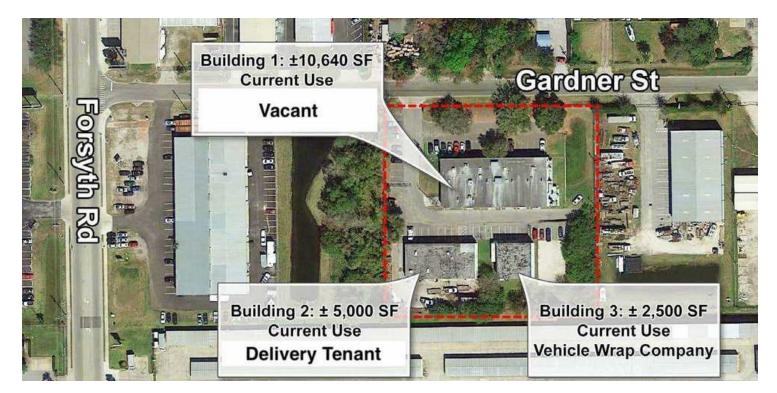
Winter Park - Prime IND Flex - Owner/User or Value Add Investor Property



PROPERTY DESCRIPTION +/- 18,140 TOTAL SQ FEET

- First time ever on market
- Rare 3 building industrial/flex complex
- ± 2.06 acres fully paved
- Easy ability to segment or use all
- Highly desirable Winter Park address
- Owner/user compound or divide for income
- Brand new clean phase 1
- New roof & HVAC on 5k sf building (2019)
- Block construction on all
- All building heights \pm 14' to deck
- Zoned IND I-1 / I-5 allows a multitude of uses
- Uninc Orange County zoning w Duke Electric
- New sealcoat & stripe and tree trim
- Up to 100% financing (see broker for details)
- Located off Forsyth Road only 3/4mi south of University Blvd.
- Strategic location to access 417, 408 and I-4

BUILDING HIGHLIGHTS

Building 1: ±10,640 SF Approx 50% under air showroom (11.5' to ceiling grid), training room, admin, RR's and breakroom. 50% warehouse with 3 grade level roll-up doors Dimensions ±152' x 70' - YB 1993

Building 2: ±5,000 SF 1/3 office and 2/3 warehouse 3 grade level roll-up doors Separately metered Dimensions ±100' x 50' - YB 1987

Building 3: $\pm 2,500$ SF Warehouse only with 1 grade level roll-up door Dimensions $\pm 50' \times 50'$ - YB 1995

LEE ZERIVITZ, SIOR, CCIM Managing Partner 407.644.CITY lee@citycommercial.com CITY COMMERCIAL

1101 Symonds Ave. Winter Park, FL 32789 CITYcommercial.com



CITY Commercial is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

7200 GARDNER STREET | WINTER PARK, FL 32792

3 Building Complex





LEE ZERIVITZ, SIOR, CCIM Managing Partner 407.644.CITY lee@citycommercial.com

CITY COMMERCIAL

1101 Symonds Ave. Winter Park, FL 32789 CITYcommercial.com



7200 GARDNER STREET | WINTER PARK, FL 32792

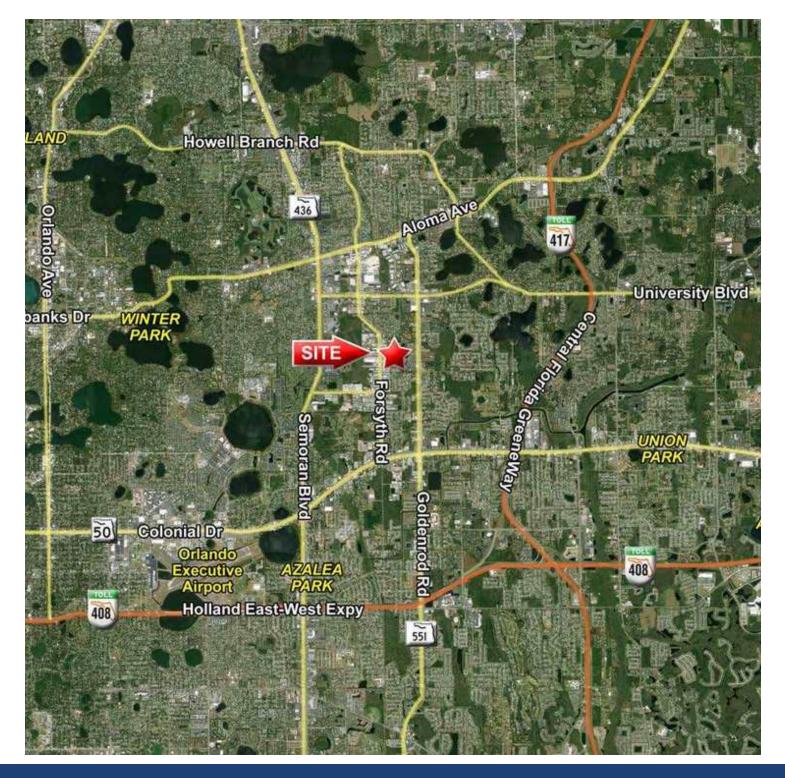




LEE ZERIVITZ, SIOR, CCIM Managing Partner 407.644.CITY lee@citycommercial.com **CITY COMMERCIAL** 1101 Symonds Ave. Winter Park, FL 32789 CITYcommercial.com



Location Aerial



LEE ZERIVITZ, SIOR, CCIM Managing Partner 407.644.CITY lee@citycommercial.com

CITY COMMERCIAL

1101 Symonds Ave. Winter Park, FL 32789 CITYcommercial.com

