

Winter Garden Industrial Flex

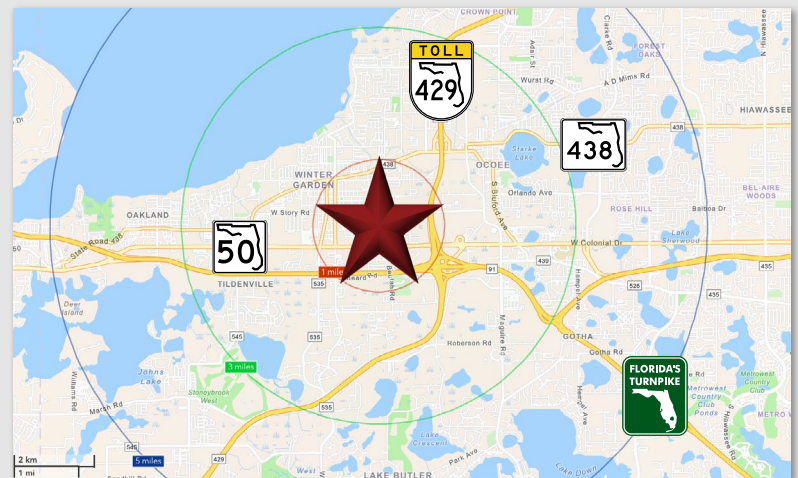
756 Business Park Blvd. STE 106 Winter Garden, FL 34787



FOR LEASE: \$17 NNN

LOCATION HIGHLIGHTS

Located within the Story Road Business Park, just north of W Colonial Drive (SR 50). Less than a mile southeast of Downtown Winter Garden and a 5-minute drive from major highways. The nearby SR 50 connector provides easy access to Florida's Turnpike and SR 429 interchange, providing easy access to major transportation routes.



LISTING HIGHLIGHTS

- **2,888± SF Warehouse/flex space available**
- Located within a 8,888± SF multi-tenant industrial building
- 22 shared parking spaces
- Space build-out includes:
 - **2 grade level roll up doors** (12"x18" in front, 12"x12" in rear)
 - 1 bathroom with **ADA-compliant shower**
 - **Air-conditioned office**
 - 200 amp-single phase power

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	6,652	61,071	137,630
Median HH Income	\$57,058	\$104,807	\$107,097
Average HH Income	\$79,230	\$134,789	\$142,244

CONTACT FOR MORE INFORMATION:

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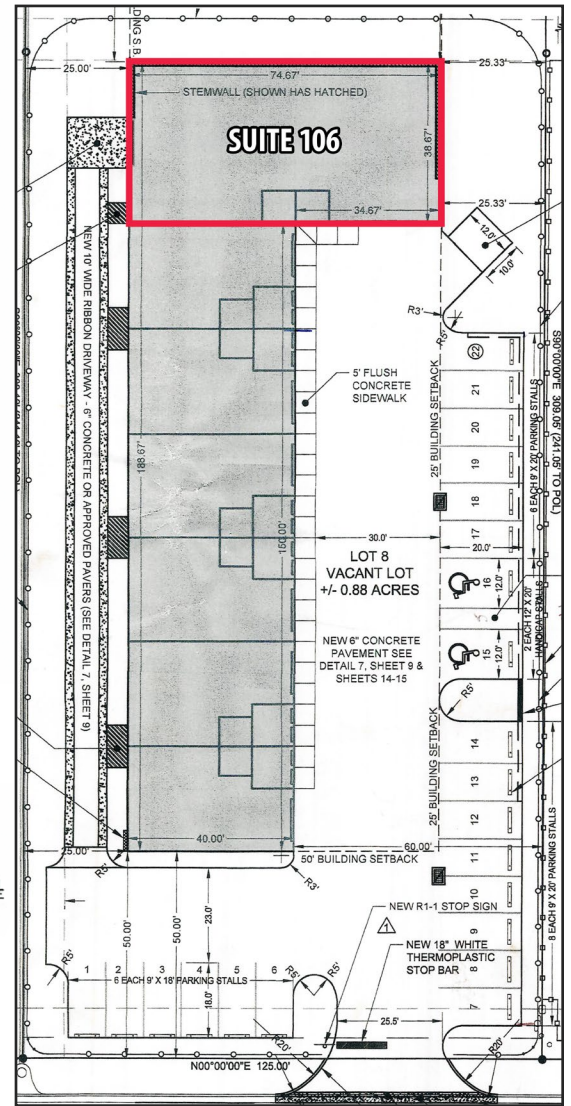
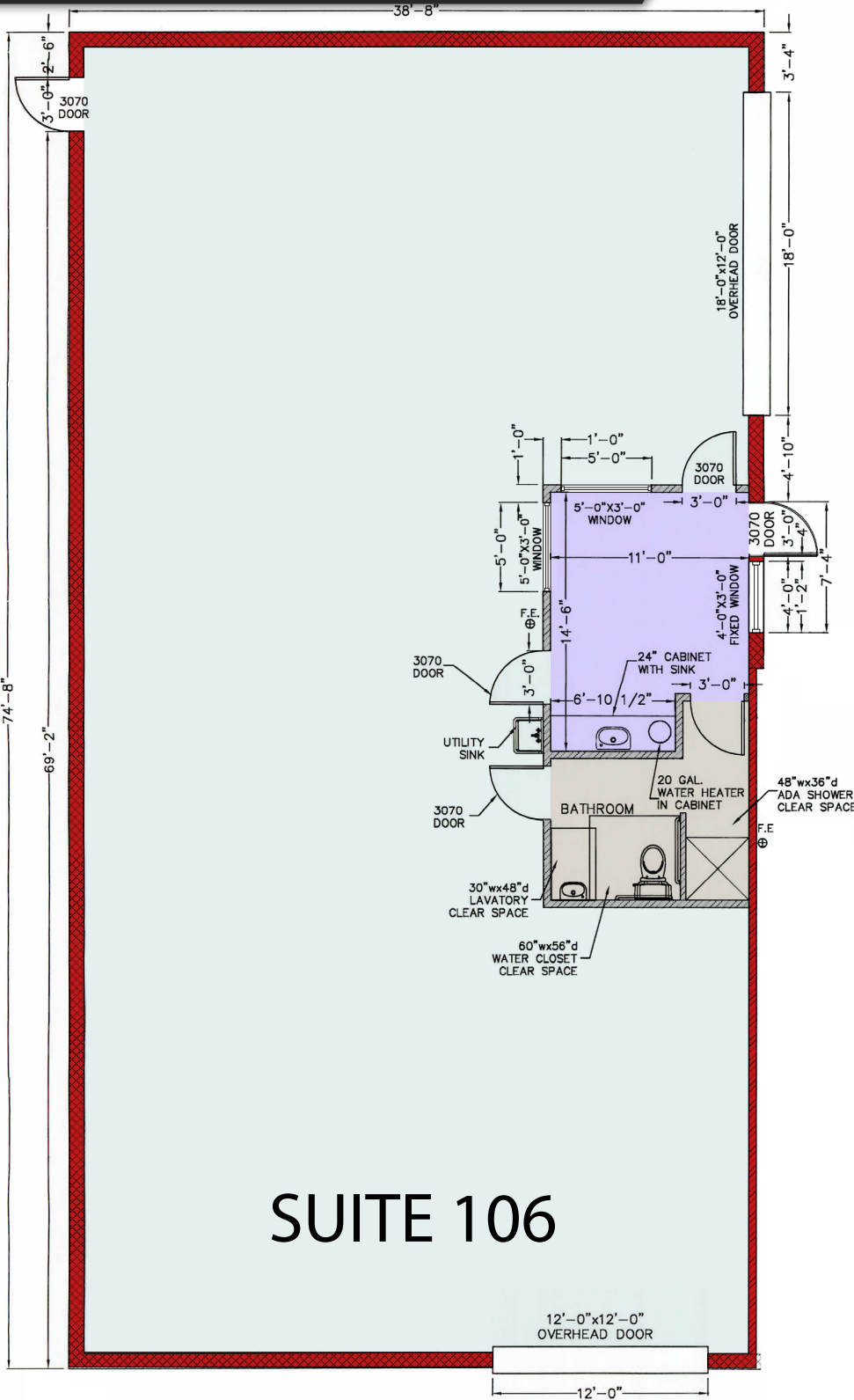
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Commercial Real Estate Services

Licensed Real Estate Broker



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