

FOR LEASE | **2,728 SF WAREHOUSE WITH  
1.06 USABLE ACRES**

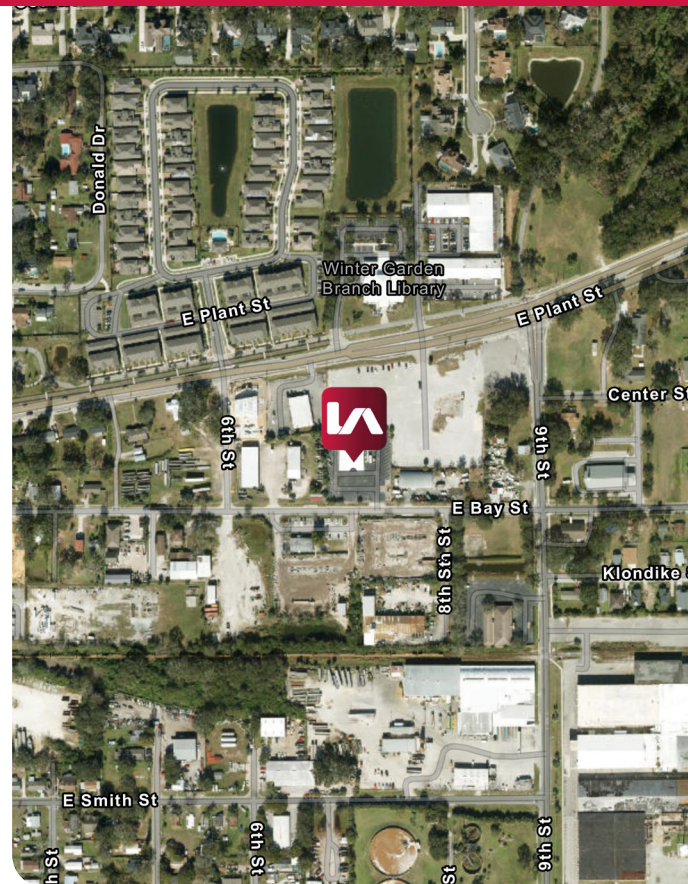
**611 E BAY STREET**

WINTER GARDEN, FL 34787



## PROPERTY HIGHLIGHTS

- **Building Size:** 2,728 SF
  - 1,721 of Finished Office Space
  - 916 SF Warehouse
  - 512 SF Mezzanine
- **Land Size:** 1.06 Acres
- **Site:** 100% Asphalt Surface, Fenced, and Features Wide Entry Gate
- **Parking:** 50+ Striped Surface Spaces with a Deep Base Designed for Heavy-Duty Trucks and Equipment
- **Building Height:** 20'
- **Doors:** Three Dock-High Loading Doors
- **Construction:** The Building Is an Exceptionally Strong Industrial Property with Masonry Construction, Featuring Cast-in-Place Columns, Beams, Infilled Block Walls, and Steel Roof Trusses
- **Utilities:**
  - Electrical Service Is a Large 600A, 3-Phase Capacity
  - All Plumbing, Including the Main Sewer Line, Is New
  - Central A/C Unit Is a New, Efficient 3-Phase System
- **Zoning:** I-2, Winter Garden
- **Unique Features:** The Building Was Originally Built by Florida Power & Light (FPL) as a Hurricane-Resistant Storm Shelter. It Features an Internal, Self-Contained Concrete Office Structure with Poured Concrete and Rebar. The Building Slab Is an Unusually Thick 9 Inches with 6x6 Rebar Reinforcement, Built to Support Heavy Loads.





# 2,728 SF WAREHOUSE/OFFICE WITH 1 ACRE OF OUTSIDE STORAGE

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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.



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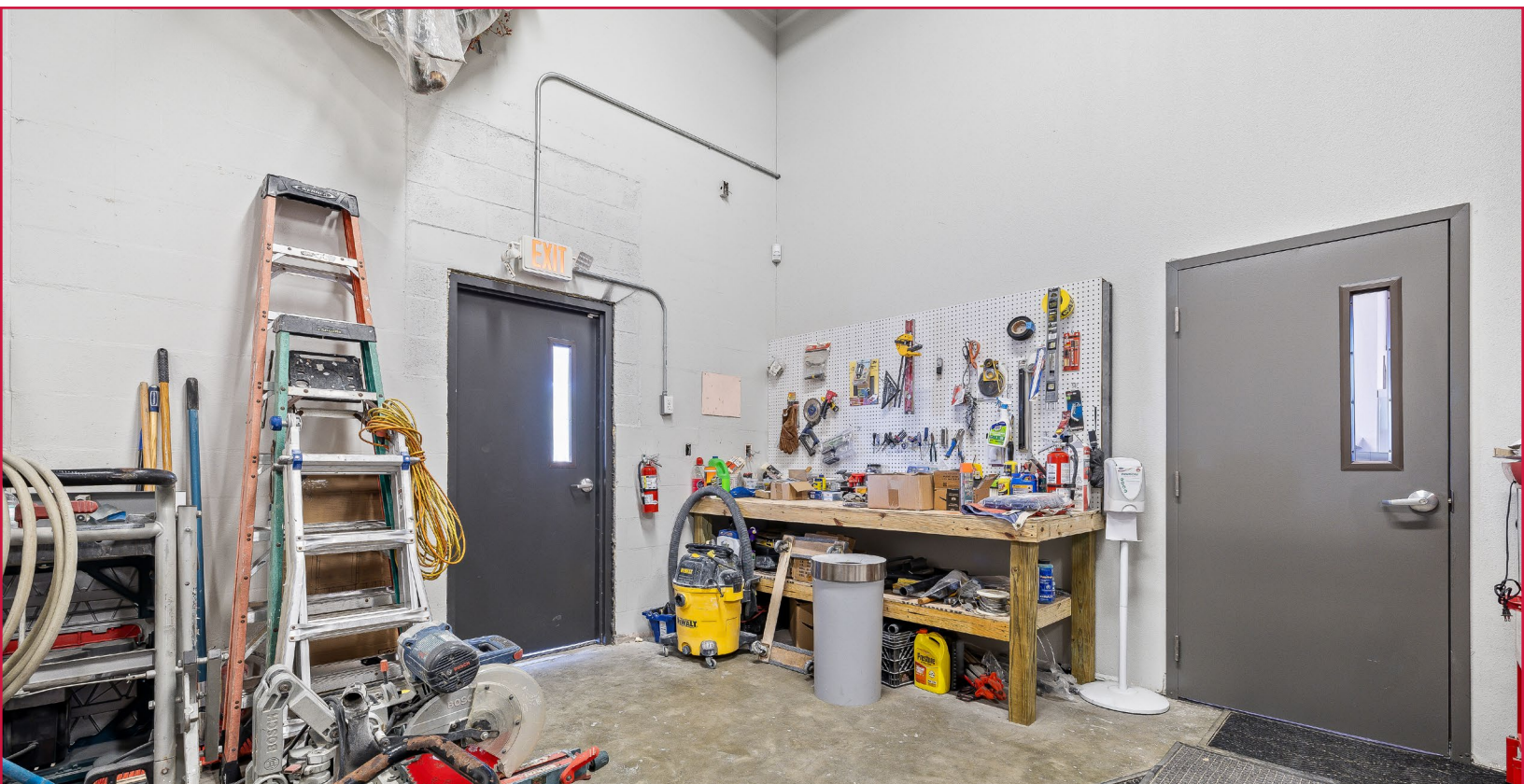
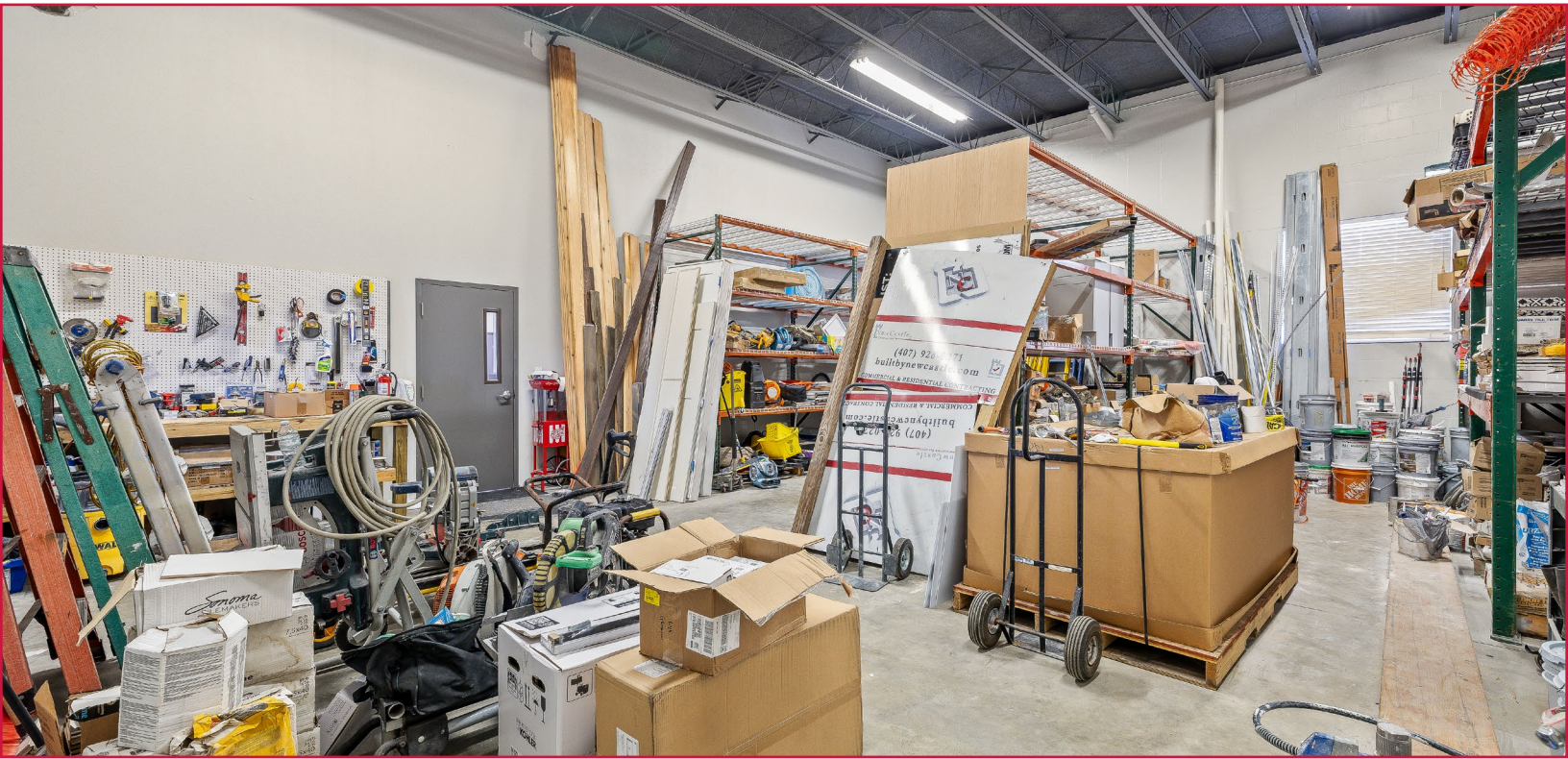


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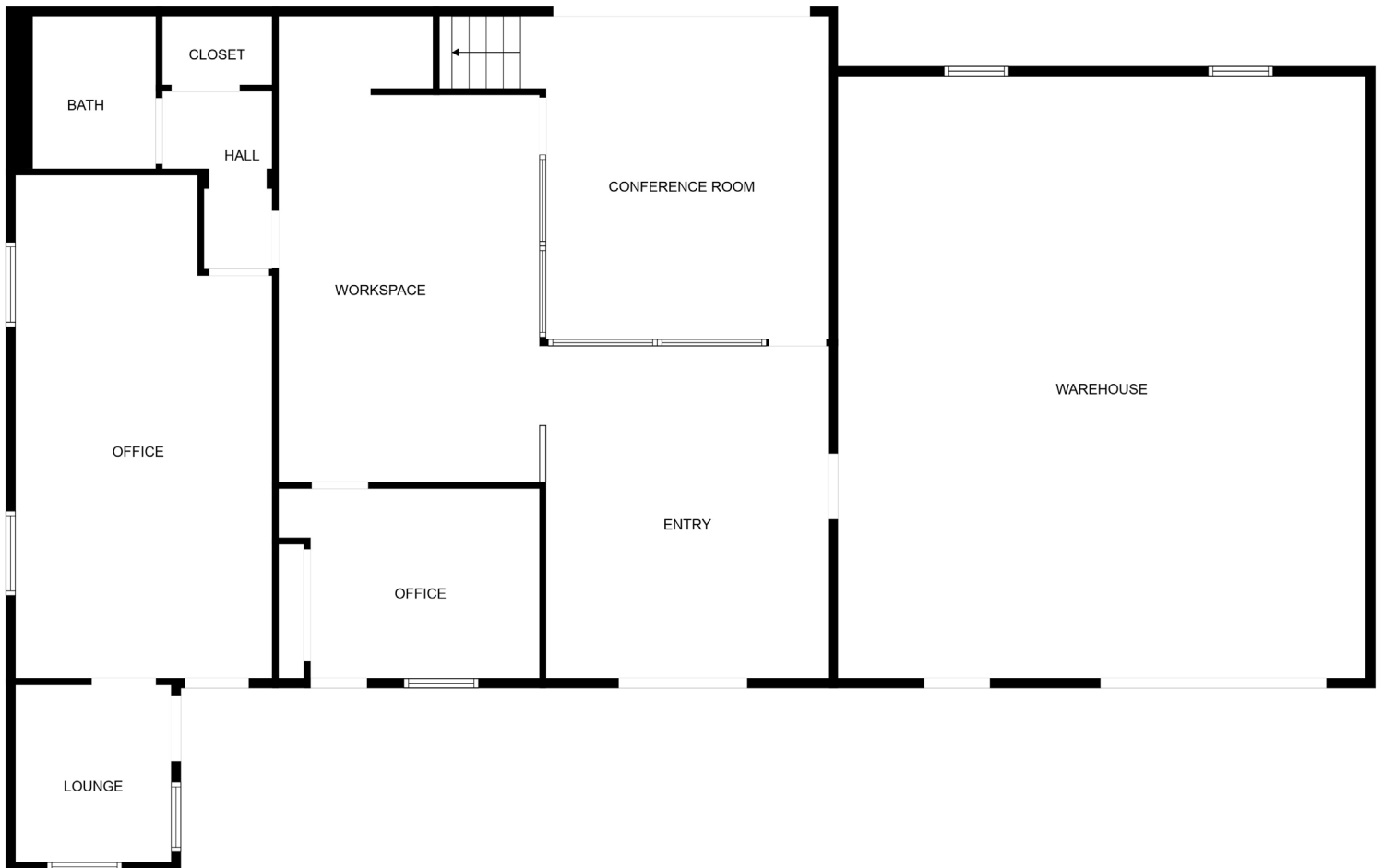


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## BUILDING PLAN



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Leasing Contact:

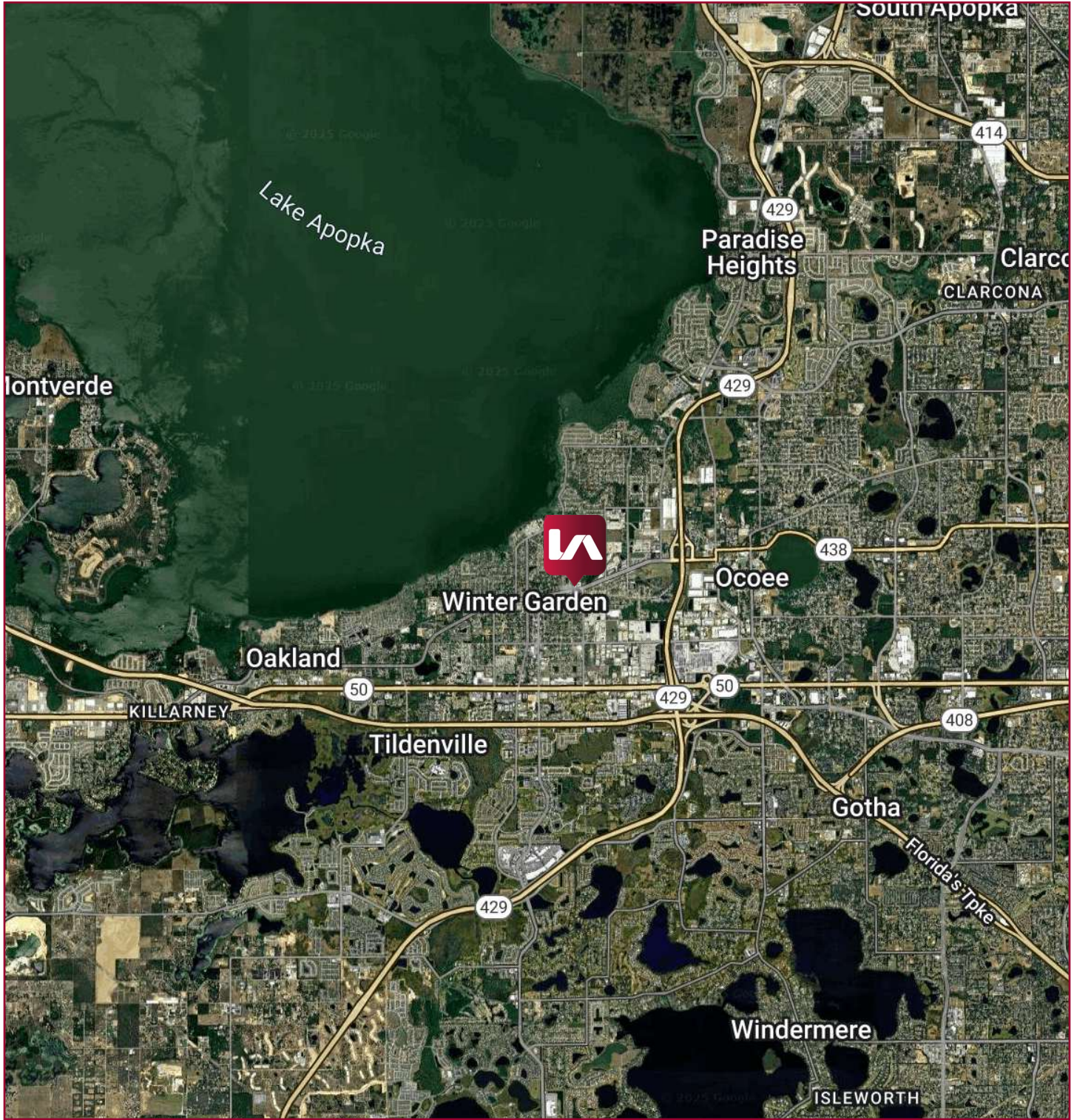
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