

FOR LEASE OR SALE | INDUSTRIAL BUILDING

4304 METRIC DRIVE
WINTER PARK, FL 32792



2,400 Amps | 480V | 3 Phase

AVAILABLE | 22,247 SF

LEASED

SPACE ENTRANCE

100% AIR CONDITIONED | AVAILABLE IMMEDIATELY | **RECENTLY RENOVATED**

PROPERTY OVERVIEW

TOTAL BUILDING:	±54,349 SF
SPACE BREAKDOWN:	±19,845 SF Ground Floor ±2,594 SF Mezzanine
CLEAR HEIGHT:	±22'
PARKING:	Abundant
LEASE RATE:	\$15.50/SF NNN
OPEX:	\$3.26/SF
SALE PRICE:	\$9,000,000

LOCATION

Located in Winter Park, this property benefits from excellent access to major thoroughfares, including State Road 436 (Semoran Boulevard) to the east and U.S. Highway 17-92 to the west, providing smooth connectivity to Interstate 4 and the greater Orlando metropolitan area. Nearby roads such as Hanging Moss Road and Forsyth Road further enhance local access and circulation.

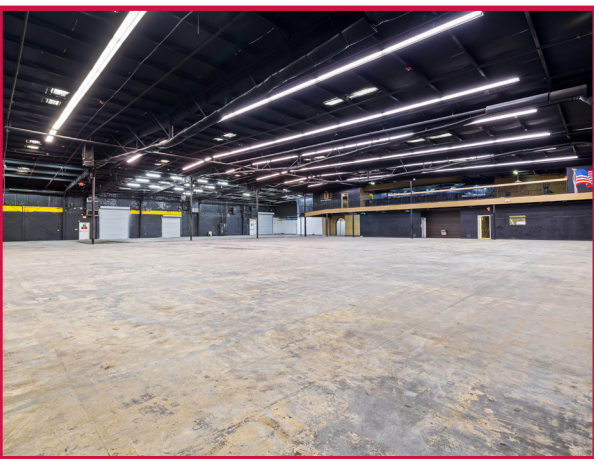
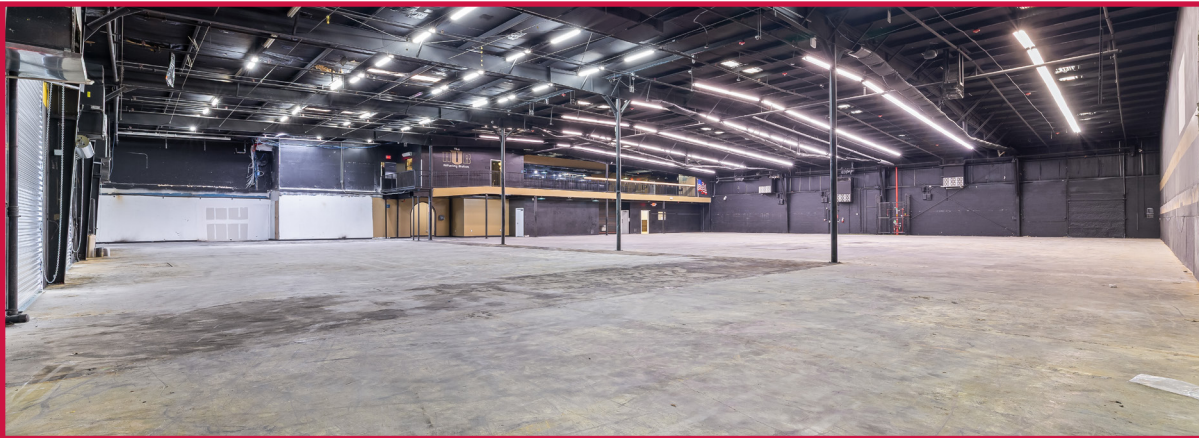
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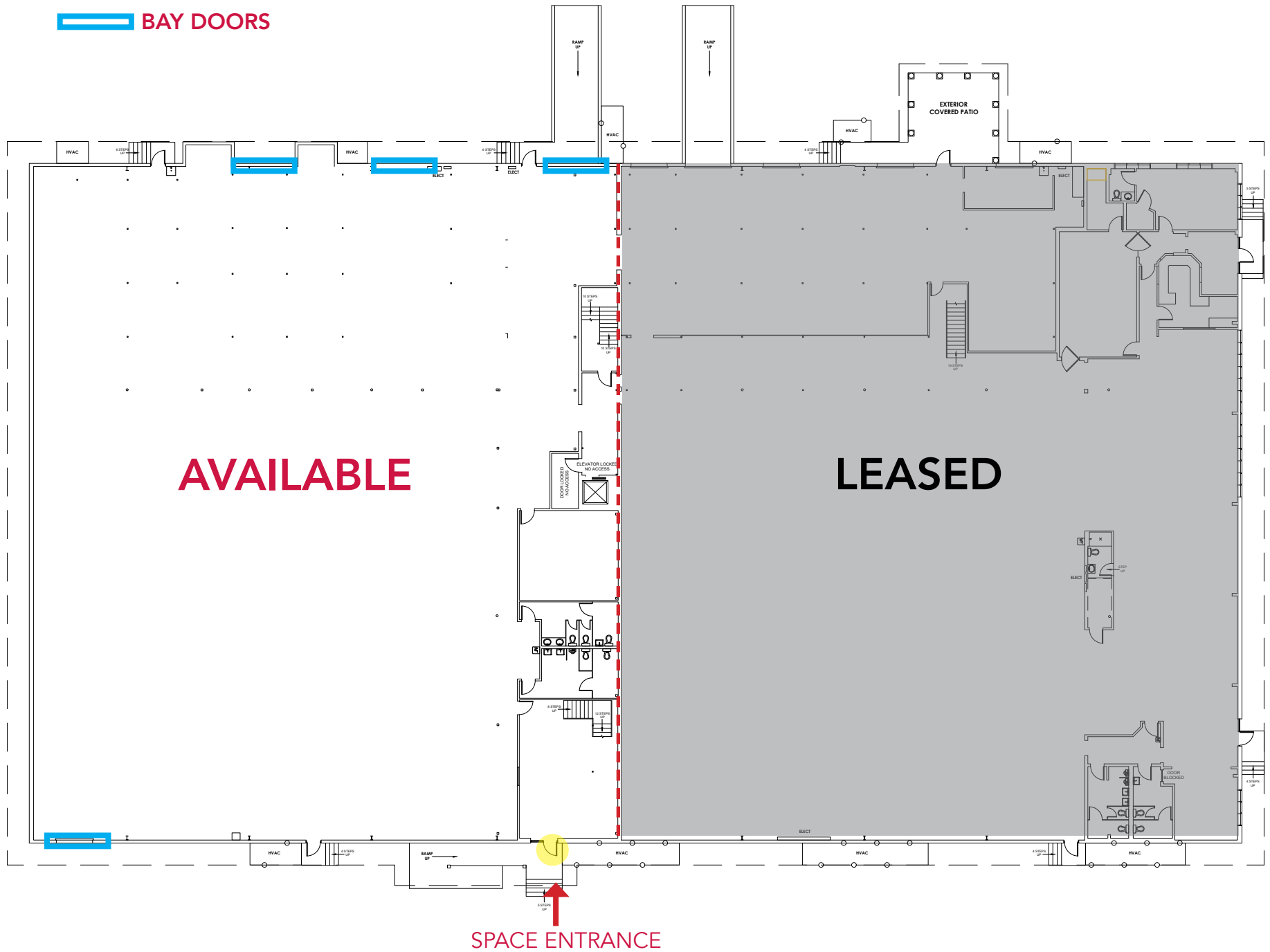
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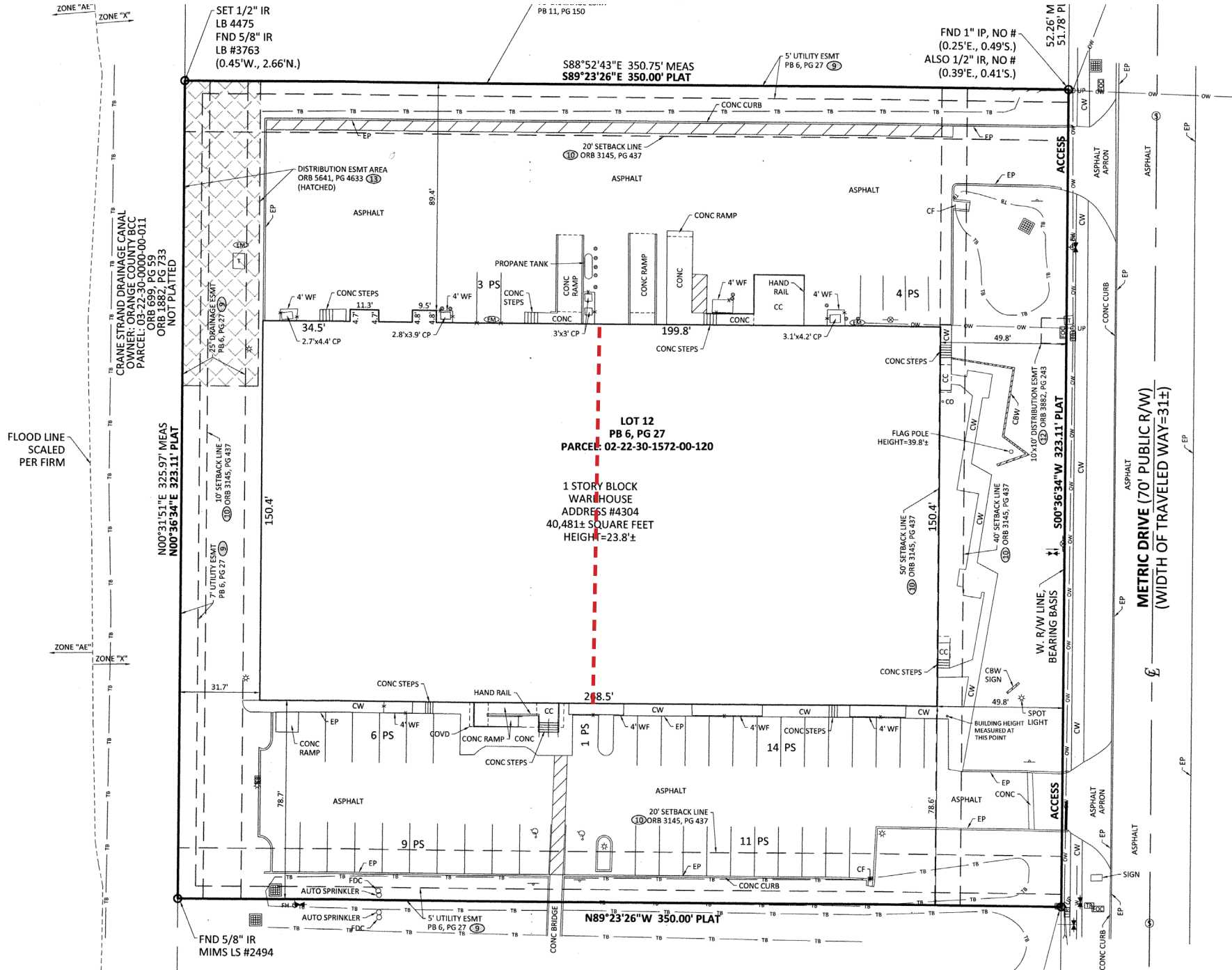
This unique lease opportunity features a versatile industrial facility totaling 19,845 square feet of ground-floor warehouse space, well-suited for a wide range of industrial operations. The property includes an additional 2,594 square foot mezzanine, ideal for office buildout, storage, or support functions. With its efficient layout, flexible industrial zoning, and functional design, the property is well-positioned for manufacturing, distribution, warehousing, or other industrial users.



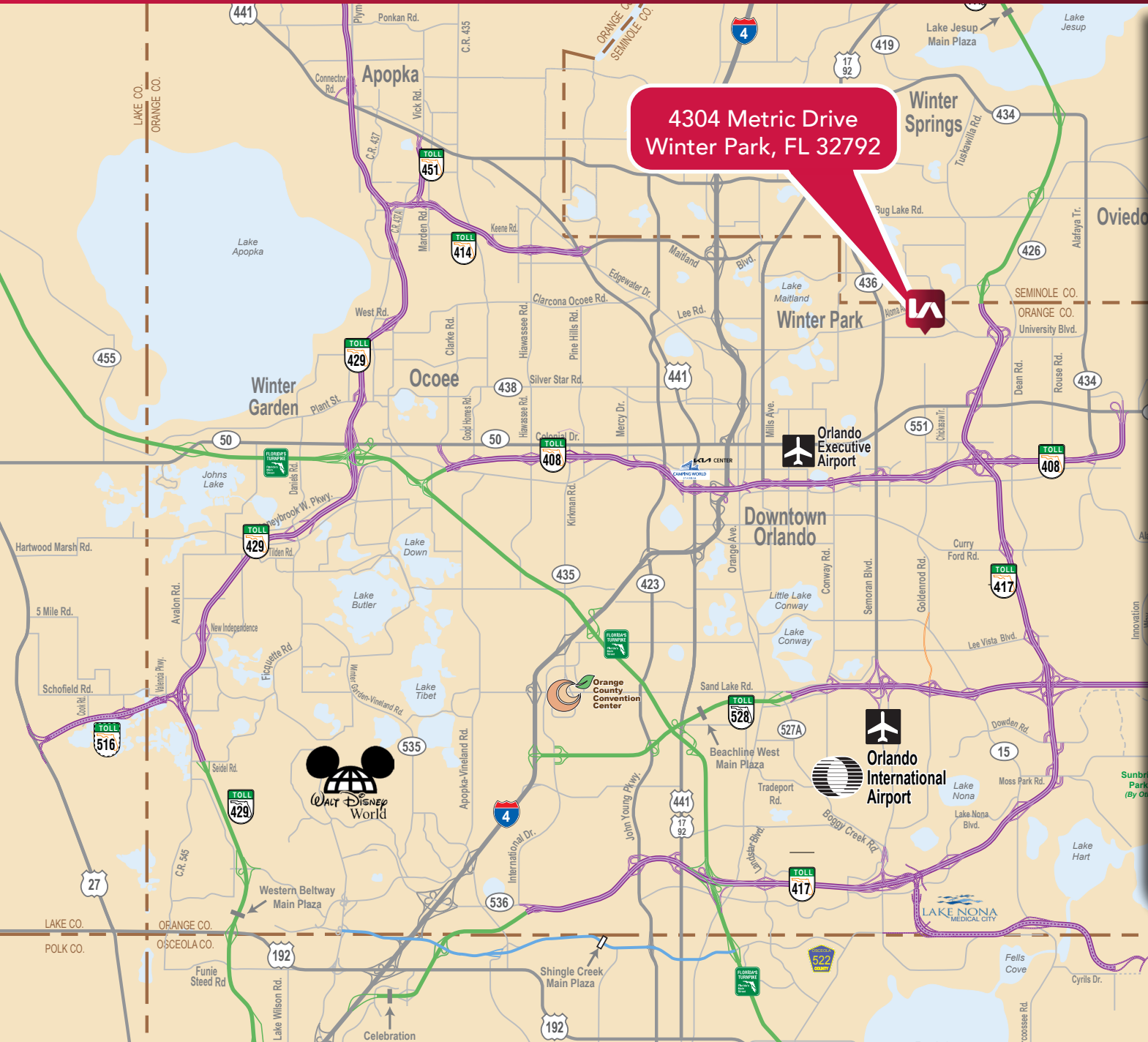


 **BAY DOORS**





PROXIMITY MAP | 4304 Metric Drive | Winter Park, FL 32792



State Road 408

4.4 Miles

Rollins College

4.4 Miles

**University of
Central FL**

5.5 Miles

Interstate 4

6.7 Miles

**Florida
Turnpike**

16.7 Miles

**Orlando Int.
Airport**

19.1 Miles