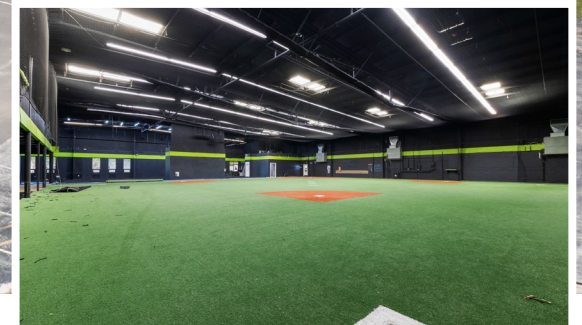


FOR LEASE OR SALE | SPORTS COMPLEX/INDUSTRIAL BUILDING

4304 METRIC DRIVE
WINTER PARK, FL 32792



2,400 Amps | 480V | 3 Phase



PROPERTY OVERVIEW

TOTAL BUILDING:	54,349 SF
SPACE BREAKDOWN:	40,481 SF Ground Floor 13,868 SF Mezzanine/Bar Restaurant
CLEAR HEIGHT:	21'
DOORS:	Four (4) Dock Doors Two (2) Drive-in
PARKING:	Abundant
LEASE RATE:	\$15.50/SF NNN
SALE PRICE:	\$9,000,000

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LOCATION

Located in Winter Park, this property benefits from excellent access to major thoroughfares, including State Road 436 (Semoran Boulevard) to the east and U.S. Highway 17-92 to the west, providing smooth connectivity to Interstate 4 and the greater Orlando metropolitan area. Nearby roads such as Hanging Moss Road and Forsyth Road further enhance local access and circulation.

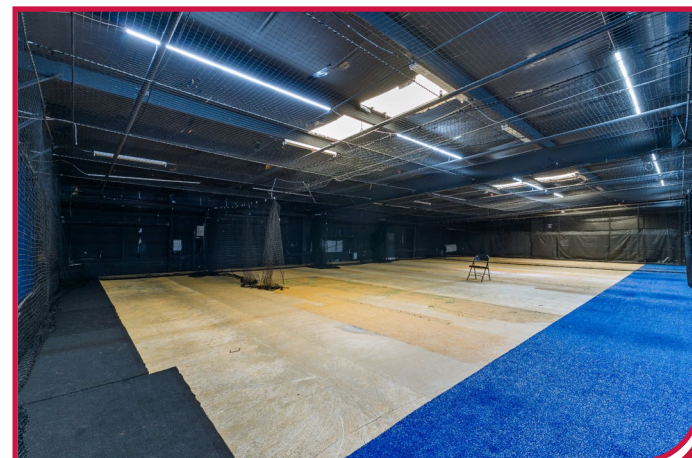
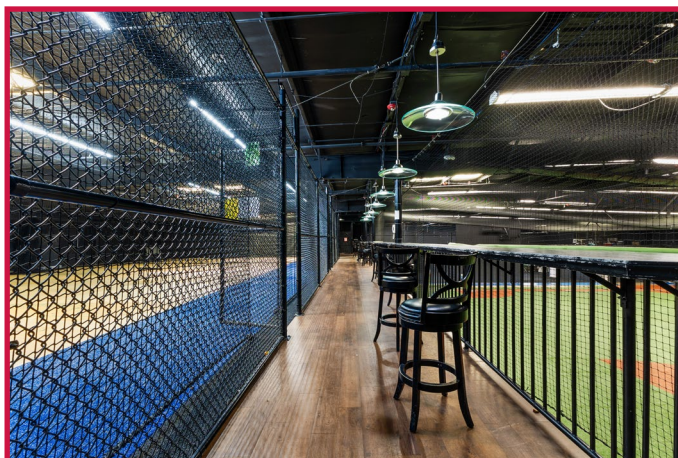
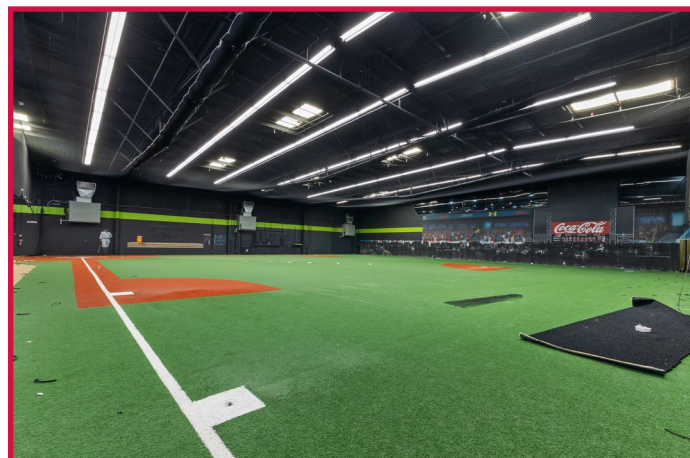
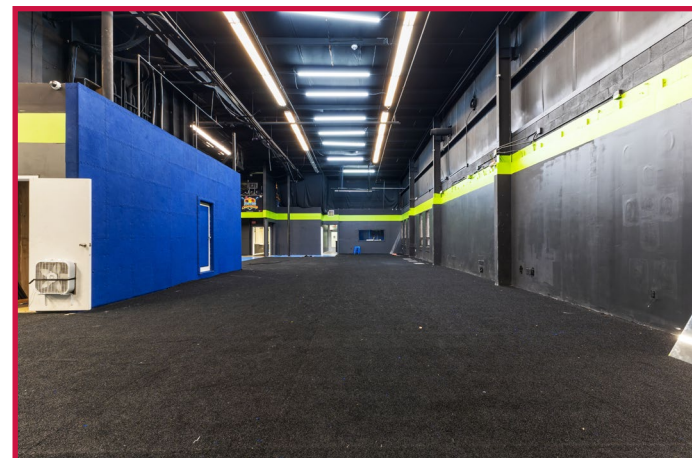
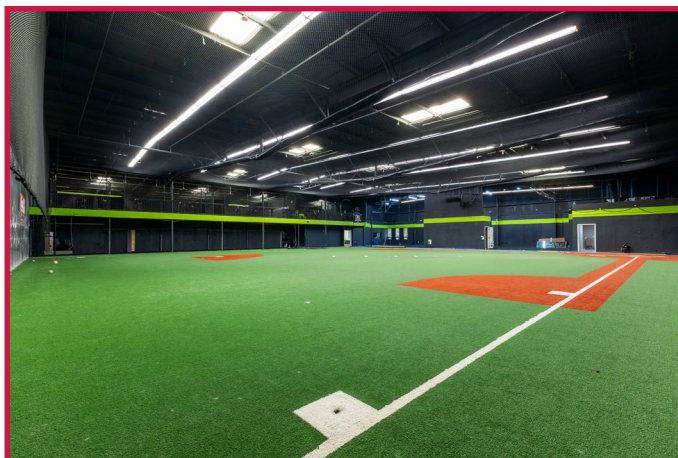
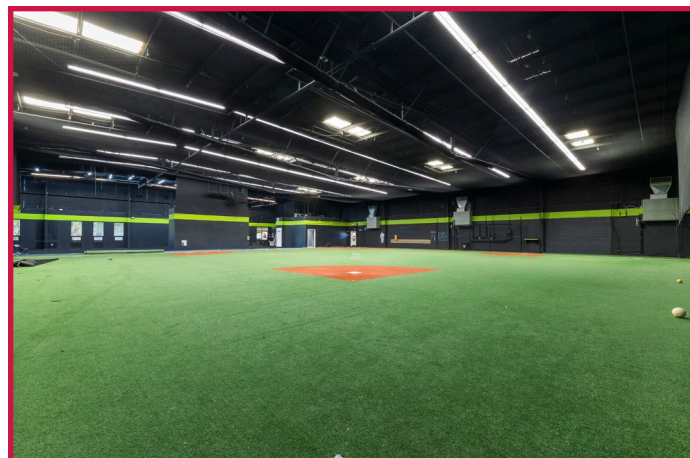
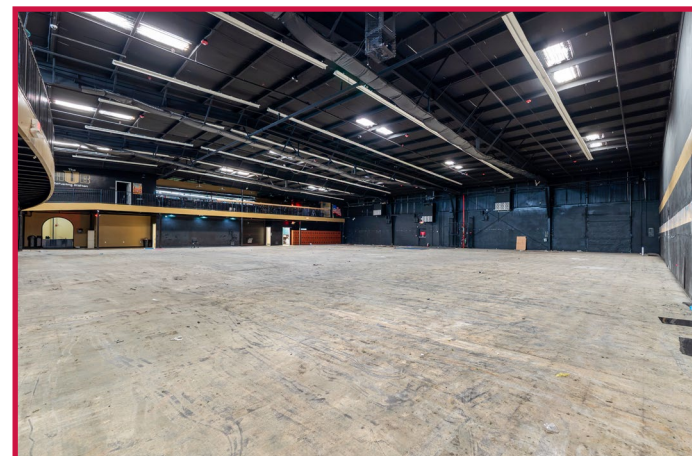
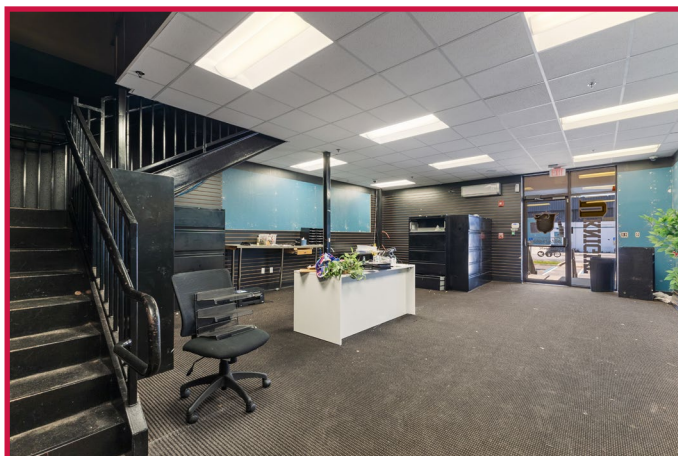
CONTACT:

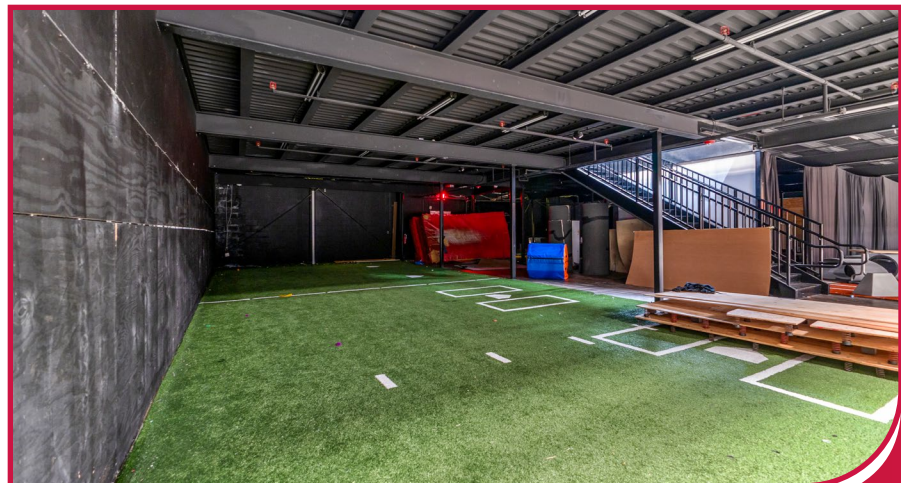
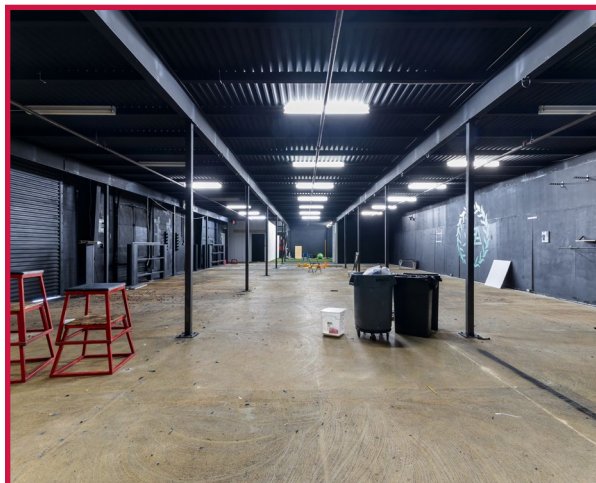
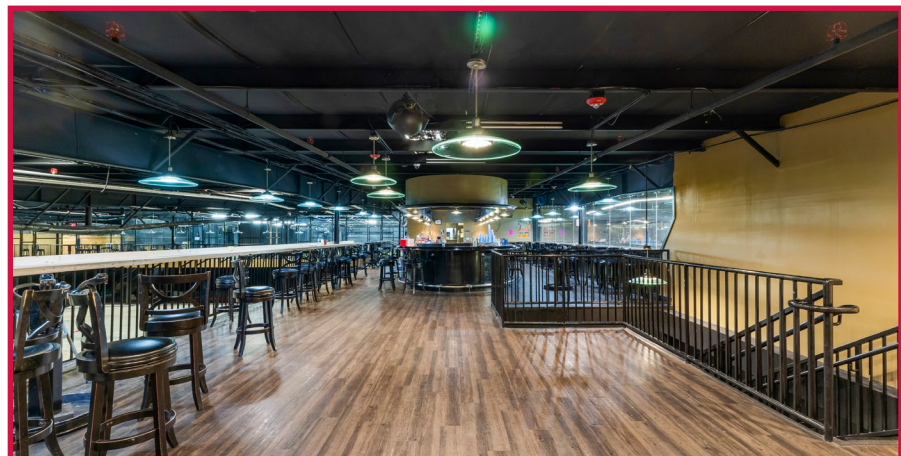
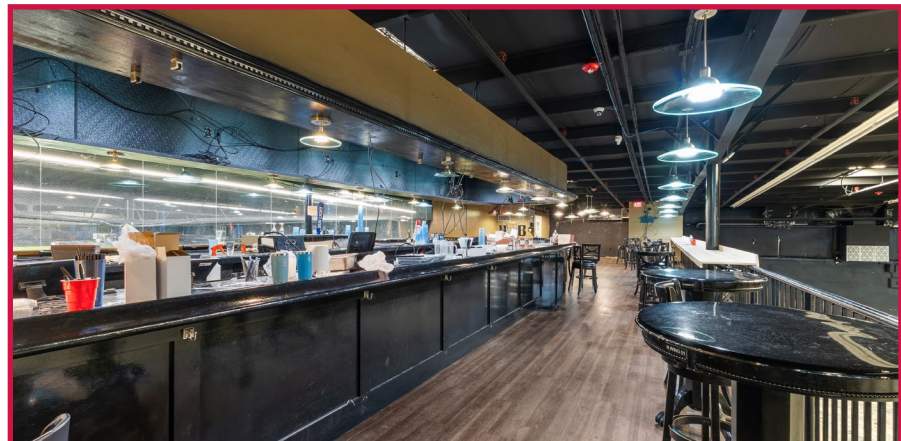
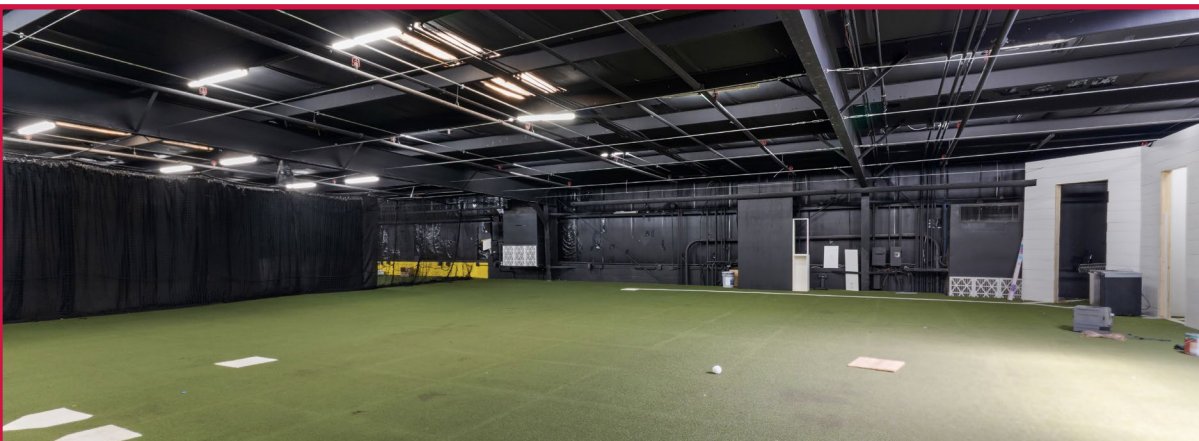
Christopher "CJ" Griffith
Vice President
cgriffith@lee-associates.com
D 321.281.8508

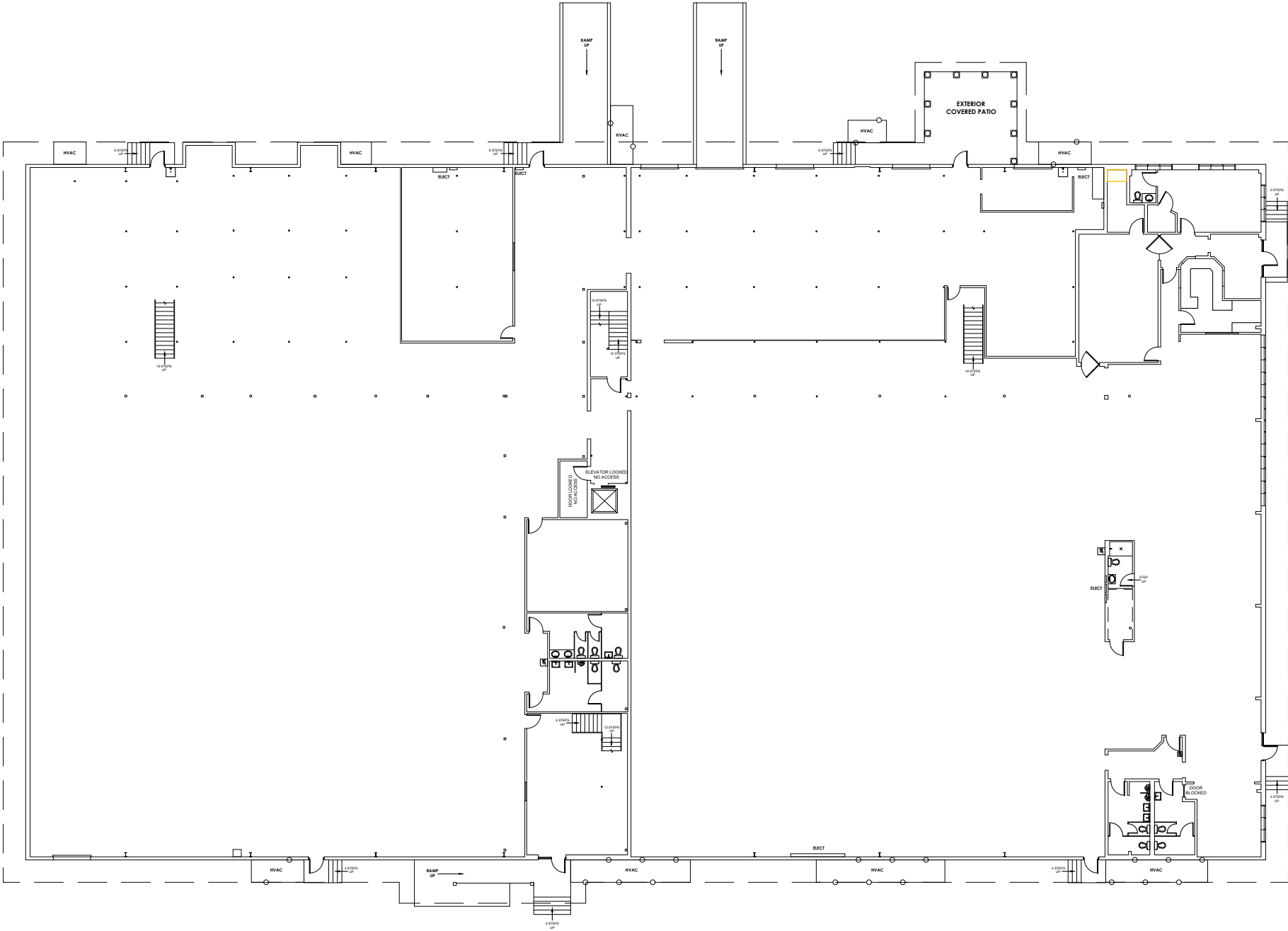
Ryan Griffith
Vice President
rgriffith@lee-associates.com
D 321.281.8512

This unique lease opportunity offers a premier sports complex located within a versatile industrial building, featuring 40,481 square feet of ground-floor space designed for athletic and recreational use. Complementing the main floor is a 13,868 square foot mezzanine ideal for a bar and restaurant, providing elevated views of the complex and enhancing the overall guest experience. The facility boasts an abundance of on-site parking, accommodating high-volume attendance and making it ideal for leagues, events, and daily traffic. With its expansive layout, flexible zoning, and modern industrial character, this property is perfectly suited for a dynamic sports and entertainment destination.

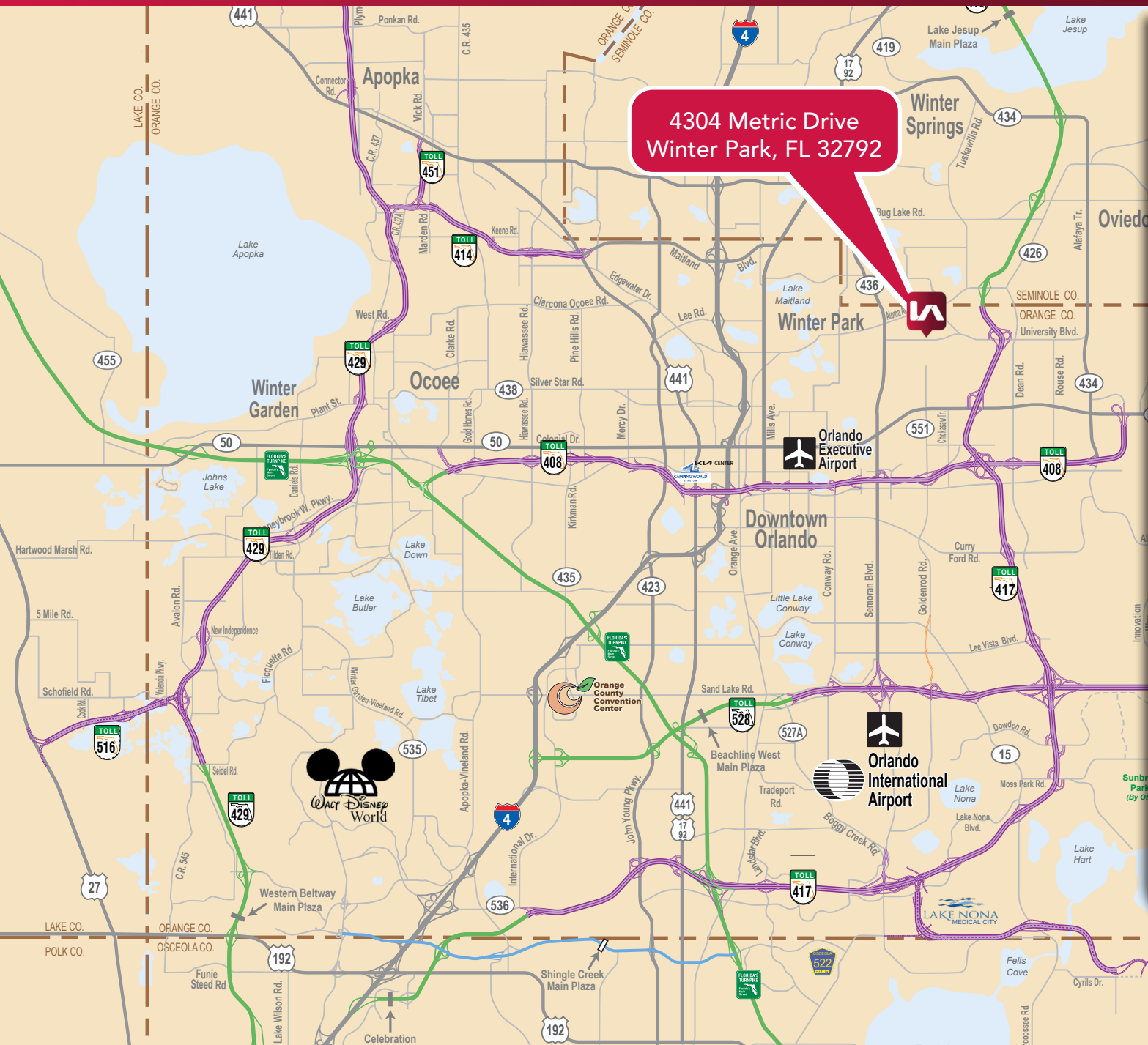












State Road 408

4.4 Miles

Rollins College

4.4 Miles

**University of
Central FL**

5.5 Miles

Interstate 4

6.7 Miles

**Florida
Turnpike**

16.7 Miles

**Orlando Int.
Airport**

19.1 Miles