

FOR SALE • INDUSTRIAL OUTDOOR STORAGE

2.02± Acre C-3 Commercial Site

Winter Park, Florida | 7332 Omega St

Industrial Outdoor Storage (IOS) • Fenced & Stabilized Yard • Office/Warehouse



\$3,100,000

ASKING PRICE

2.02± AC

FENCED & STABILIZED LOT

4,940 SF

TOTAL BUILDING SF

C-3

ORANGE COUNTY ZONING



INVESTMENT HIGHLIGHTS

- **Fenced & Stabilized 2.02± Acre Yard** — The lot is fully fenced and stabilized — secure and work-ready for outdoor storage, equipment staging, or lay-down operations from day one, with no site work required.
- **Flexible C-3 Zoning (Orange County)** — Accommodates the uses owner-users struggle to place elsewhere: outdoor storage, vehicle and equipment sales and repair, contractor yards, truck parking, landscaping operations, and nurseries.
- **1,000 SF Office + 3,940 SF Warehouse/Garage** — 4,940 SF of functional buildings support dispatch, administration, parts, and service — the whole operation from one address.
- **Scarce Infill IOS Opportunity** — Industrial Outdoor Storage is among Central Florida's most supply-constrained property types — fenced yards inside the urban core keep disappearing to infill development while demand from service, logistics, and trade businesses keeps climbing, pushing replacement sites to the metro fringe.
- **Minutes to SR 408 & SR 417** — Quick access to both of Orlando's key expressways — SR 408 (East-West Expressway) and SR 417 (Central Florida GreeneWay) — via Semoran Blvd (SR 436) and University Blvd, putting downtown Orlando and the entire eastern metro within easy dispatch range.
- **Target Users** — Contractors and trades • vehicle and equipment dealers and repair operators • fleet and truck-parking operators • landscapers and nurseries • equipment rental and storage businesses.

PROPERTY SUMMARY

Address	7332 Omega St, Winter Park, FL 32792
Offering	Fee simple sale — owner/user • [occupancy, e.g., delivered vacant at closing]
Asking Price	\$3,100,000 (\$1,534,000±/acre • \$35±/land SF)
Lot Size	2.02± acres (87,991± SF)
Building Size	4,940 SF total — 1,000 SF office • 3,940 SF warehouse/garage
Zoning	C-3 (Orange County)
Highway Access	Minutes to SR 408 & SR 417 via Semoran Blvd (SR 436) and University Blvd
Site Improvements	Fully fenced, stabilized yard
Year Built	1949
Building Specs	[16' clear height • 7 drive-in doors
Building FAR	0.06± — substantial excess yard capacity
Parcel ID	[02-22-30-0000-00-016]



4,940 SF BLDGS | 2.02± AC — FENCED & STABILIZED

DRIVE TIMES

Downtown Orlando	8± mi • 15± min via SR 408
I-4	9± mi • 15± min via SR 408
Orlando Int'l Airport (MCO)	14± mi • 20± min via SR 417
UCF / Research Park	7± mi • 15± min
Sanford (SFB)	15± mi • 20± min via SR 417

THE OPPORTUNITY

Industrial Outdoor Storage is among the hardest property types to find in Central Florida — supply keeps shrinking while service and trade demand keeps growing. 7332 Omega St delivers 2.02± acres of fenced, stabilized, work-ready yard plus 4,940 SF of office and warehouse/garage space under flexible C-3 (Orange County) zoning, minutes from SR 408 and SR 417 — a turnkey home for an owner-user's operation from day one.

LOCATION & AREA OVERVIEW

Forsyth Road Commercial/Industrial Pocket

The property sits in the established commercial and light-industrial pocket along Forsyth Road in east Winter Park — a longtime home for contractors, automotive and equipment businesses, suppliers, and service operators.

Expressway Access — SR 408 & SR 417

The site is minutes from both of the expressways that matter most to an east-metro operator: SR 417 (Central Florida GreeneWay), reached via University Blvd, covers the metro's eastern arc from Sanford to the airport corridor; SR 408 (East-West Expressway), via Semoran Blvd (SR 436), runs straight into downtown and across the metro. That dual access puts Winter Park, Oviedo, Casselberry, downtown, and the entire east-Orlando trade area within easy dispatch range.

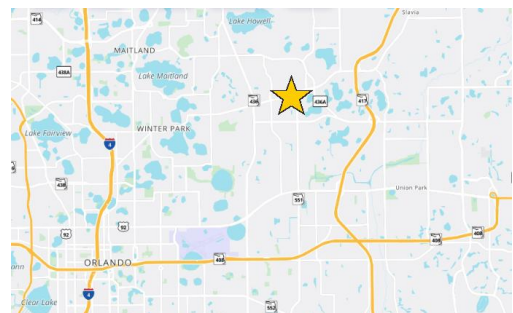
Winter Park / Orlando, Florida

Orlando remains one of the nation's fastest-growing major metros, and its sustained construction, landscaping, and service activity drives steady demand for close-in yard space — making well-located C-3 sites like this one ever harder to replace.

EXCLUSIVELY OFFERED BY

Ben Brenner, CCIM

C. Brenner, Inc.
(407) 970-6447 | bbrenner@cbrenner.com
1510 E Colonial Dr, Suite 307
Orlando, FL 32803



The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, expressed or implied, is made as to its accuracy. All figures, including income, expenses, and square footage, are approximate and subject to verification by prospective purchasers. This offering is subject to change or withdrawal without notice.

