FOR LEASE | FREE STANDING DOCK HIGH INDUSTRIAL BUILDING

14748 W. COLONIAL DRIVE

WINTER GARDEN, FL 34787





PROPERTY OVERVIEW

TOTAL SIZE: 35,806 SF

SPACE BREAKDOWN: 3,530 SF Office | 32,276 SF Warehouse

LOADING: 2 Dock High Doors / 4 Drive In Ramps

FIRE SUPPRESSION: Yes

ZONING: WG-C2

LEASE RATE: Reach out to broker for details

LOCATION

Located along the highly traveled W. Colonial Drive corridor, this freestanding dock-high industrial building offers a rare opportunity in the tight Winter Garden market. Single-tenant industrial spaces of this kind are exceptionally hard to find in this area, making this a unique leasing opportunity. The property benefits from excellent visibility, easy access to major transportation routes including Florida's Turnpike and SR-429, and proximity to a growing residential and commercial base. This strategic location supports both local distribution and regional operations in one of Central Florida's most sought-after submarkets.

CONTACT:

Ryan Griffith
Vice President
rgriffith@lee-associates.com
D 321.281.8512

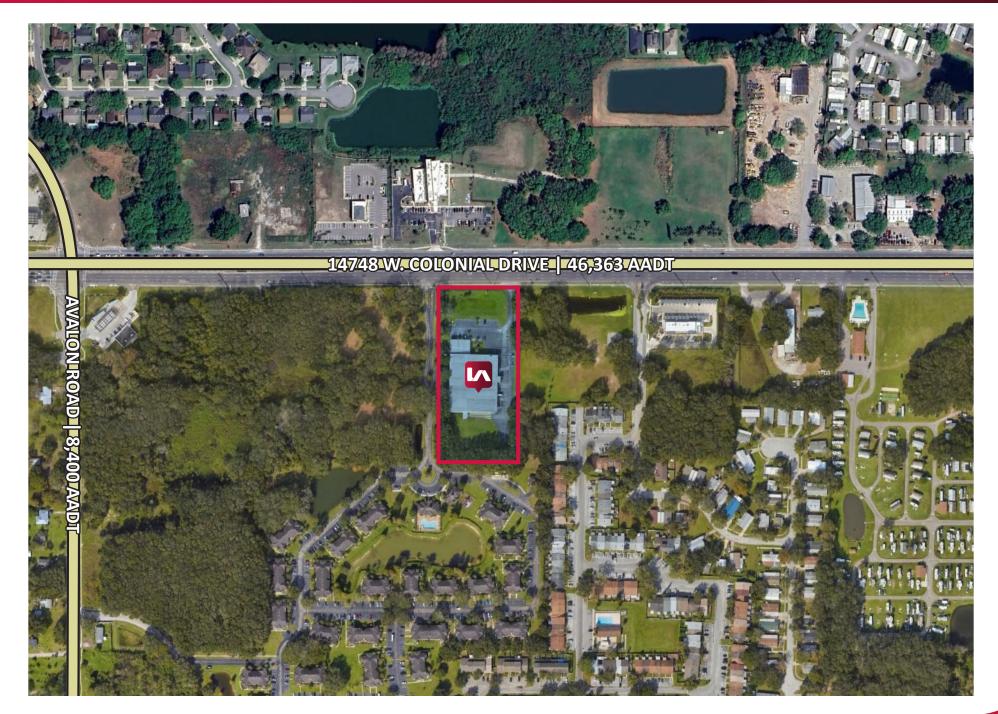
Christopher "CJ" Griffith, SIOR Vice President cgriffith@lee-associates.com D 321.281.8508

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SITE PLAN AERIAL | 14748 W. Colonial Drive | Winter Garden, FL 34787





PROPERTY STATS | 14748 W. Colonial Drive | Winter Garden, FL 34787







Building Type: Dock High & Grade Level

Building Size: 35,806 SF

Clear Height: 18' - 21'

Building Depth: 195'

Car Parking: 35 Lined Spaces

Truck Court: Fenced In

Loading: Two (2) Dock Wells

(with Edge of Dock Levelers)

Four (4) Drive In Doors

Lighting: LED Warehouse Lighting

Equipment: Duct Work and Insulation in place,

ability to add HVAC for low cost

Power: Heavy Power

Fire Protection: Wet System

Zoning: WG-C2 (City of Winter Garden)

PROPERTY PHOTOS | 14748 W. Colonial Drive | Winter Garden, FL 34787











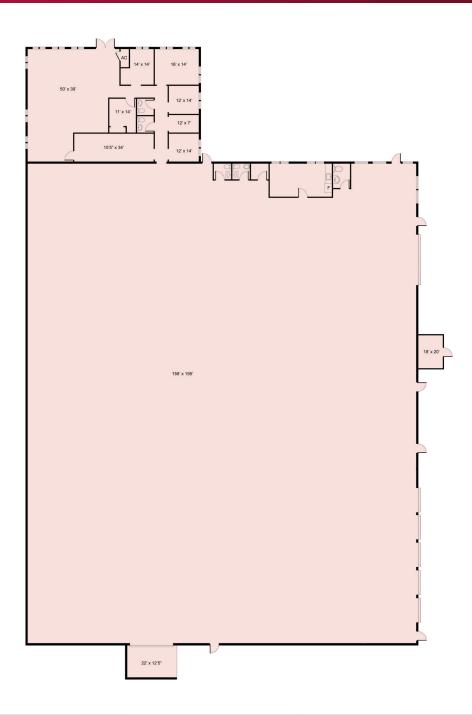




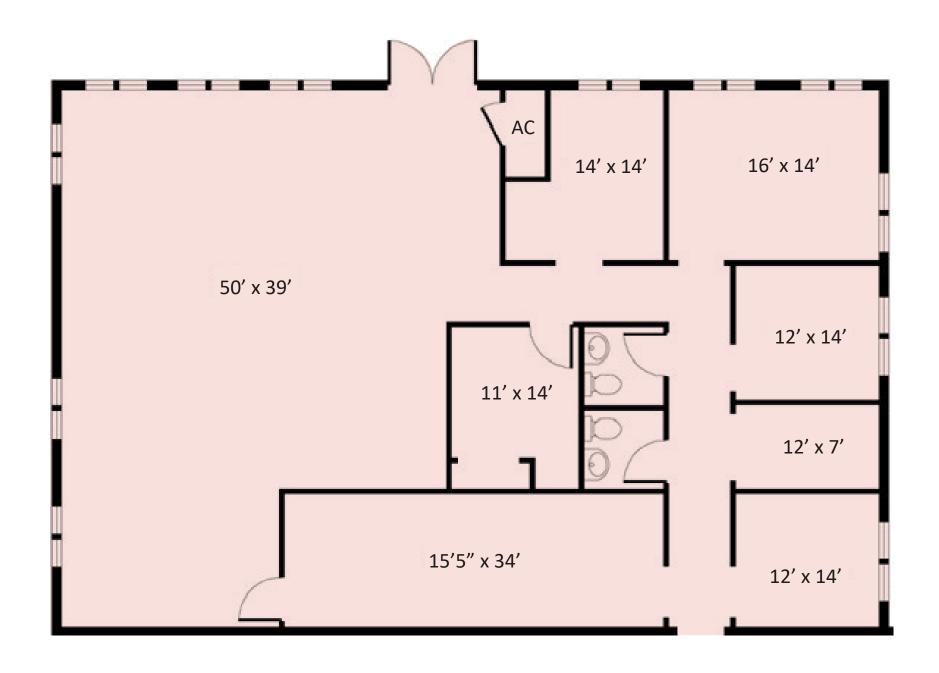






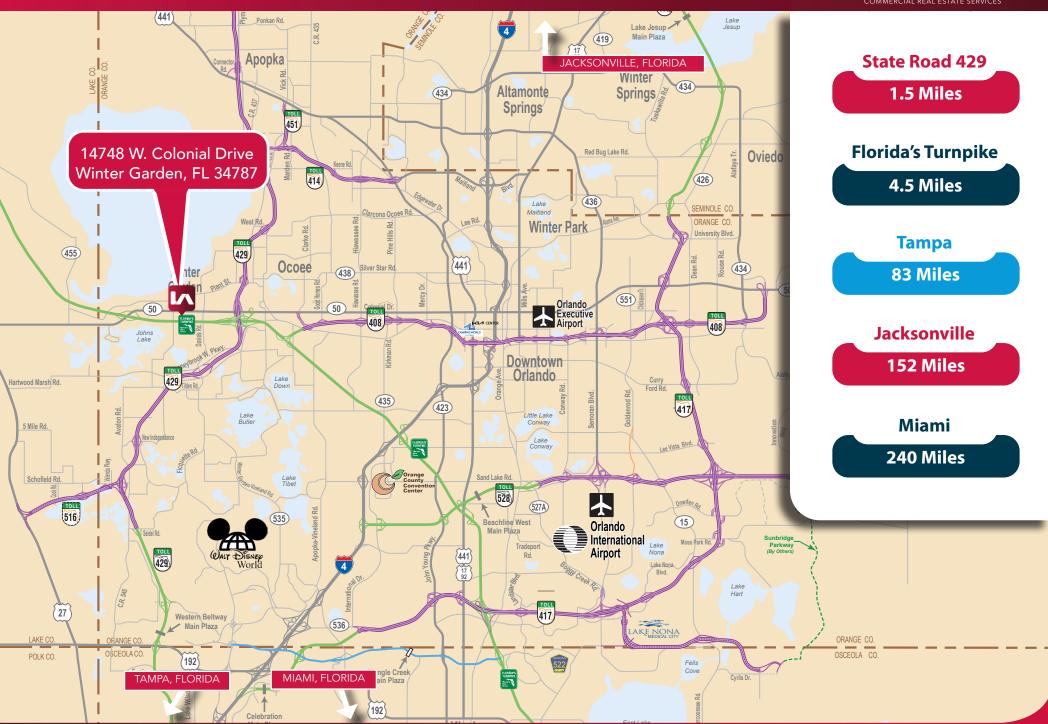






PROXIMITY MAP | 14748 W. Colonial Drive | Winter Garden, FL 34787





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