

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

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

OFFERING SUMMARY

Lease Rate: \$17.00 / SF NNN

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

For more information

Kevin O'Connor

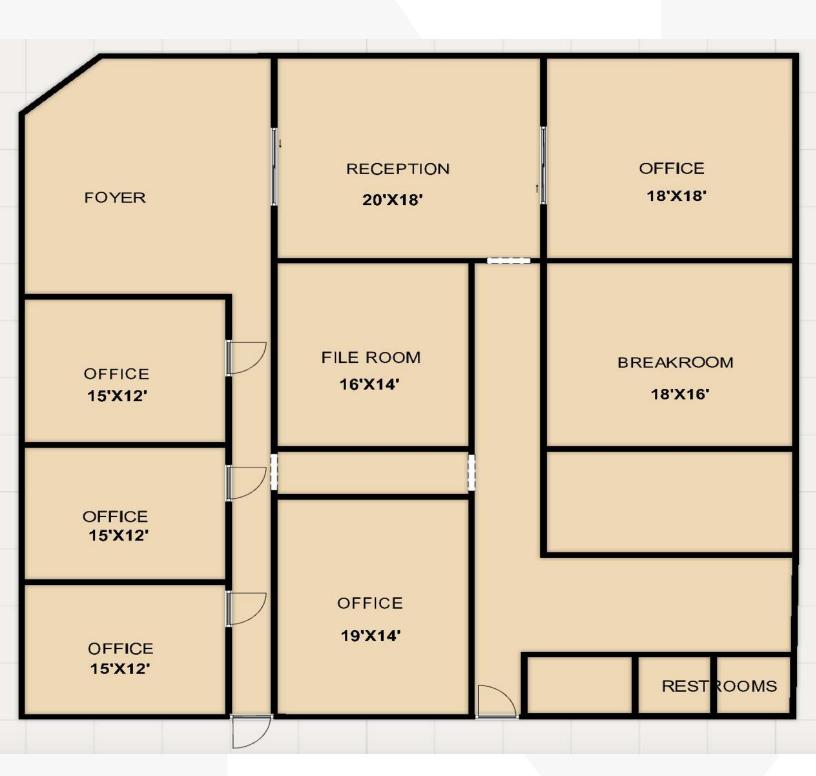
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Matthew Cichocki

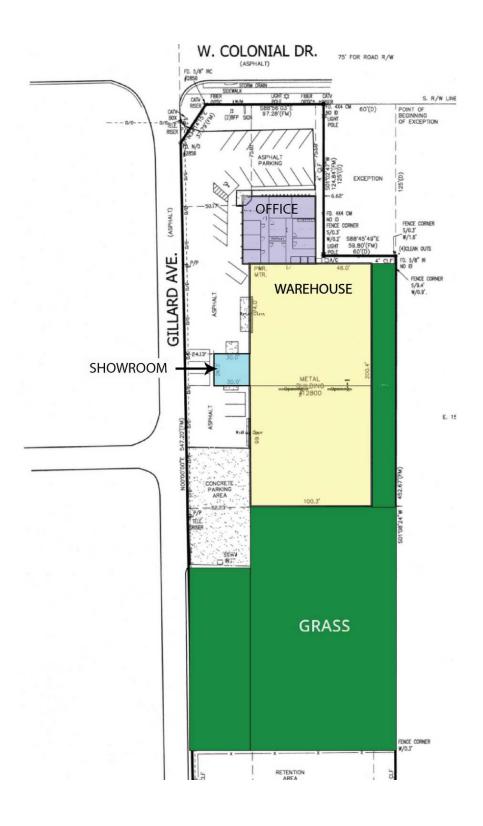
O: 407 949 0738 mcichocki@realvest.com



Office Floor Plan







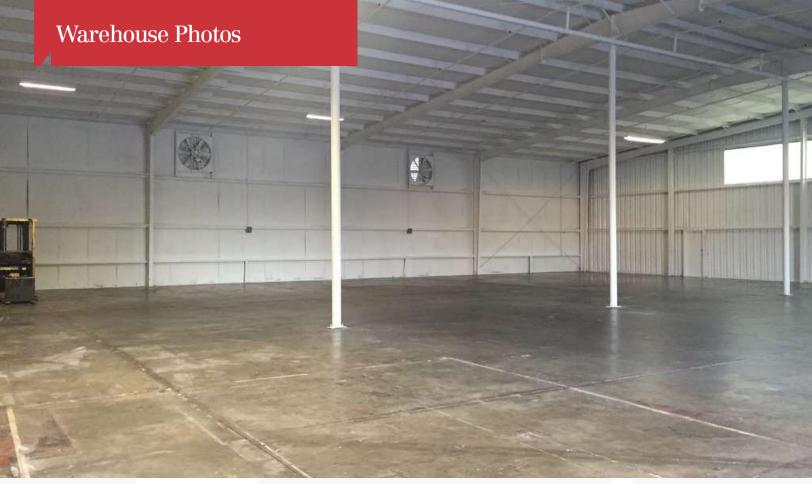








The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered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

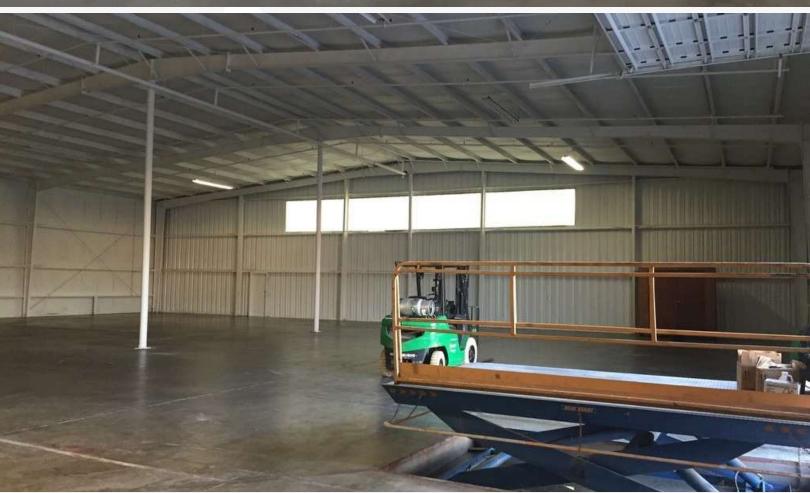






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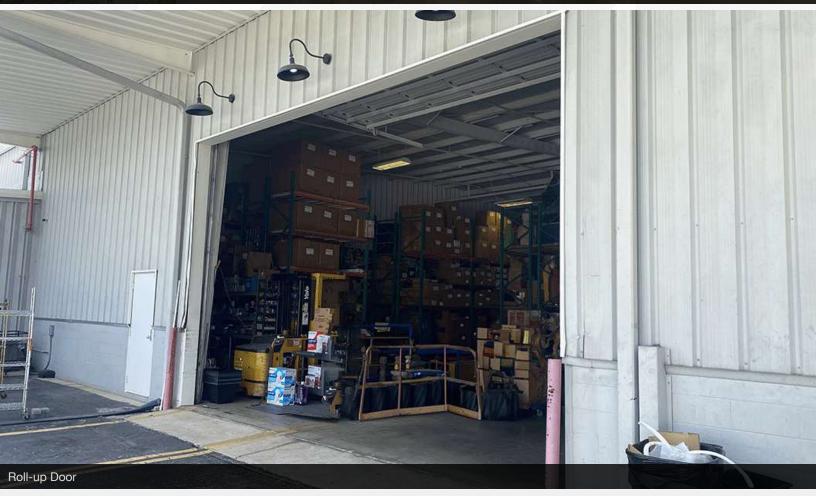


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1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel



Lobby Area





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Retailer Map

