

FOR LEASE OR SALE | FREE STANDING DOCK HIGH INDUSTRIAL BUILDING

14748 W. COLONIAL DRIVE

WINTER GARDEN, FL 34787



POTENTIAL TO HAVE 100% AIR-CONDITIONED WAREHOUSE

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:	\$10.50/SF NNN OPEX: \$3.50/SF
SALE PRICE:	\$7,350,000

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.

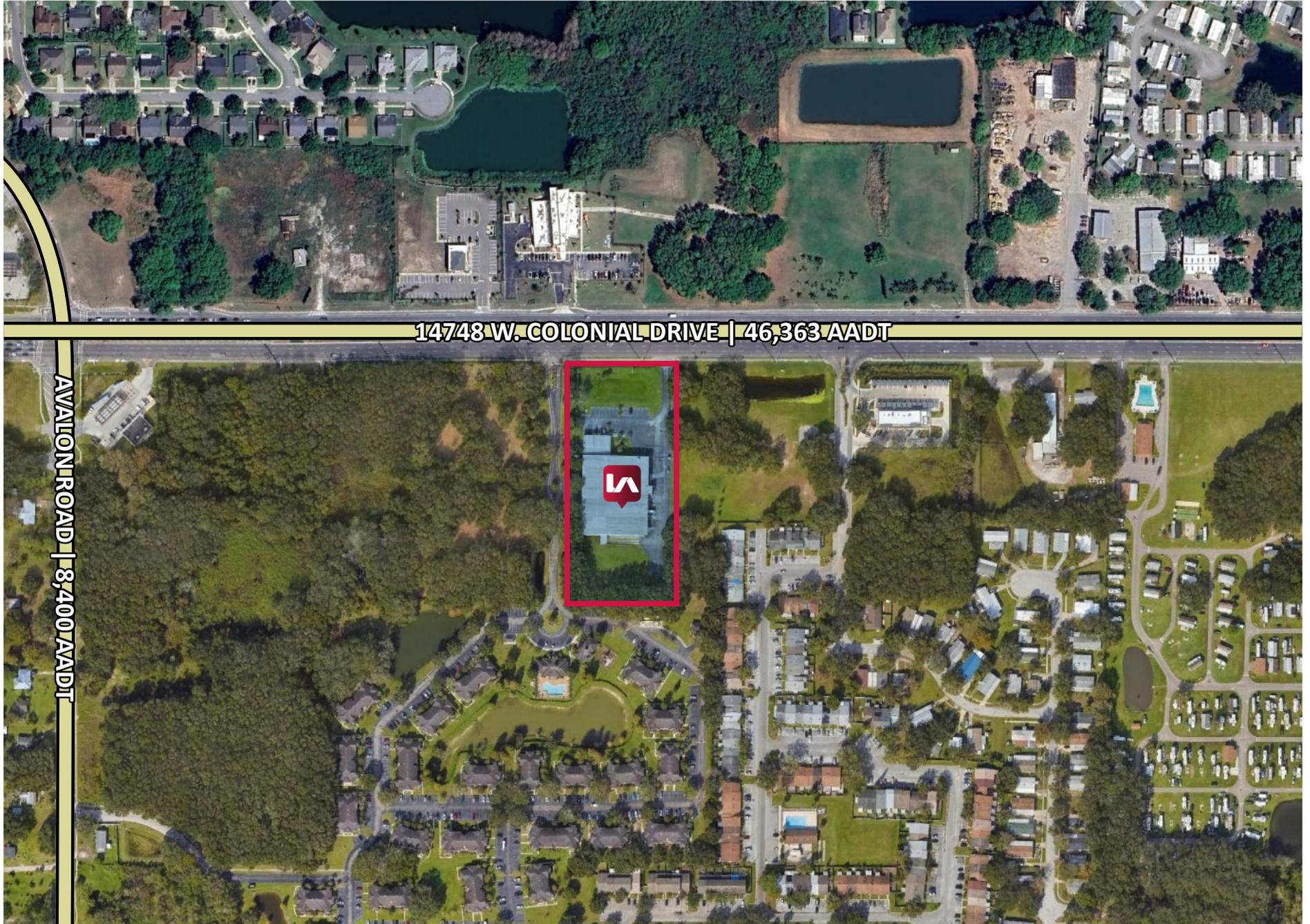
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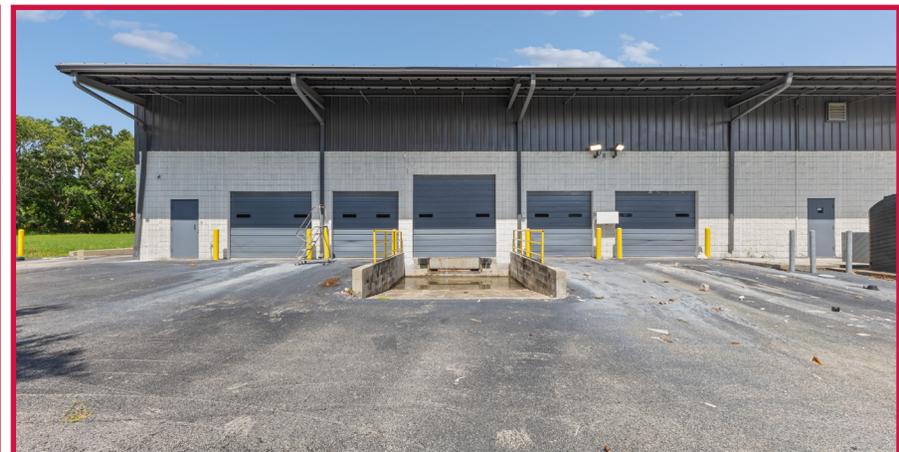
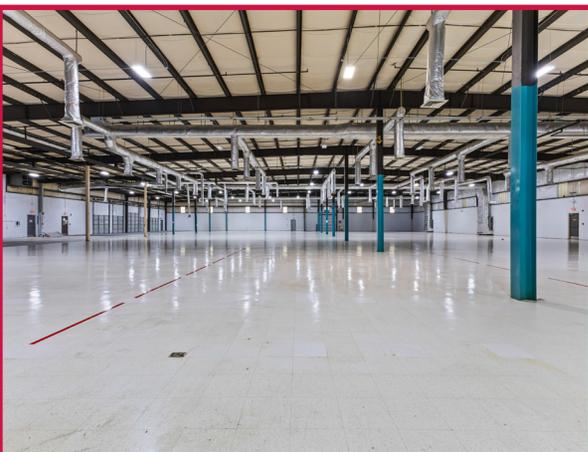
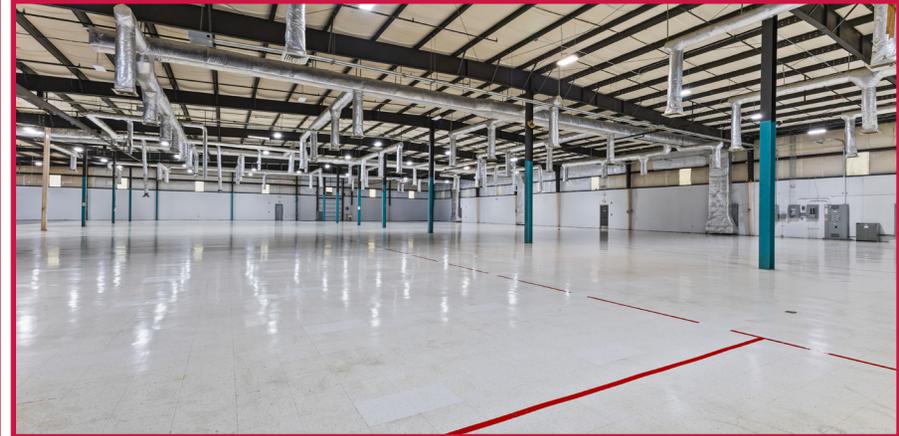


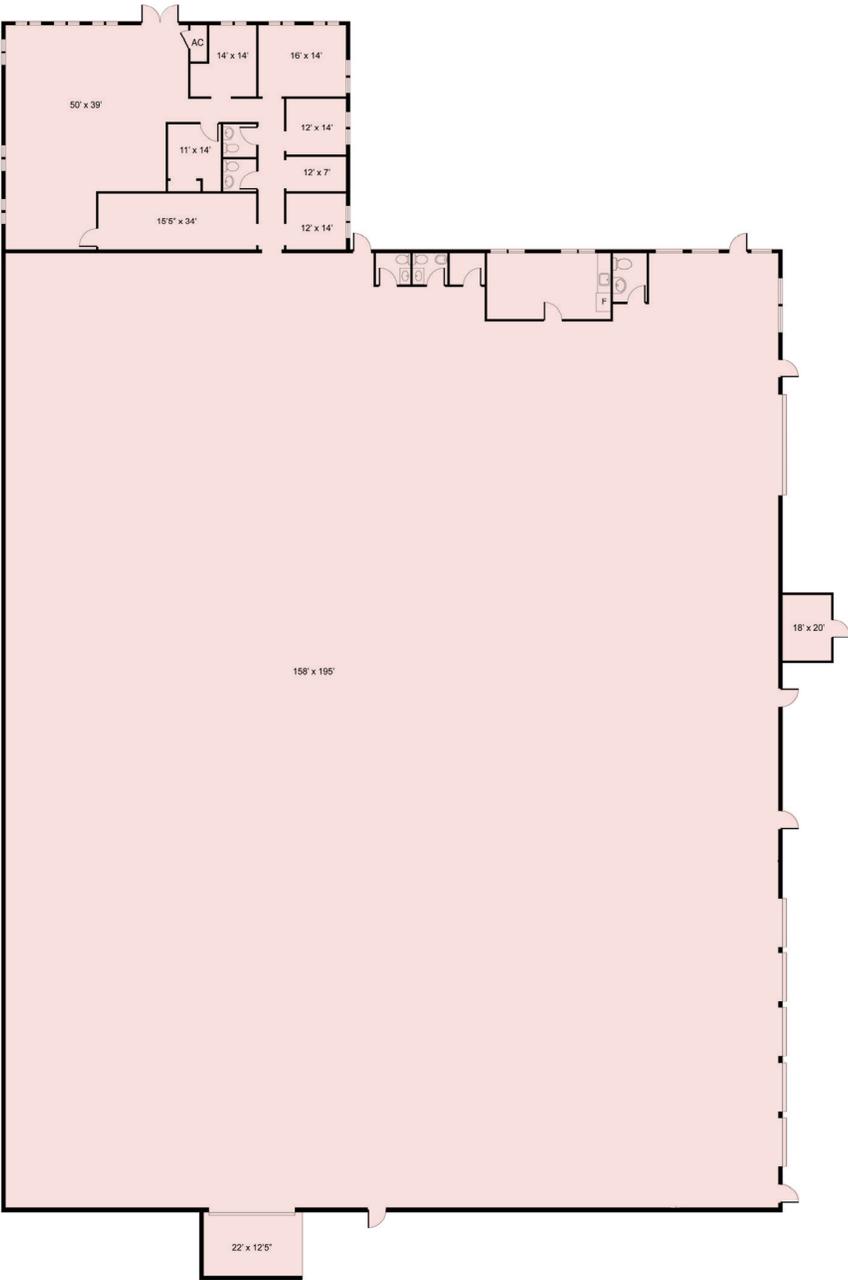
14748 W. COLONIAL DRIVE | 46,363 AADT

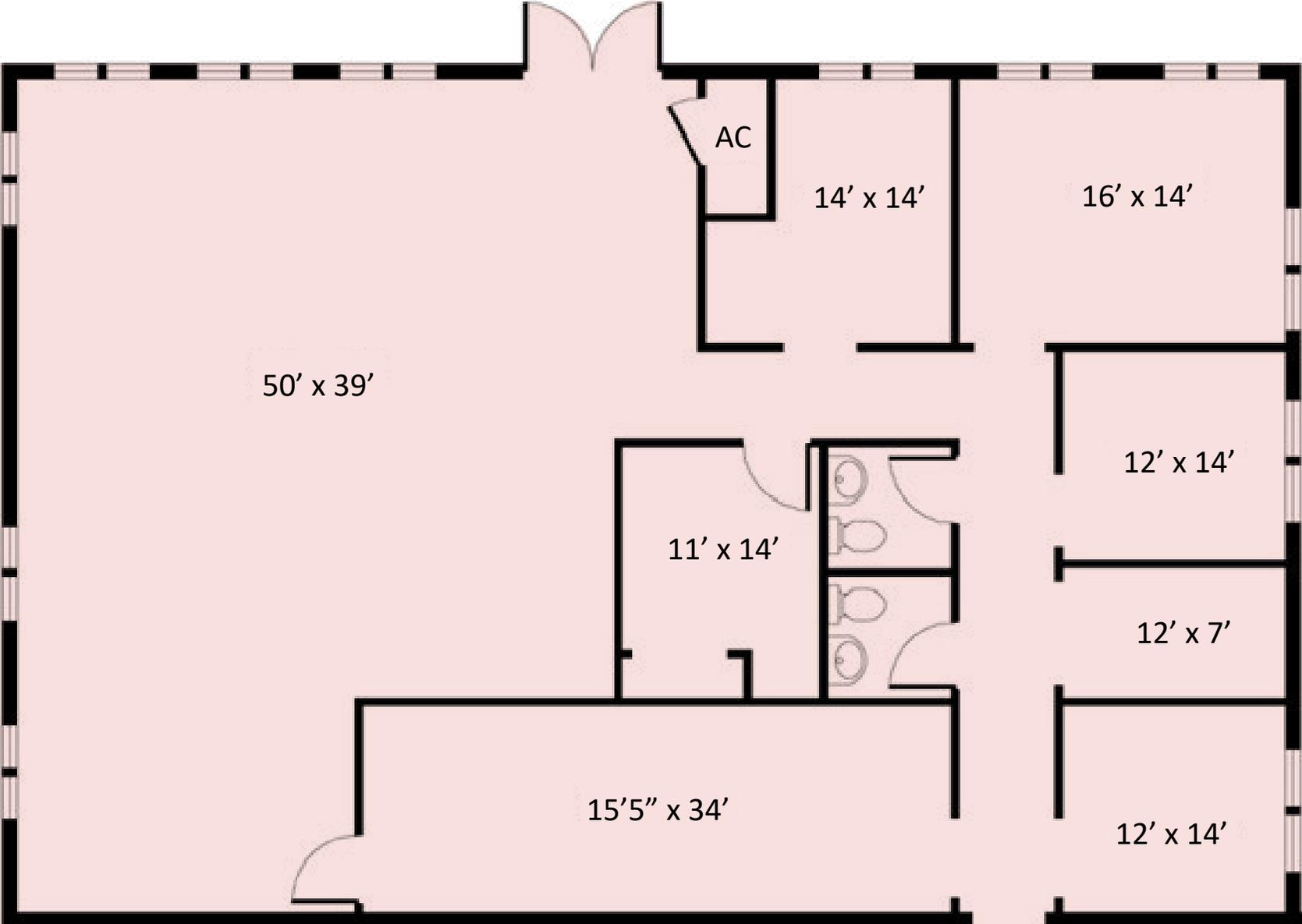
AVALLONI ROAD | 8,400 AADT



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)







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



14748 W. Colonial Drive
Winter Garden, FL 34787

State Road 429

1.5 Miles

Florida's Turnpike

4.5 Miles

Tampa

83 Miles

Jacksonville

152 Miles

Miami

240 Miles

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