



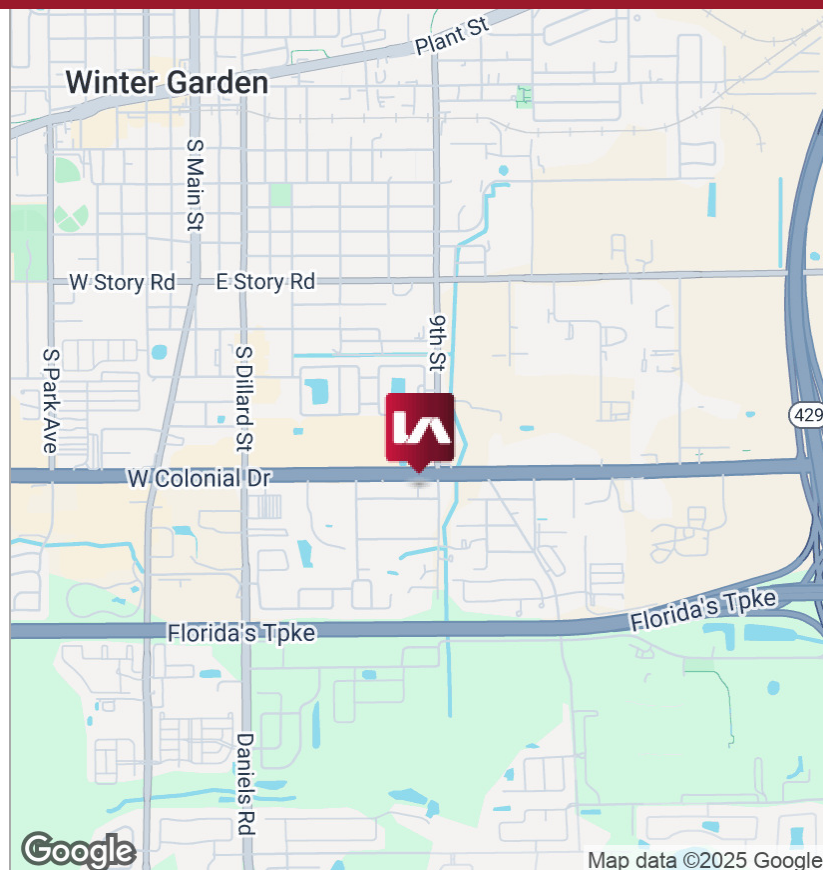
## LISTING DATA

**Available SF:** 2,600 SF  
**Renovated:** 2022  
**Zoning:** C-3 Wholesale Commercial District  
Orange County  
**Land Size:** .30 Acres

**Comments:** Freestanding, single tenant building recently renovated to include new metal exterior & insulation, electrical service, HVAC, entry doors & windows. Building provides 18' clear span height with two (2) grade lever doors, a rear 15'x12' and a side entry 8'x8' along with great access from Colonial Drive to the north and Magnolia St to the south. Site has the ability to be completely fenced and offers great fascia signage opportunities due to the height of the structure. Interior includes 2 large offices freshly painted with tile flooring and 2 interior restrooms with new fixtures. This location provides easy access to the Florida Turnpike, Western Beltway 429, Highway 50 and the East West Expressway.

## ECONOMIC DATA

**Lease Rate:** \$5,500.00 per month (Net of Utilities)

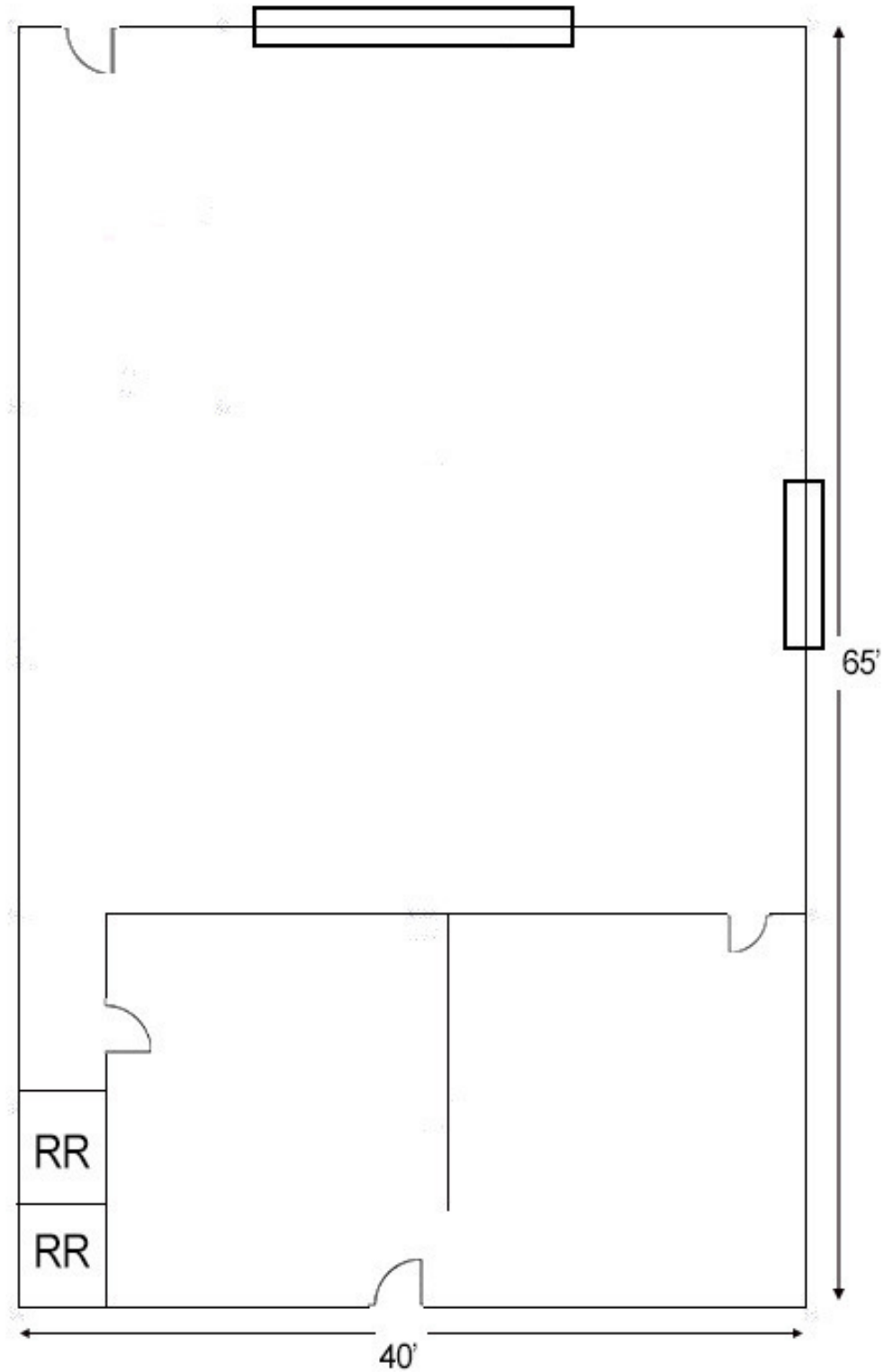




13040 W COLONIAL DRIVE | WINTER GARDEN , FL 34787

FOR LEASE







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