

For Sale & Lease

Winter Garden Showroom/Warehouse

\$6,500,000 | \$17.00 / SF



12800 West Colonial Drive Winter Garden, Florida 34787

Property Highlights

- 24,145± SF showroom/warehouse
- Frontage on West Colonial Drive
- Zoning: I-1, City of Winter Garden
- Manufacturing: R&D/Mini Storage
- 2.21± acres with 0.75 acres of outside storage area
- 4,145± SF office/retail/showroom space
- 20,000± SF Warehouse
- 14' x 22' roll-up door / 18'-20' Clear Height
- Fully sprinklered / 3-phase power

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,584	21,847	47,034
Total Population	4,955	62,715	138,415
Average HH Income	\$86,536	\$131,855	\$135,350

OFFERING SUMMARY

Sale Price	\$6,500,000
Available SF	24,145 SF
Lease Rate	\$17.00 / SF (NNN)
Lot Size	2.21 Acres
Building Size	24,145 SF

Sale Price: \$6,500,000
Lease Rate: \$17.00 / SF NNN

For more information

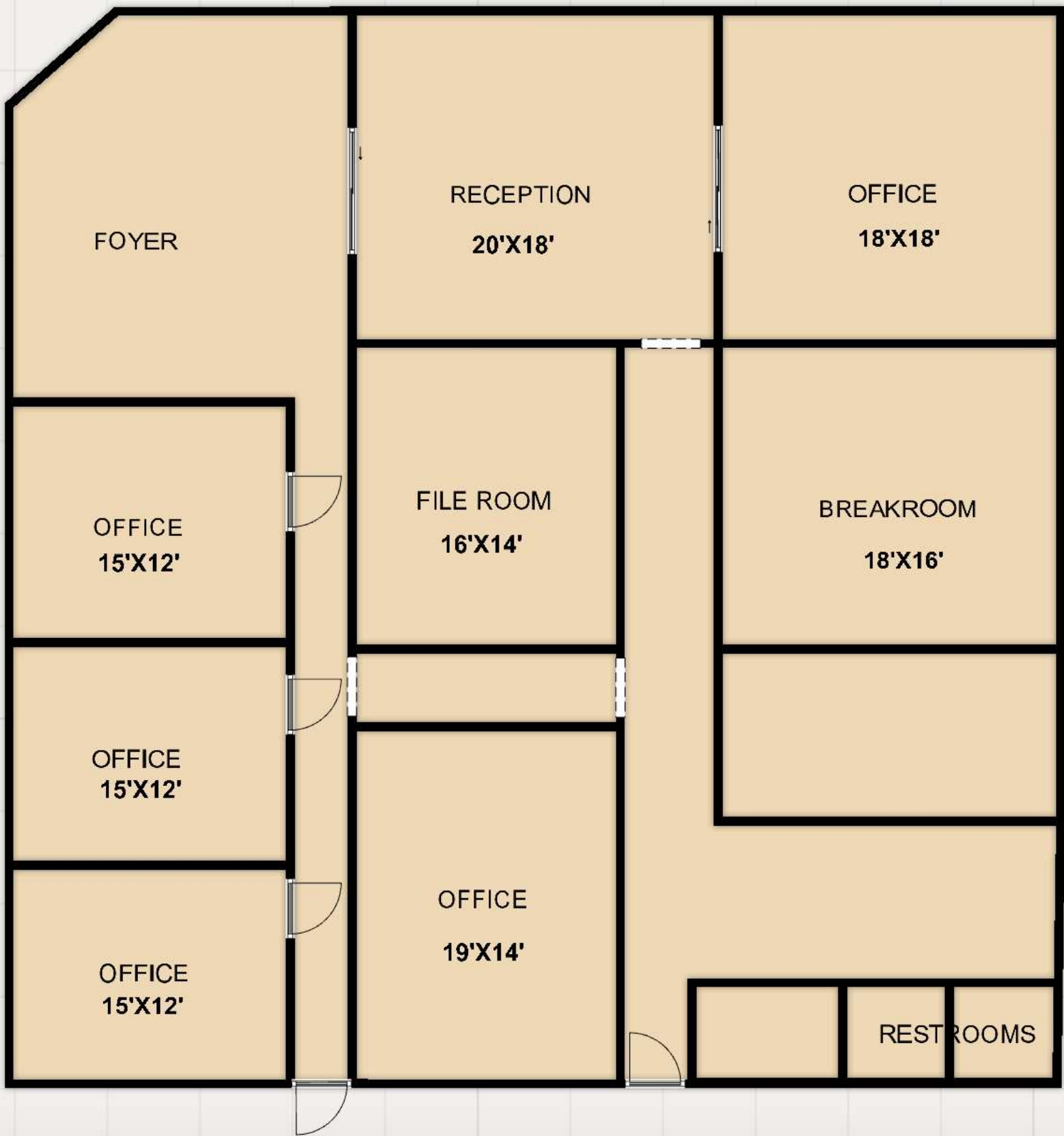
Kevin O'Connor

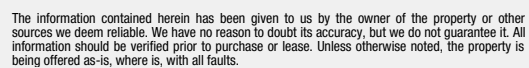
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Office Floor Plan





Exterior Photos

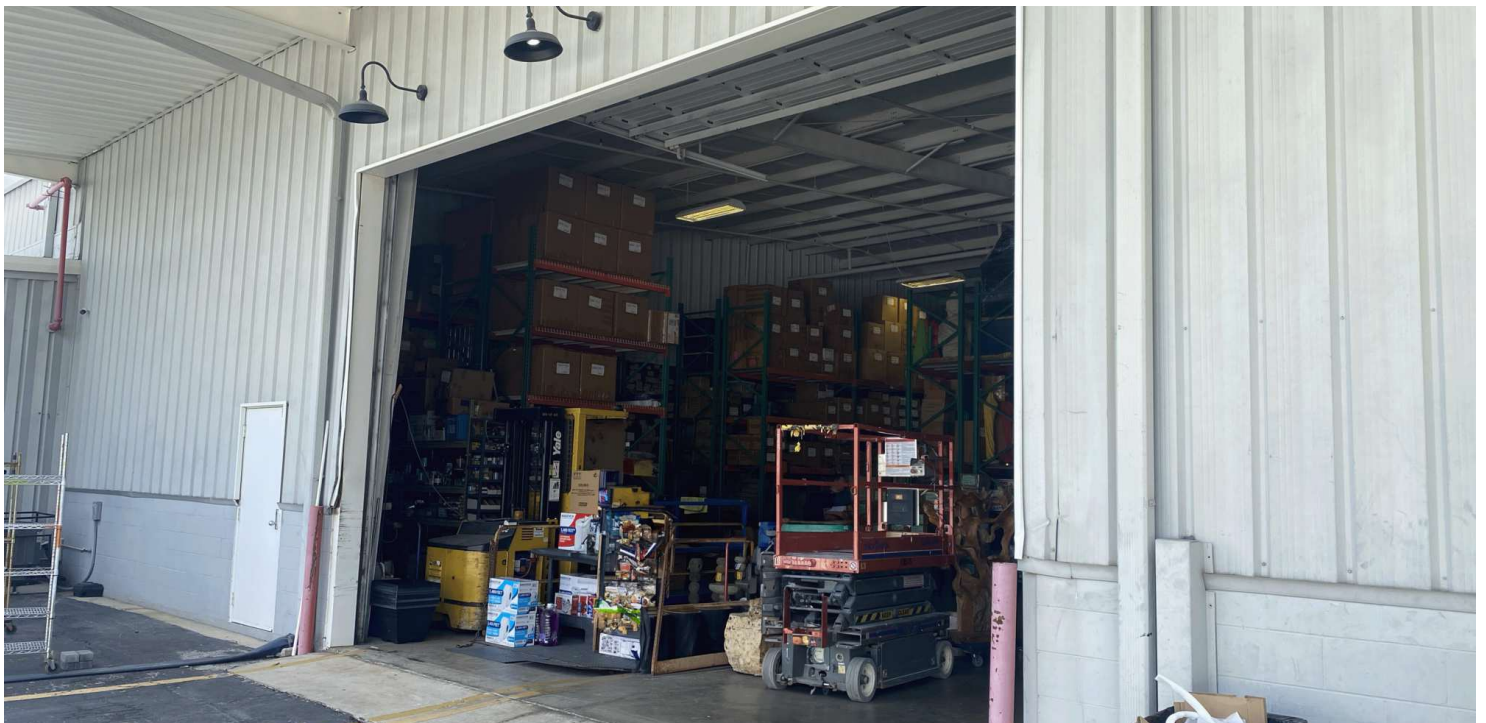


Warehouse Photo





Additional Photos



Aerial Map

