

FOR SALE OR LEASE

660 GARDEN COMMERCE PARKWAY | WINTER GARDEN, FLORIDA 34787

CLASS "A" FLEX OFFICE BUILDING
12,625 SF
FULLY CLIMATE CONTROLLED OFFICE & WAREHOUSE

BROCK HOLSTON
SENIOR ASSOCIATE
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LEE & ASSOCIATES

The Opportunity

ADDRESS

660 Garden Commerce Parkway
Winter Garden, FL 34787

SALE PRICE & RATE

CONTACT BROKER

SIZE

12,625 SF Total Building
7,625 SF Office *(can be demolished to allow for more warehouse space)*
5,000 SF Warehouse

ZONING

WG-PID



SITE HIGHLIGHTS

Building Size:	12,625 SF
Office Size:	7,625 SF (can be demolised to provide more warehouse space)
Site Size:	.97 Acres
Year Built:	2017
Power:	3-Phase Power
Fire System:	Fully Sprinkled
Clear Height:	22' - 24'
Office Ceilings:	11'
Door:	One oversized grade level roll up door 14'x14' wide
Parking:	22 Striped parking spaces with up to 6 additional car parks in the rear
Zoning:	WG-PID
Utilities:	Electric - Duke Energy Water & Sewer - City of Winter Garden
Parcel:	24-22-27-9385-00-160

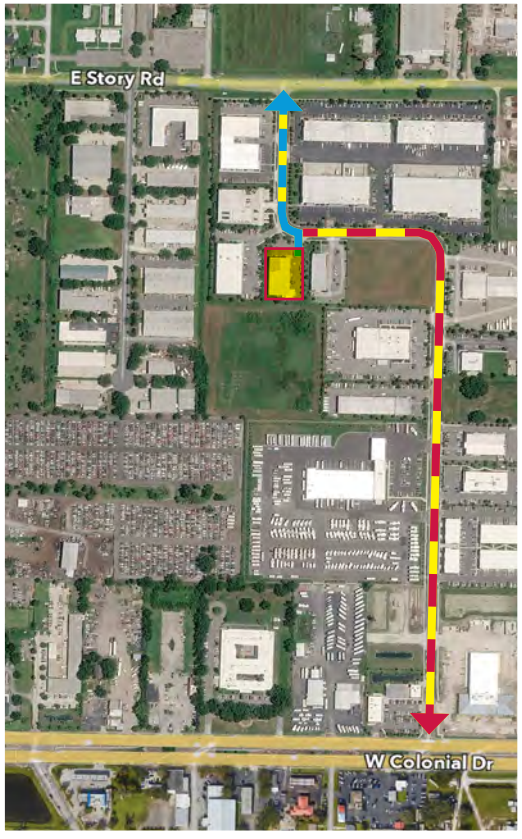




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LOCATION OVERVIEW

ACCESS TO STORY ROAD & SR 50

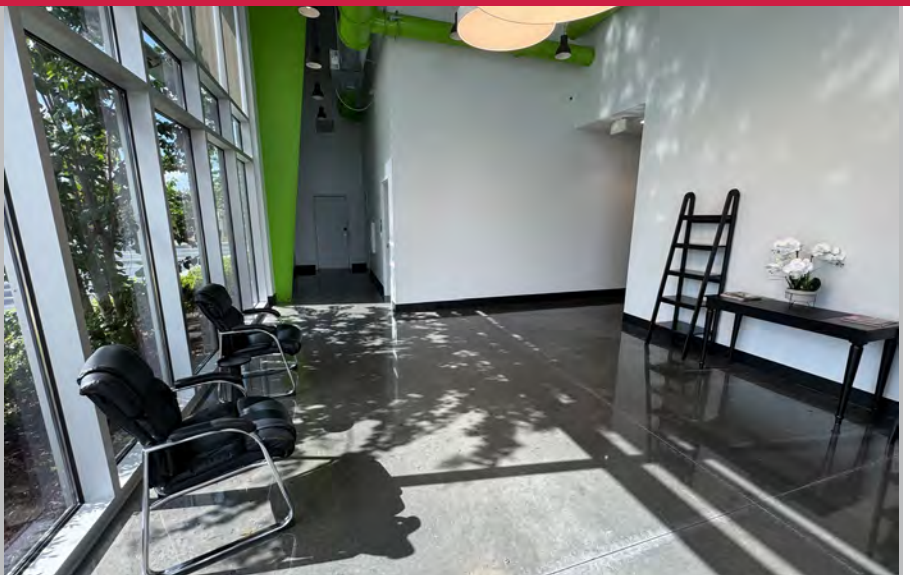




DISTANCE	
Story Road	0.2 Miles | 1 Minute
SR 50	0.5 Miles | 2 Minutes
SR 429	3 Miles | 6 Minutes
Florida Turnpike	5 Miles | 8 Minutes

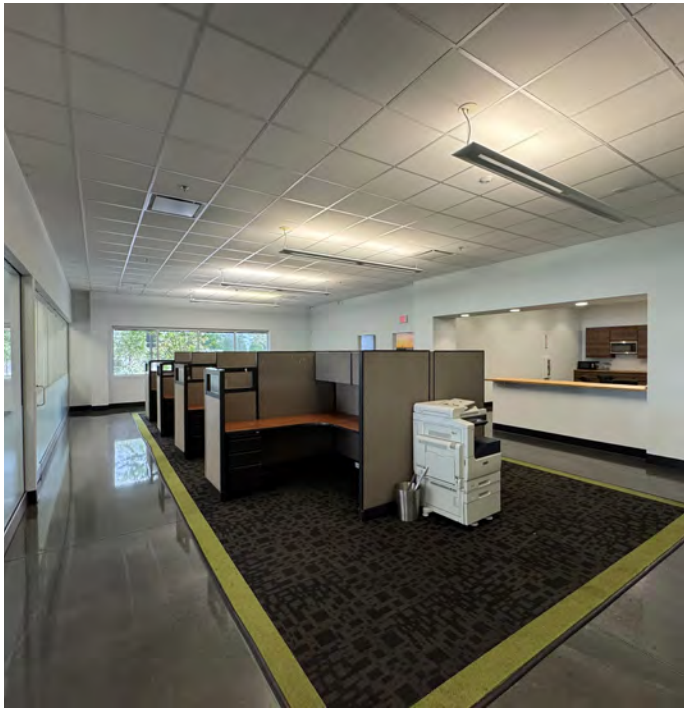
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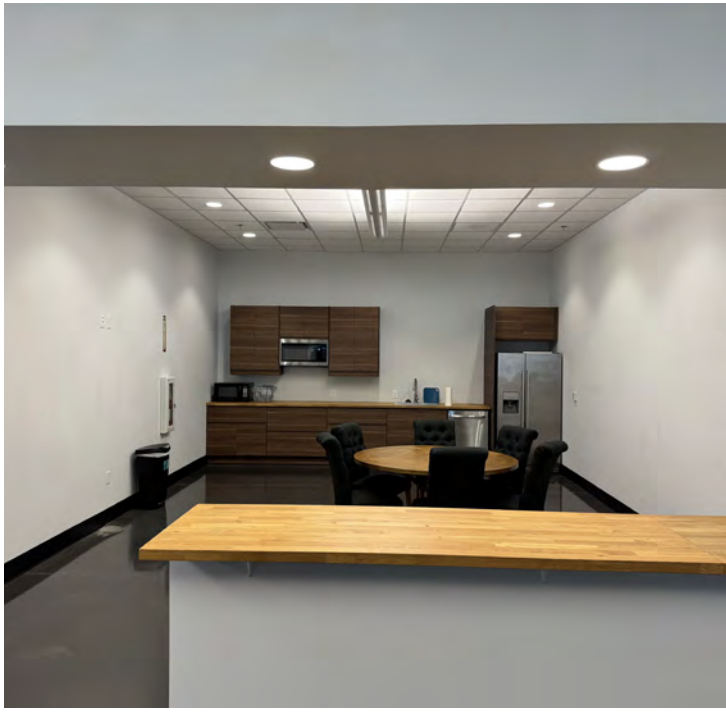
INTERIOR PHOTOS





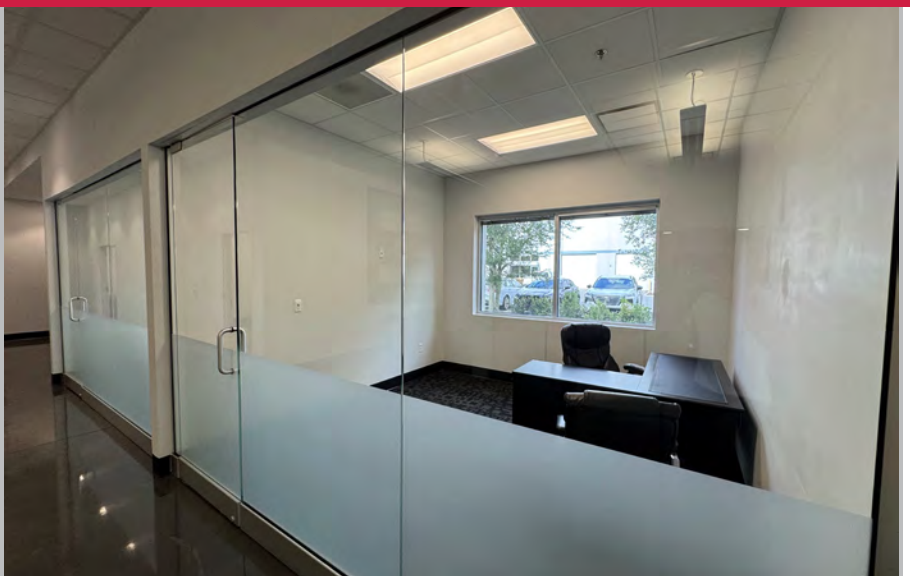


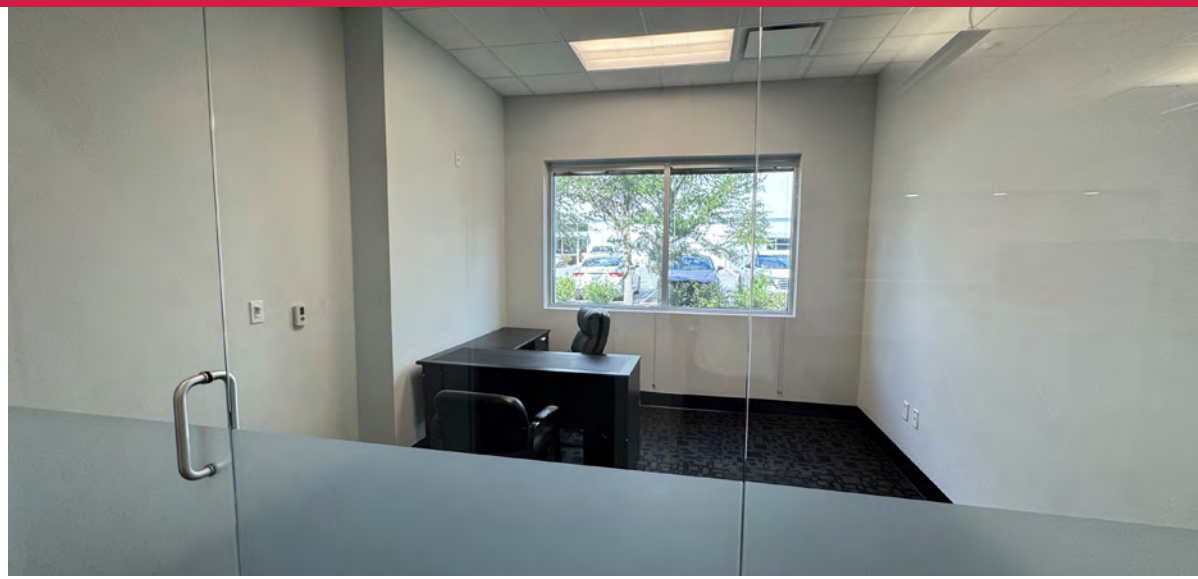




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INTERIOR PHOTOS





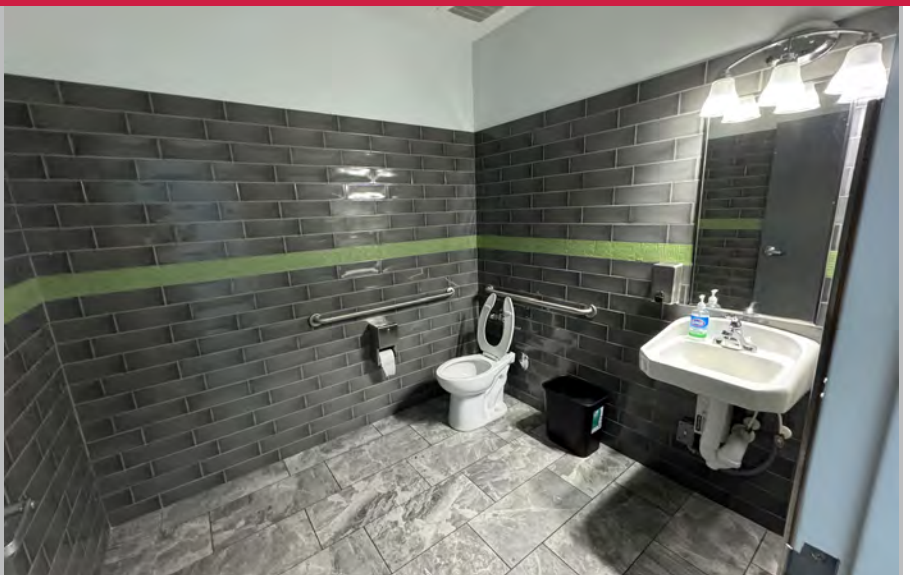


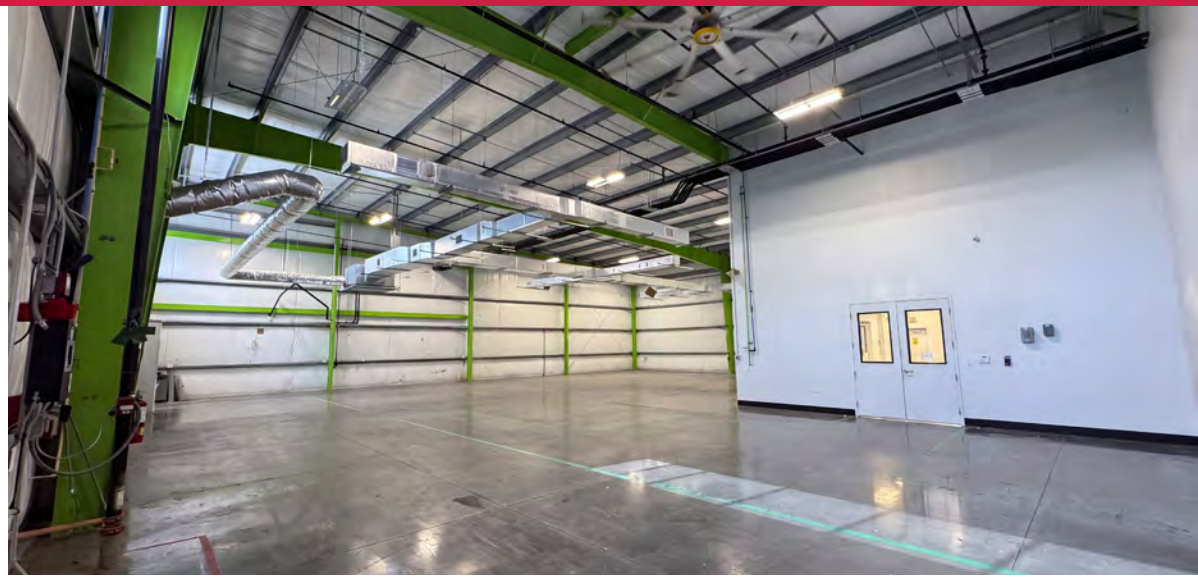




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INTERIOR PHOTOS







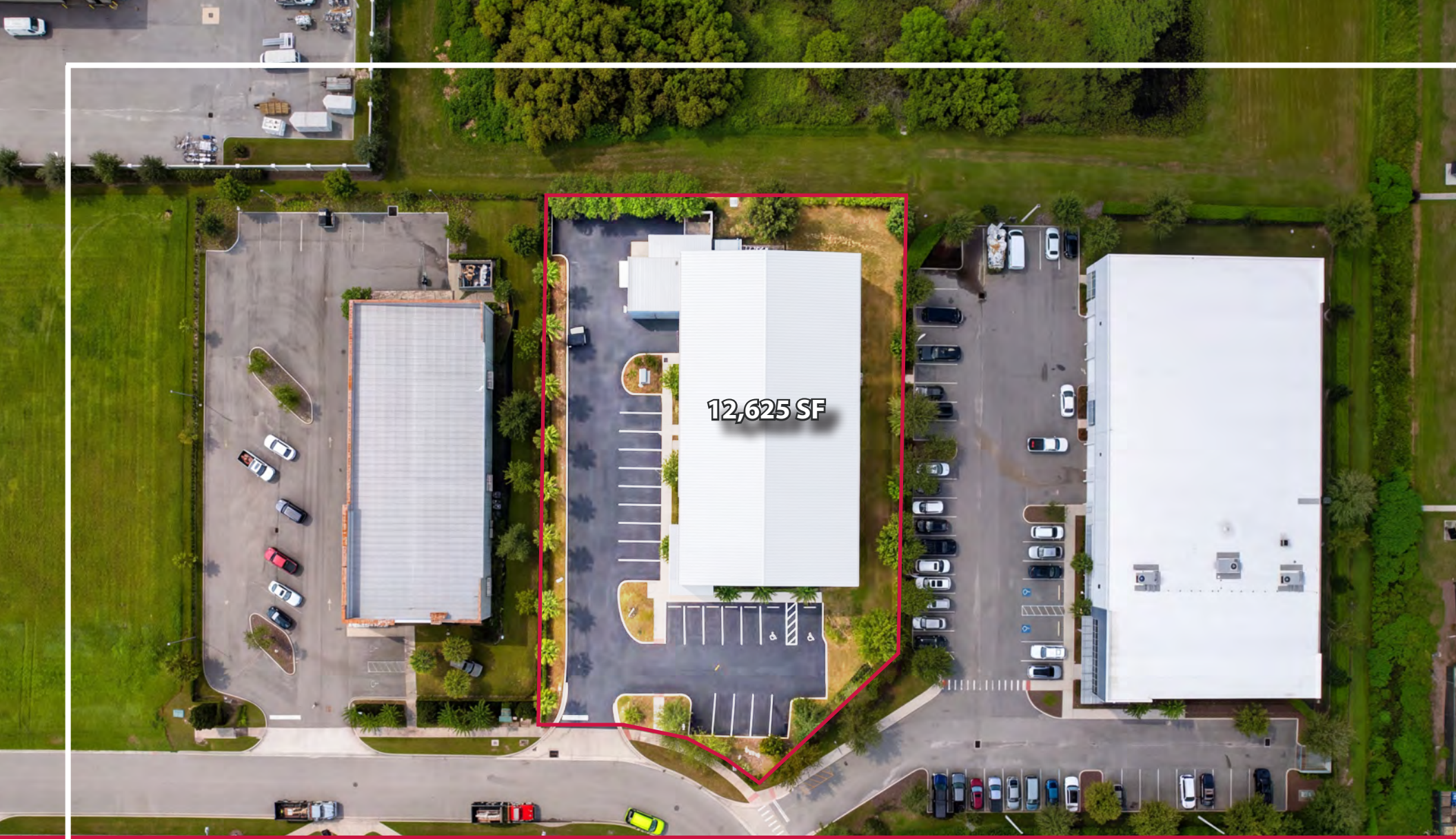




FLOOR PLAN



POSSIBLE DEMO FOR WAREHOUSE CONVERSION



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