

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 ± 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:
±2,500 SF
Warehouse only with 1 grade level roll-up door
Dimensions ±50' x 50' - YB 1995

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FOR SALE

7200 GARDNER STREET | WINTER PARK, FL 32792

3 Building Complex



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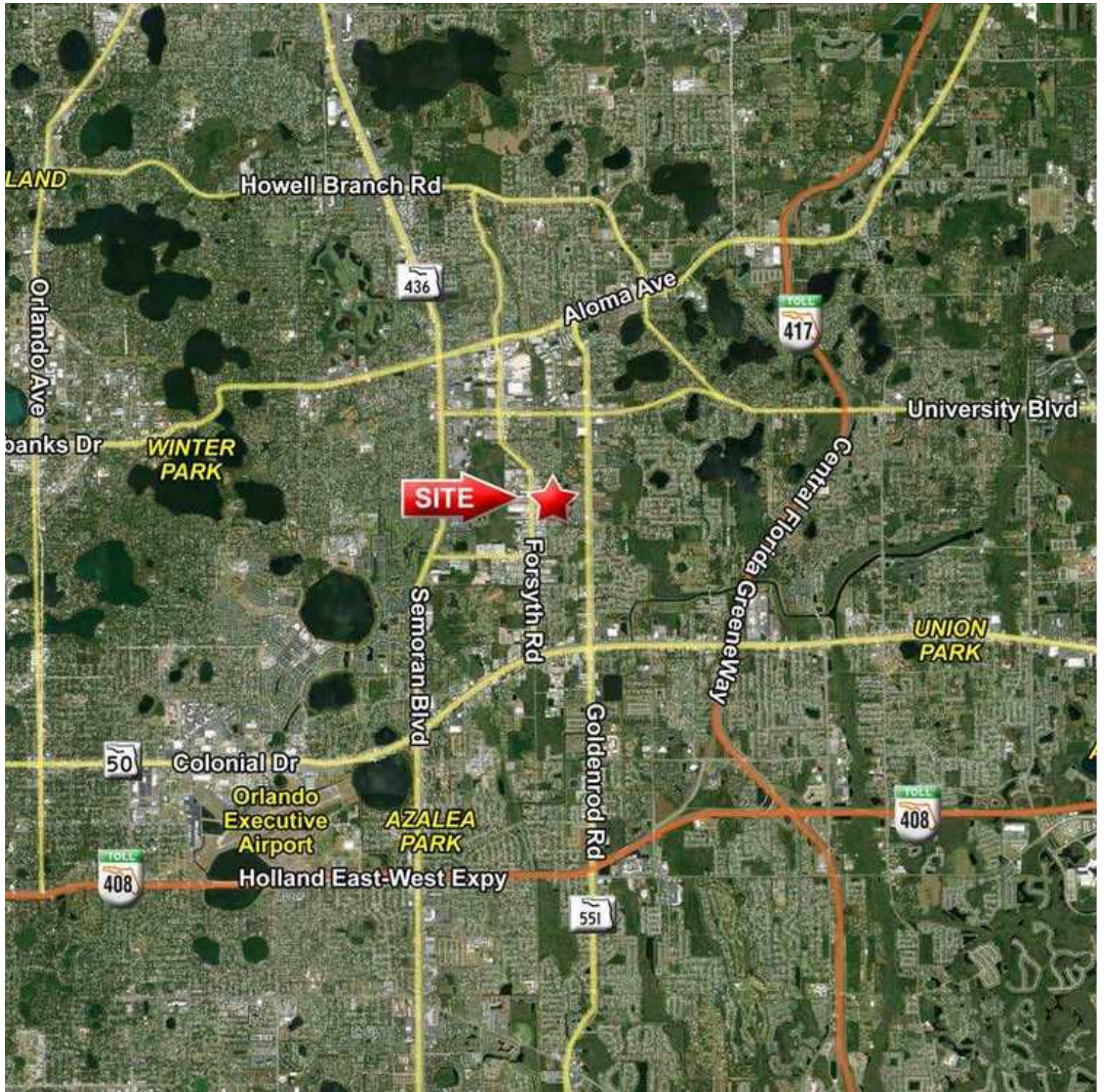


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Location Aerial



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