

WINTER GARDEN WAREHOUSE BUILDING - FOR SALE  
1205 CROWN PARK CIRCLE, WINTER GARDEN, FL 34787

FOUNDRY  
COMMERCIAL



CALL OR EMAIL CHARLES TO REGISTER FOR DETAILED SPEC SHEET & PRICING INFO  
407.963.4064 | [charles.attaway@foundrycommercial.com](mailto:charles.attaway@foundrycommercial.com)

## FOR SALE

### PROPERTY HIGHLIGHTS

11,245 SF Building + 1,560 SF roof overhang (could be enclosed for additional warehouse)

- 5,005 SF warehouse
- 3,120 SF office
- 3,120 SF concrete poured mezzanine (could be built out as office)
- Land: 1.03 acres fully stabilized with concrete
- built in 2001
- 20' ceiling clear span
- 3 phase power
- Roll up doors 3 (10'x12')
- Fully sprinklered
- Fully insulated

Office: 3,120 SF Office

- (8) private offices
- Reception office
- Conference/training room
- Reception office
- Kitchen/Breakroom
- (3) restrooms (1) with full shower

Land: 1.03 acres fully stabilized w/ offsite retention

- 0.5 acre fenced/secured storage yard/truck court
- 15 parking spaces located at front of building
- Zoned Industrial WG-1-2

### DESCRIPTION

This is your chance to own a meticulously maintained, standalone industrial building in the heart of Winter Garden, FL. This property offers a rare combination of heavy industrial functionality, including a high-clear warehouse, heavy three-phase power, a fenced contractor yard for storage, and private offices. This isn't just another warehouse—it's a unique opportunity to own a well-maintained facility in the flourishing Winter Garden/Windermere market.

### FOR MORE INFORMATION, PLEASE CONTACT:

#### CHARLES ATTAWAY

Senior Associate  
407.963.4064  
[charles.attaway@foundrycommercial.com](mailto:charles.attaway@foundrycommercial.com)

#### JEROD FREELAND

Senior Vice President  
321.591.5404  
[jerod.freeland@foundrycommercial.com](mailto:jerod.freeland@foundrycommercial.com)

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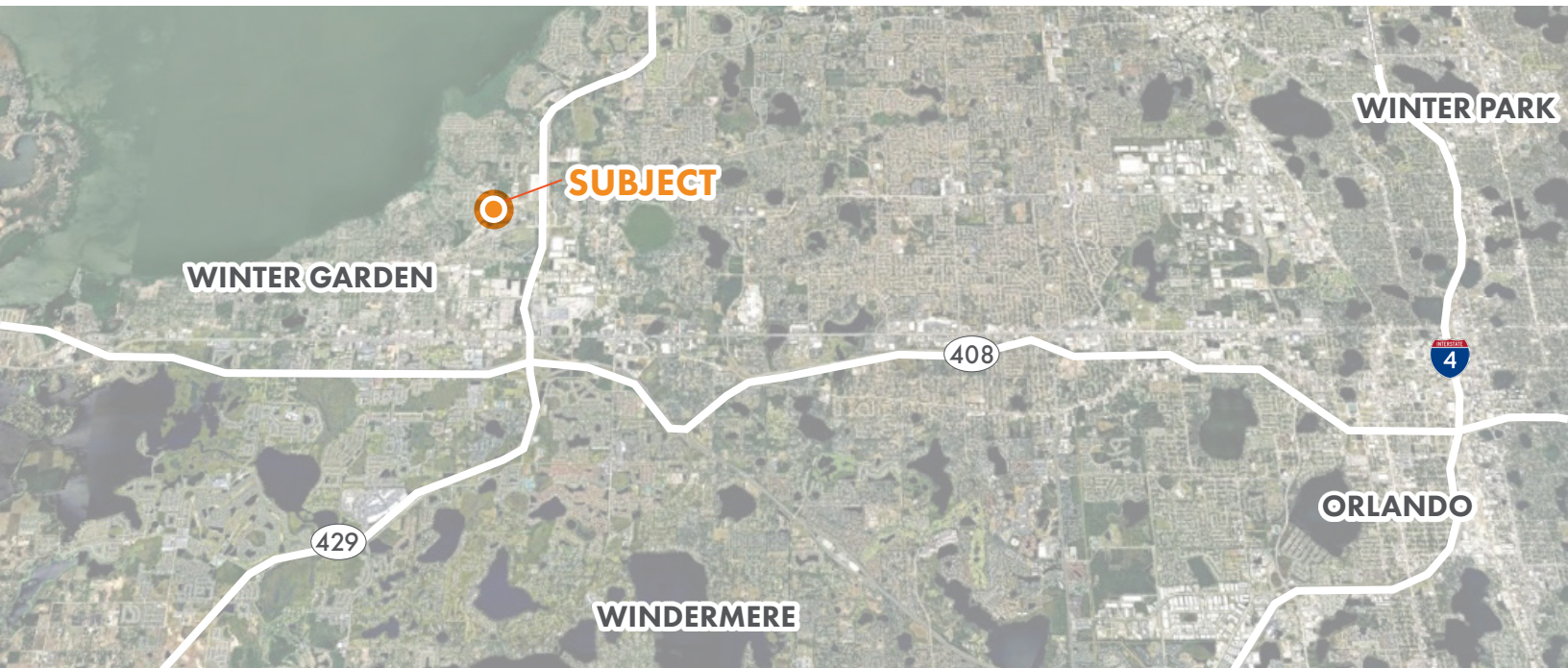
CNL Tower II 420 S Orange Avenue, Suite 400  
Orlando, Florida 32801

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