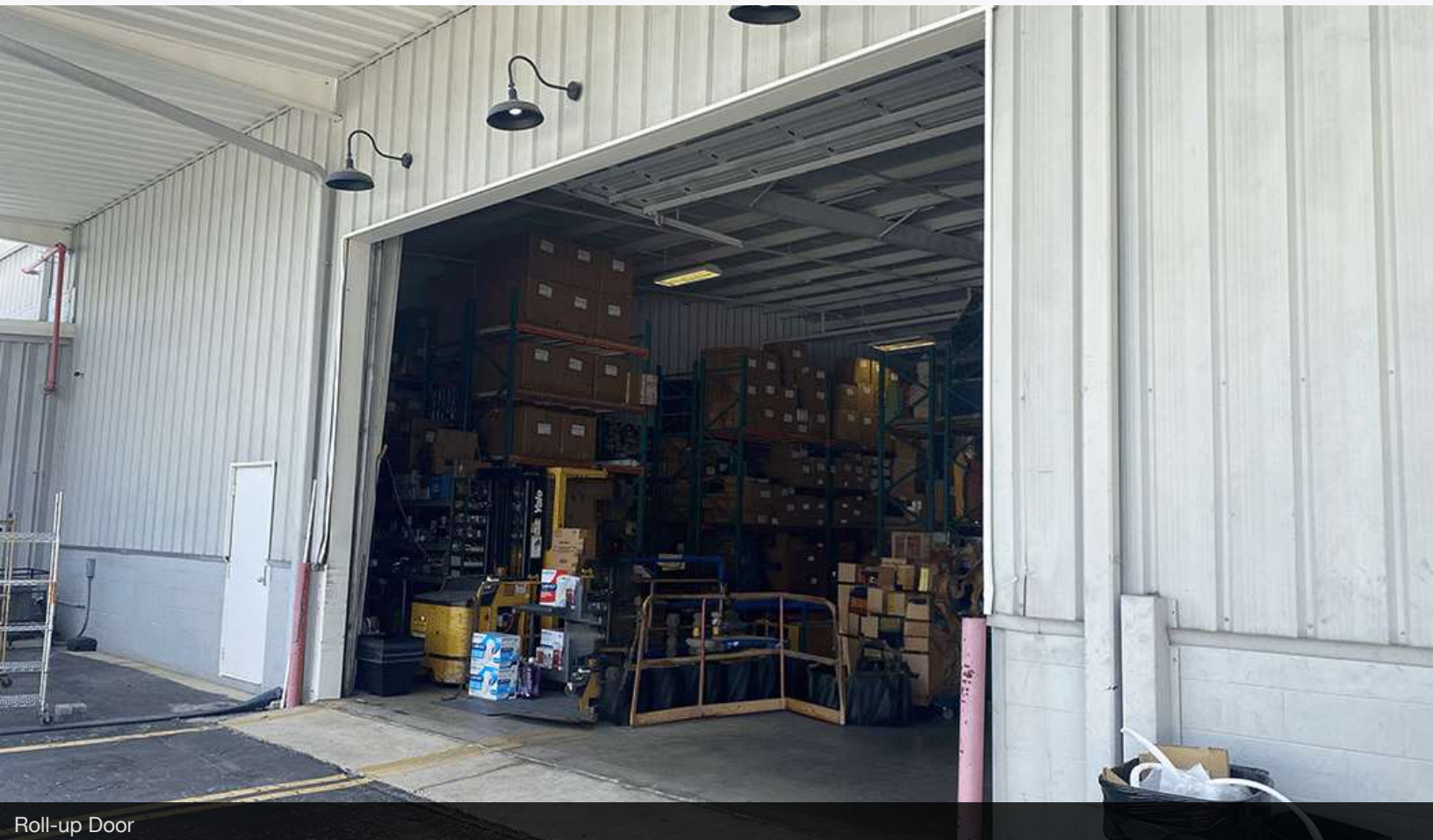
# Warehouse Photos



## Additional Photos



Lobby Area



Roll-up Door

# Retailer Map

