



WINTER GARDEN  
COMMERCE CENTER

LAND  
FOR  
SALE



WINTER GARDEN COMMERCE CENTER

730 GARDEN COMMERCE PARKWAY | WINTER GARDEN, FL



CITE PARTNERS

## DEVELOPMENT OVERVIEW

Winter Garden Commerce Center is a Class A industrial and office park located in the city of Winter Garden with immediate access to the Western Beltway (Toll Road 429), Florida Turnpike, and East-West Expressway (Toll Road 408). It offers Class A industrial buildings in a park-like setting. Winter Garden has a number of amenities surrounding WGCC and is adjacent to executive housing and an excellent workforce.

## PROPERTY FEATURES

- 1.52 acres
- Build-to-suit opportunities available from 5,000 SF to 150,000 SF
- Currently zoned PID, City of Winter Garden
- Screened outside storage available
- Master retention in place
- Water and sewer at each site
- **\$420,000**

## ALLOWABLE USES

for PID, City of Winter Garden Zoning:

- Warehousing, wholesaling, and storage facilities within enclosed structures
- Light manufacturing, processing, and assembly, including precision manufacturing, electrical machinery, instrumentation, and similar uses
- Research and development facilities, provided that all activities are within an enclosed structure
- Public utility equipment and facilities
- Commercial Garages, excluding service or repair of passenger automobiles for the public
- Professional and business offices



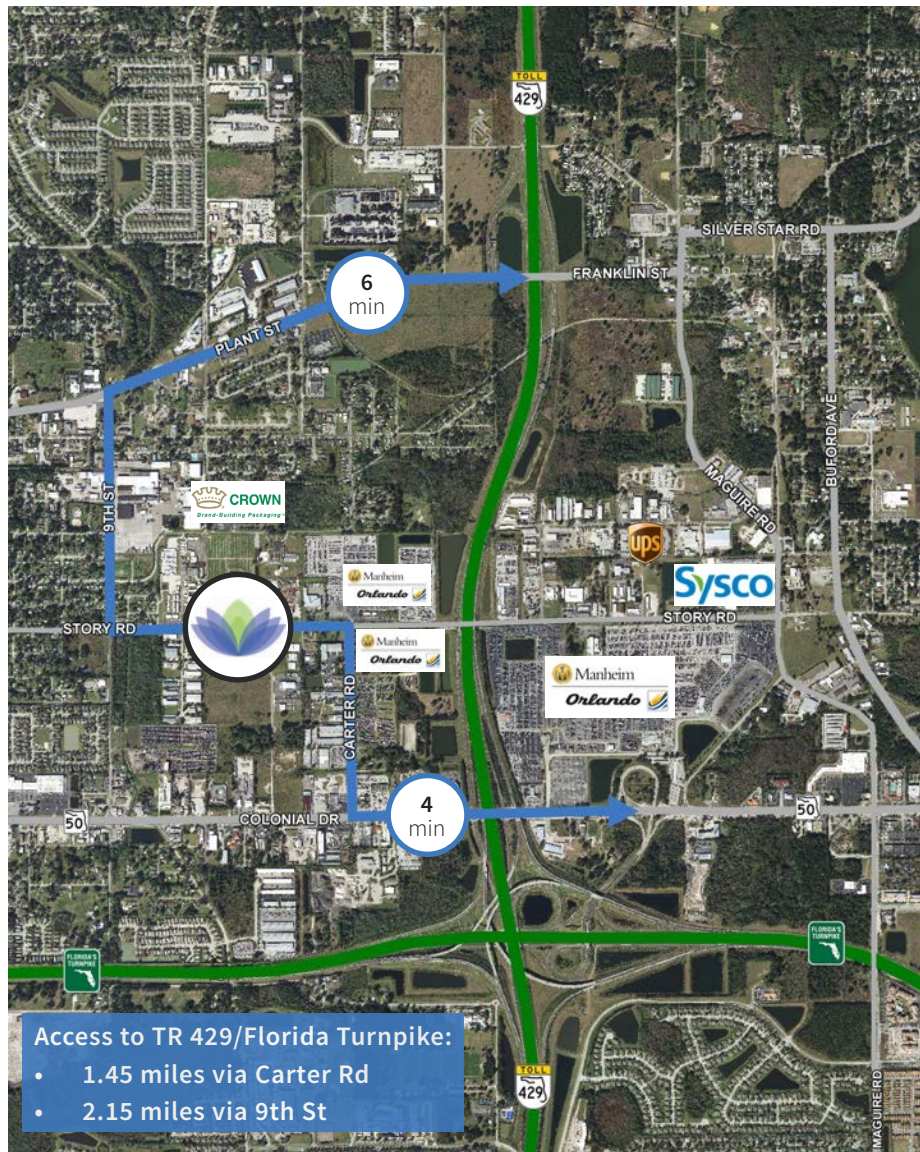
WINTER GARDEN  
COMMERCE CENTER



IMAGE DOES NOT REFLECT ACTUAL BUILDING DESIGN.



IMAGE DOES NOT REFLECT ACTUAL BUILDING DESIGN.



Access to TR 429/Florida Turnpike:

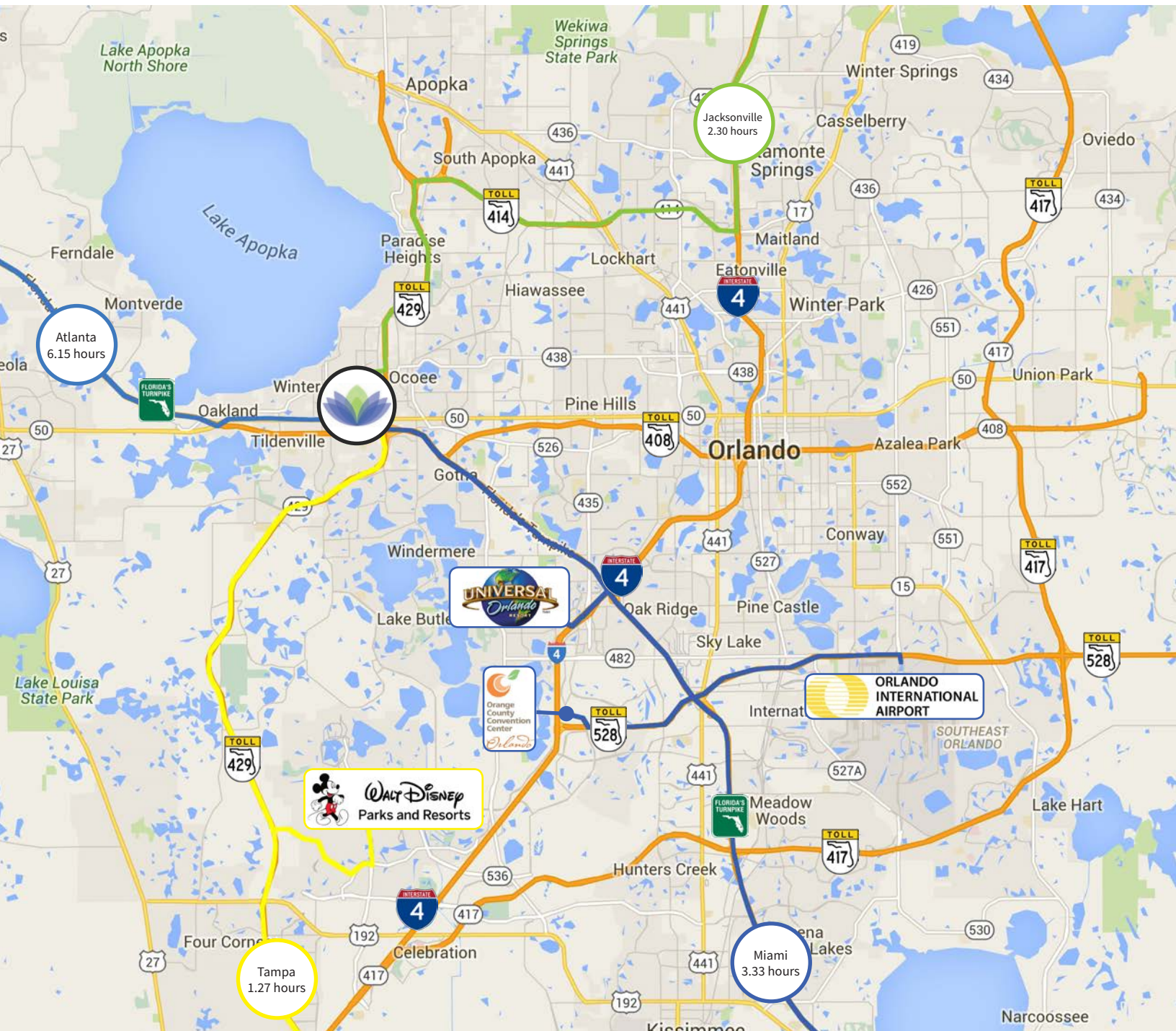
- 1.45 miles via Carter Rd
- 2.15 miles via 9th St



Lot	Address	Acres	Price
1	621 Garden Commerce Pkwy	4.81	<b>SOLD!</b>
2	661 Garden Commerce Pkwy	0.95	<b>SOLD!</b>
3	671 Garden Commerce Pkwy	0.96	<b>SOLD!</b>
4	681 Garden Commerce Pkwy	0.98	<b>SOLD!</b>
5	691 Garden Commerce Pkwy	1.97	<b>SOLD!</b>
6	695 Garden Commerce Pkwy	1.59	<b>SOLD!</b>
7	711 Garden Commerce Pkwy	1.59	<b>SOLD!</b>
8	721 Garden Commerce Pkwy	1.59	<b>SOLD!</b>
9	731 Garden Commerce Pkwy	1.59	<b>SOLD!</b>

Lot	Address	Acres	Price
10	730 Garden Commerce Pkwy	1.52	\$420,000
11	720 Garden Commerce Pkwy	1.52	UNDER CONTRACT
12	710 Garden Commerce Pkwy	1.52	UNDER CONTRACT
16	660 Garden Commerce Pkwy	0.97	<b>SOLD!</b>
17	650 Garden Commerce Pkwy	1.54	<b>SOLD!</b>
18	640 Garden Commerce Pkwy	0.97	<b>SOLD!</b>
19	630 Garden Commerce Pkwy	0.98	<b>SOLD!</b>
20	620 Garden Commerce Pkwy	0.99	<b>SOLD!</b>

# Winter Garden Commerce Center



Drive Times to				2015 Demos	1 Mile	3 Miles	5 Miles
Tampa	1.27 hours	Universal Studios	19 min.	Population	5,027	57,062	122,887
Jacksonville	2.30 hours	Walt Disney World Resort	18 min.	Households	1,555	19,641	41,697
Miami	3.33 hours	Orange County Convention Center	25 min.	Med HH Income	\$35,560	\$56,653	\$58,783
Atlanta, GA	6.15 hours	Orlando International Airport	25 min.	Businesses	560	2,478	3,817

**MATT SULLIVAN, SIOR, CCIM**  
 Managing Director, Principal  
[matt.sullivan@citepartners.com](mailto:matt.sullivan@citepartners.com)  
 407.930.1802

**WILSON MCDOWELL, SIOR, CCIM**  
 Managing Director, Principal  
[wilson.mcdowell@citepartners.com](mailto:wilson.mcdowell@citepartners.com)  
 407.930.1801

**BOBBY ISOLA, CCIM**  
 Director, Principal  
[bobby.isola@citepartners.com](mailto:bobby.isola@citepartners.com)  
 407.930.1804

**CITE PARTNERS**  
 100 South Orange Ave., Suite 500  
 Orlando, FL 32801  
[www.citepartners.com](http://www.citepartners.com)

Disclaimer:  
 This document has been prepared by Cite Partners for advertising and general information only. Cite Partners makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Cite Partners excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Cite Partners and/or its licensor(s). All rights reserved.