

## 12800 West Colonial Drive

Winter Garden, Florida 34787

#### **Property Highlights**

- 24,145± SF showroom/warehouse
- Frontage on West Colonial Drive
- Zoning: I-1, City of Winter Garden
- Manufacturing: R&D/Mini Storage
- 2.21± acres with 0.75 acres lease optional
- 4,145± SF office/retail/showroom space
- 20,000± SF Warehouse
- 14' x 22' roll-up door / 18'-20' Clear Height
- Fully sprinklered / 3-phase power

Demographics	1 Mile	3 Miles	5 Miles	
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			
Sale Price	\$5,900,000		
Available SF	24,145 SF		
Lease Rate	\$15.50 / SF (NNN)		
Lot Size	2.21 Acres		
Building Size	24,145 SF		

Sale Price: \$5,900,000 Lease Rate: \$15.50 / SF NNN

#### For more information

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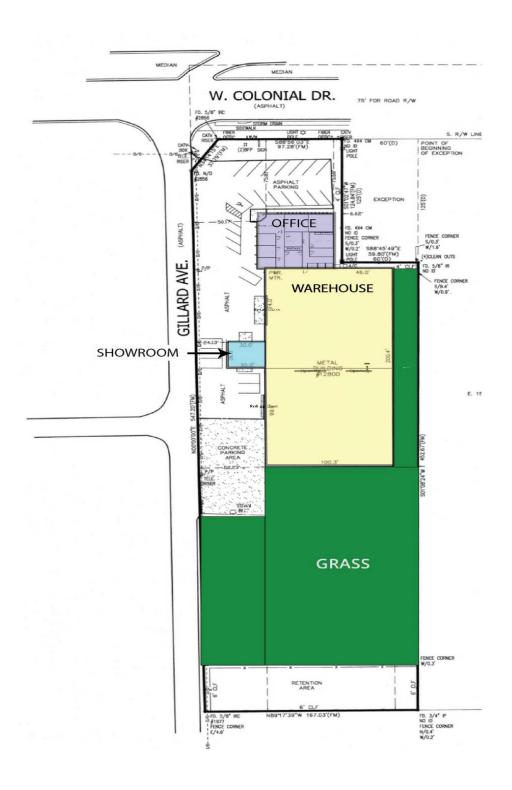


# Office Floor Plan RECEPTION **OFFICE** 18'X18' **FOYER** 20'X18' FILE ROOM **BREAKROOM OFFICE** 16'X14' 18'X16' 15'X12' **OFFICE** 15'X12' **OFFICE**



OFFICE 15'X12' 19'X14'

ROOMS





### **Exterior Photos**







## Warehouse Photo







### Warehouse Photos







## **Additional Photos**







## Aerial Map

