

winter park
flex/industrial space
for
LEASE

total available: 22,942
space a: 15,190 sf
space b: 7,752 sf

call for pricing

- + great location
- + can be subdivided
- + building signage available

- + primary: industrial
- + bulding: 22,942 sf
- + land: 3.44 ac
- + zoning: i-2
- + parking: ample

**GREAT
WINTER PARK
LOCATION**



0.8
miles from
I-4

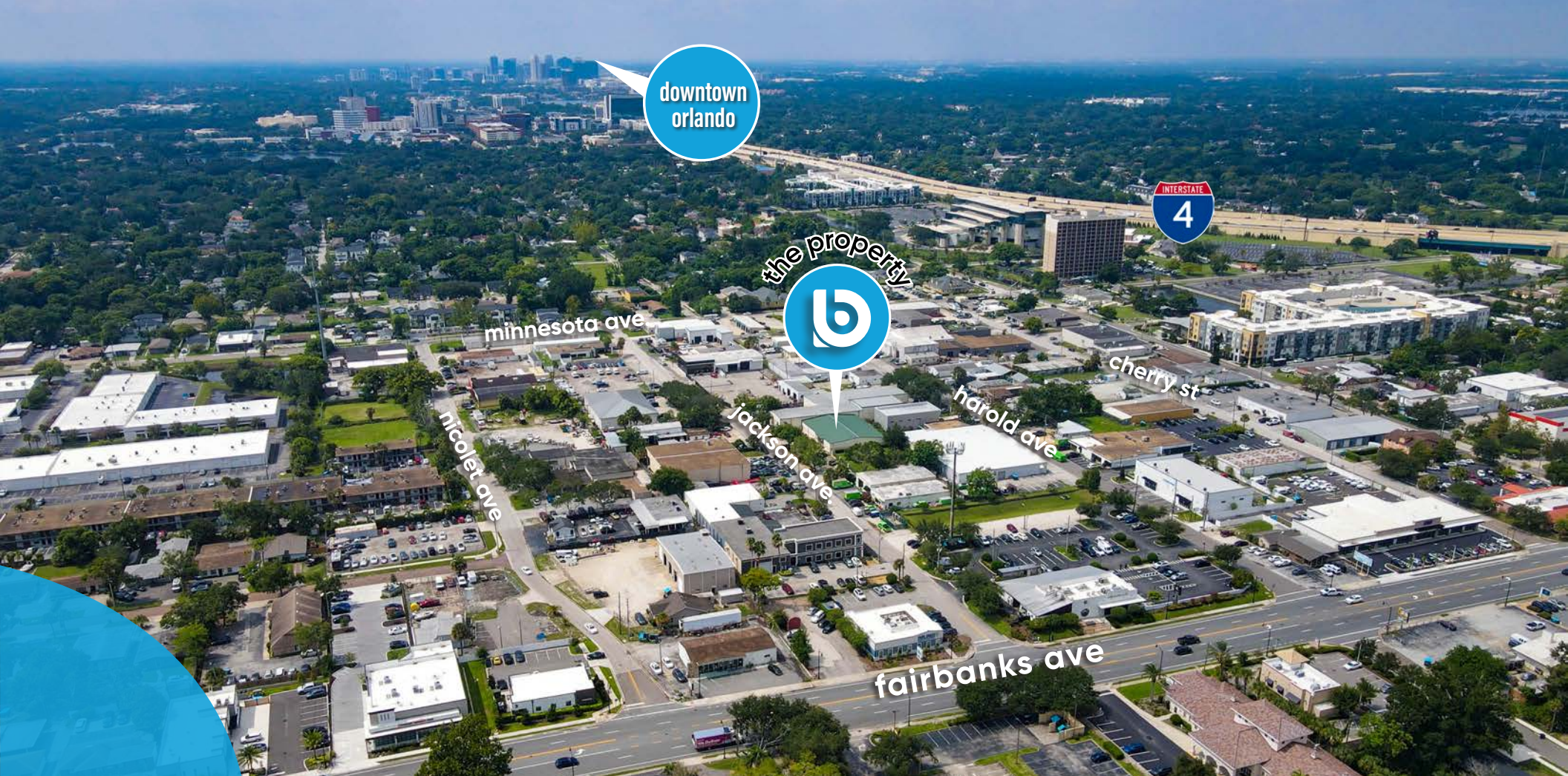
1.2
miles from
winter park
village

3.6
miles from
downtown
orlando

711 jackson ave,
Orlando, Florida 32810

jonathan clayton
vice president
(407) 670.9113
jonathan@BBDRE.com


Bishop Beale Duncan
COMMERCIAL REAL ESTATE



downtown
orlando

the property



minnesota ave

nicolet ave

jackson ave

harold ave

cherry st

fairbanks ave

highlights

located winter park, one of the most highly desirable submarkets in the greater orlando area

- conveniently located to I-4 and winter park amenities
- air conditioned warehouse with substantial power
- significant office build-out with quality and functionality
- property is very well maintained
- many surrounding active redevelopments
- city of winter park utilities
- 7,752 sf office
- 15,190 sf air conditioned warehouse with 4 loading docks (front & rear load):
 - (1) 12' x 12' grade level
 - (1) 10' x 10' grade level
 - (1) 10' x 10' van level (19' loading dock)
 - (1) 10' x 10' grade level



250 N. Orange Ave., Ste. 1500
Orlando, FL 32801
+ (407) 426.7702
www.BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact jonathan clayton • (407) 670.9113 • jonathan@BBDRE.com

property location



location
aerial



for more information, contact jonathan clayton • (407) 670.9113 • jonathan@BBDRE.com

front elevation



exterior

for more information, contact jonathan clayton • (407) 670.9113 • jonathan@BBDRE.com

back elevation



exterior

for more information, contact jonathan clayton • (407) 670.9113 • jonathan@BBDRE.com

3d building layout | 22,942 sf
(office+warehouse)

space a
15,190 sf

space b
7,752 sf

layout

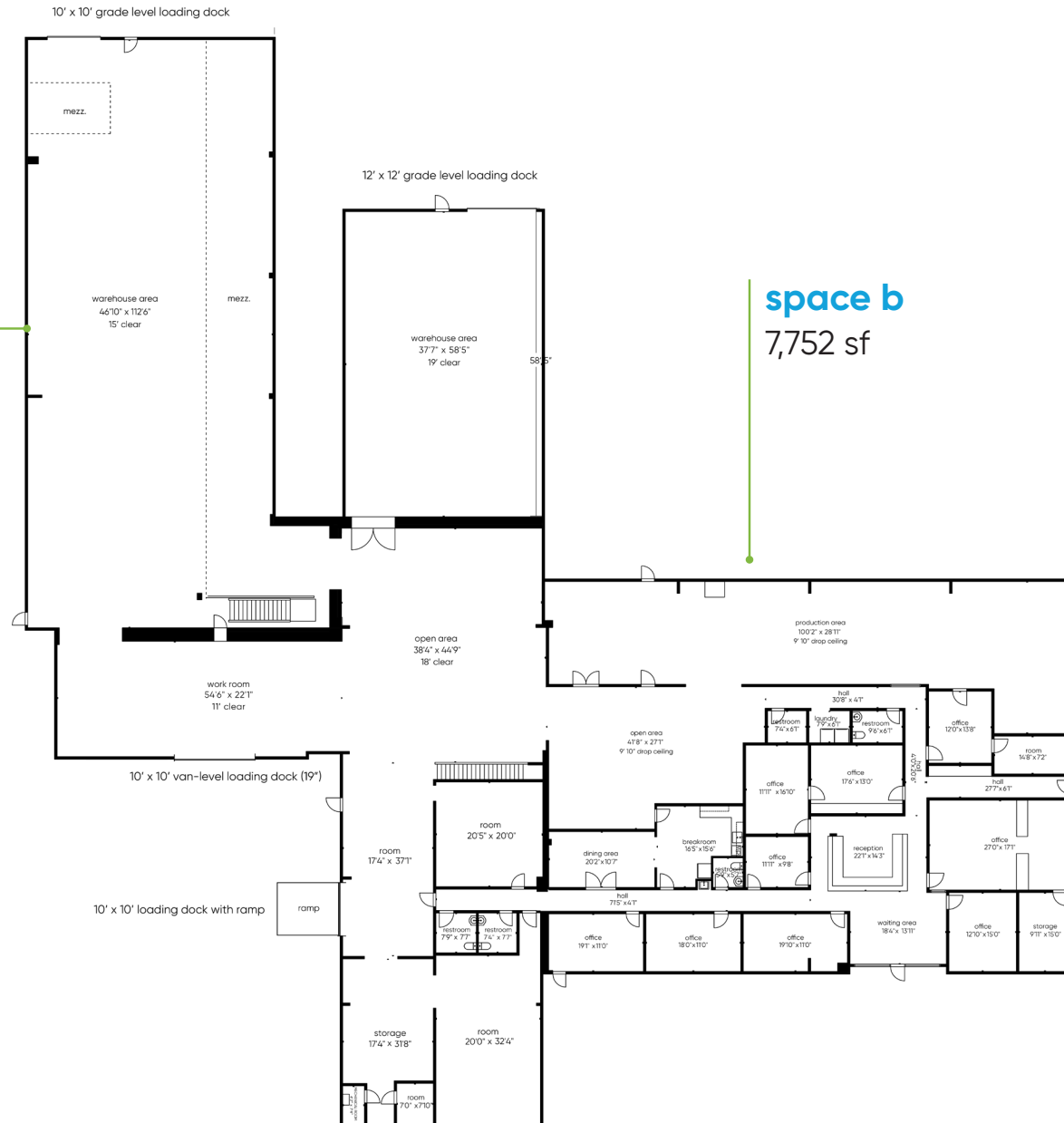


building floor plan | 22,942 sf (office+warehouse)

floor plan

space a
15,190 sf

space b
7,752 sf



space a | 15,190 sf (warehouse)

10' x 10'
grade-level
loading dock

warehouse space

15' clear

19' clear

12' x 12' grade level loading dock

warehouse space

open area

work room

restroom

18' clear

work room

storage

mech

10' x 10' loading
dock with ramp

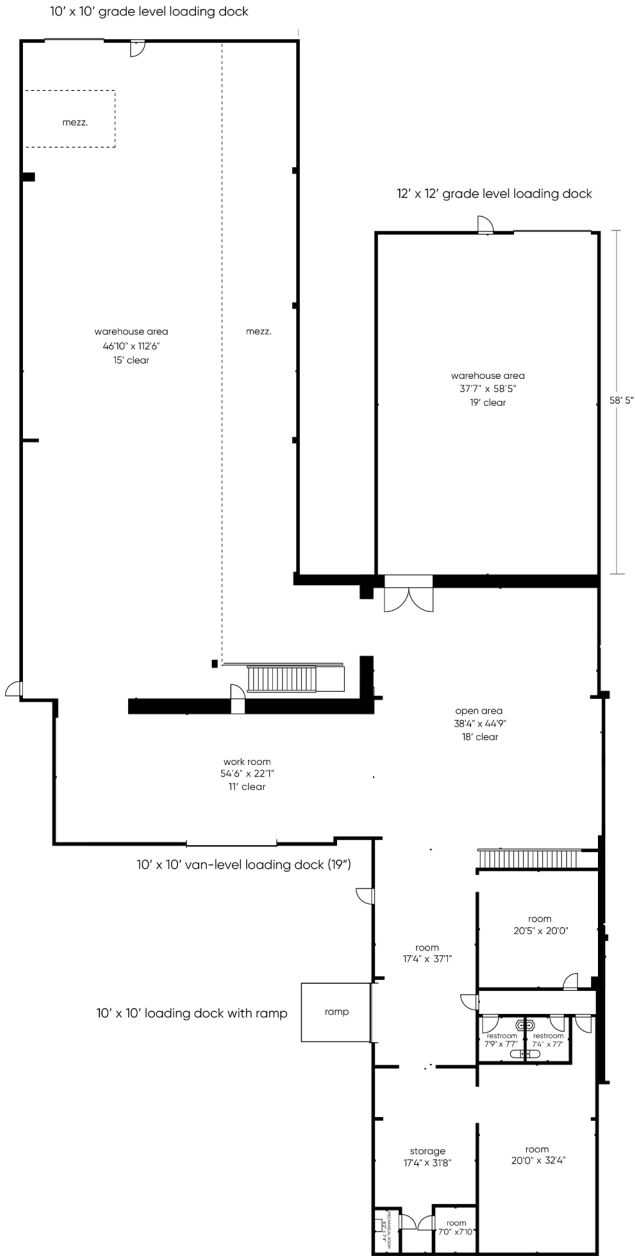
10' x 10' van-level
loading dock (19')

3d layout

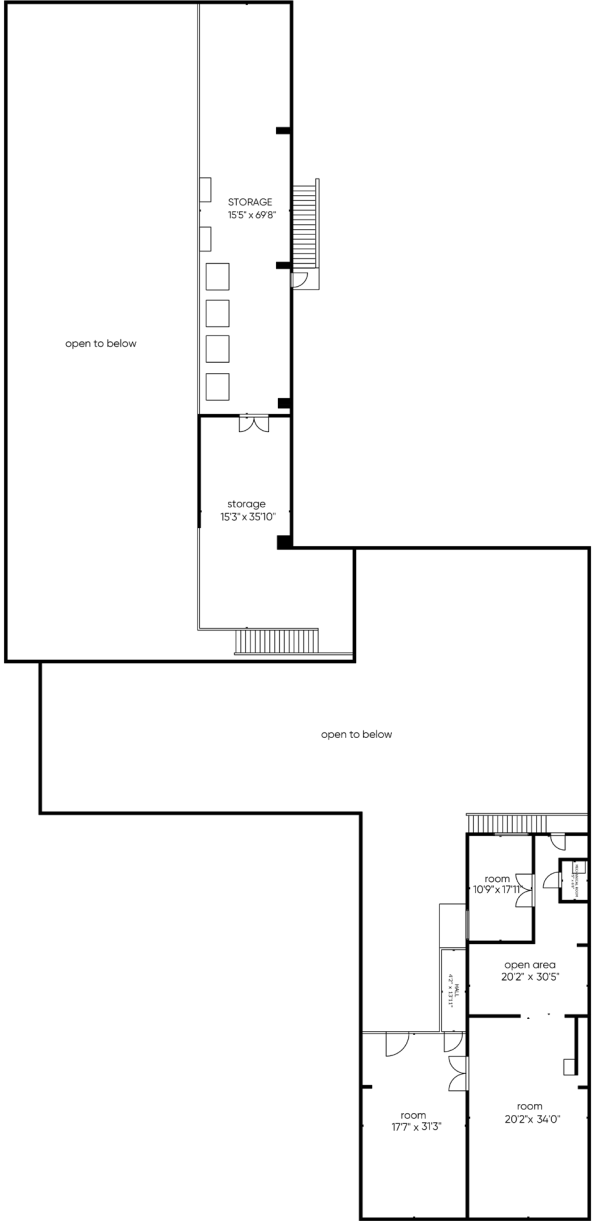


space a | 15,190 sf (warehouse)

first floor



second floor
(mezzanine)



floor plan



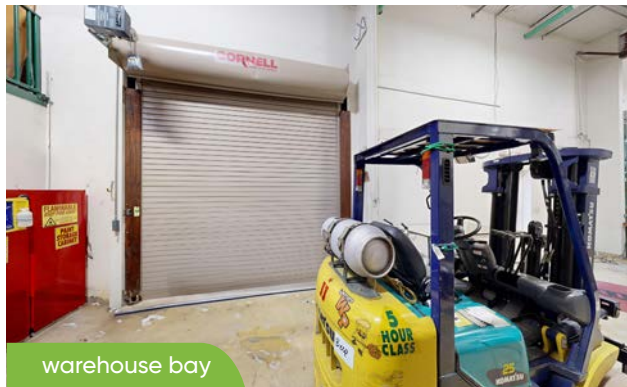
space a | warehouse spaces



warehouse main



warehouse main



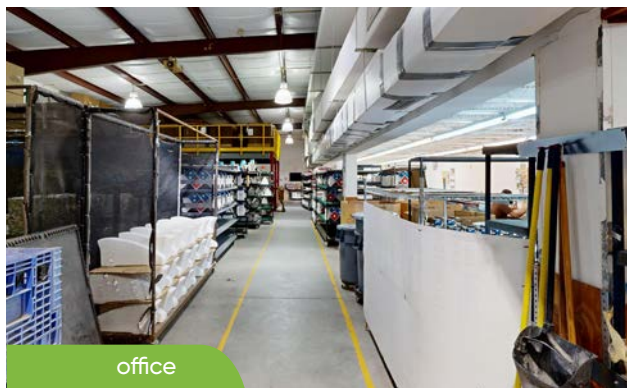
warehouse bay



warehouse right



warehouse bay



office

interiors



warehouse bay



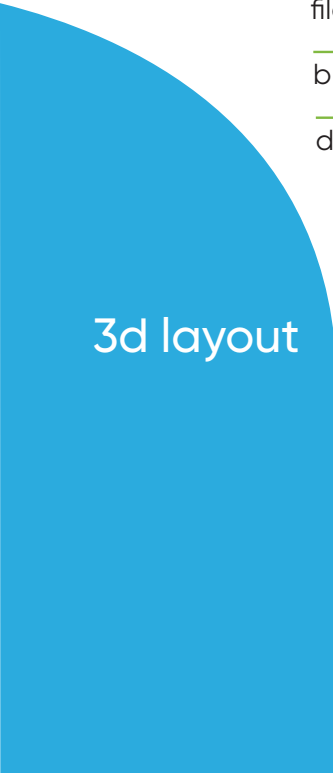
room



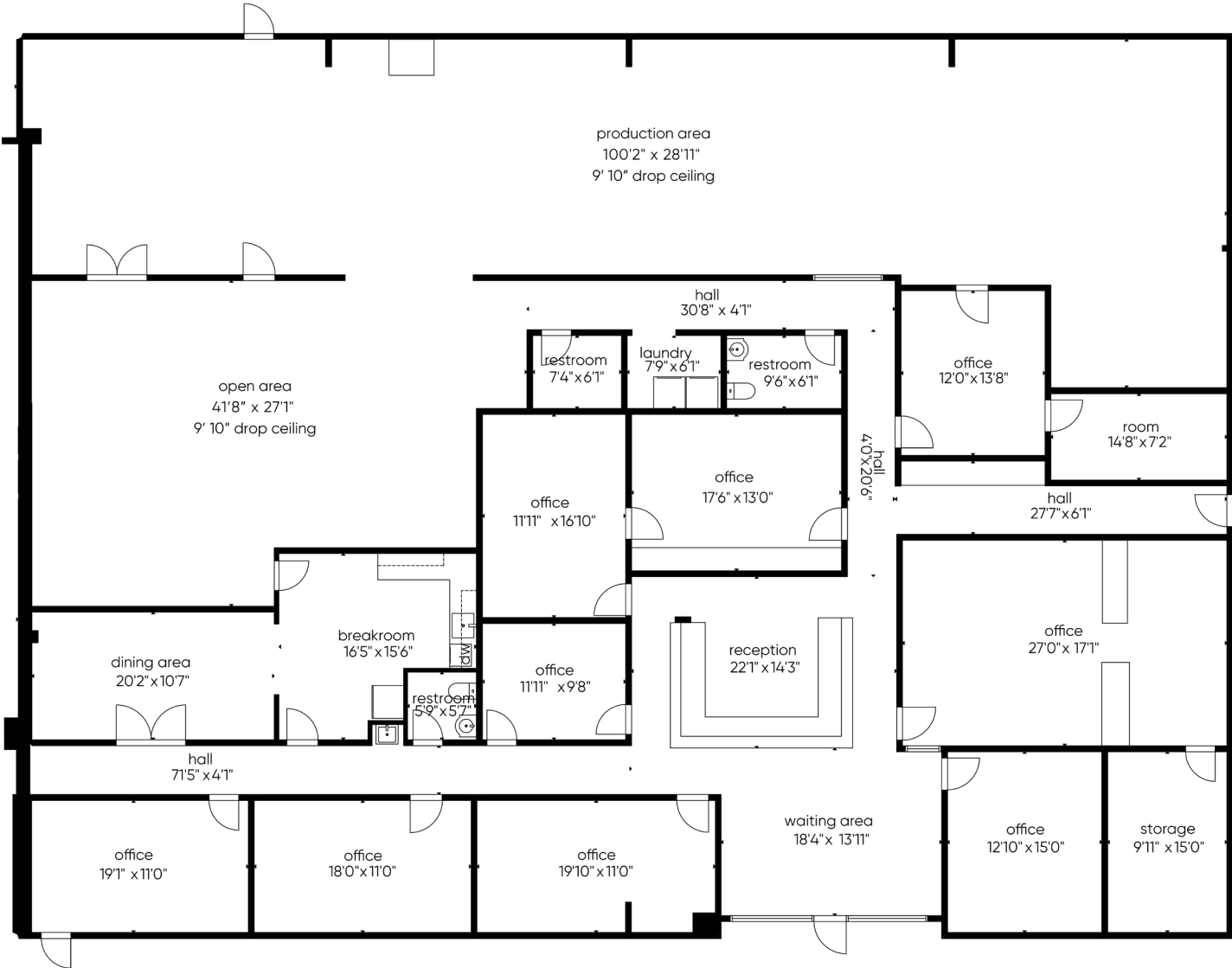
room



space b | 7,752 sf (office)



space b | 7,752 sf
(office)



floor plan



space b | offices and amenities



reception



reception



waiting



exec. office



office/conference



office



work kroom



break room



office

interiors



for more information, contact jonathan clayton • (407) 670.9113 • jonathan@BBDRE.com

space b large production area

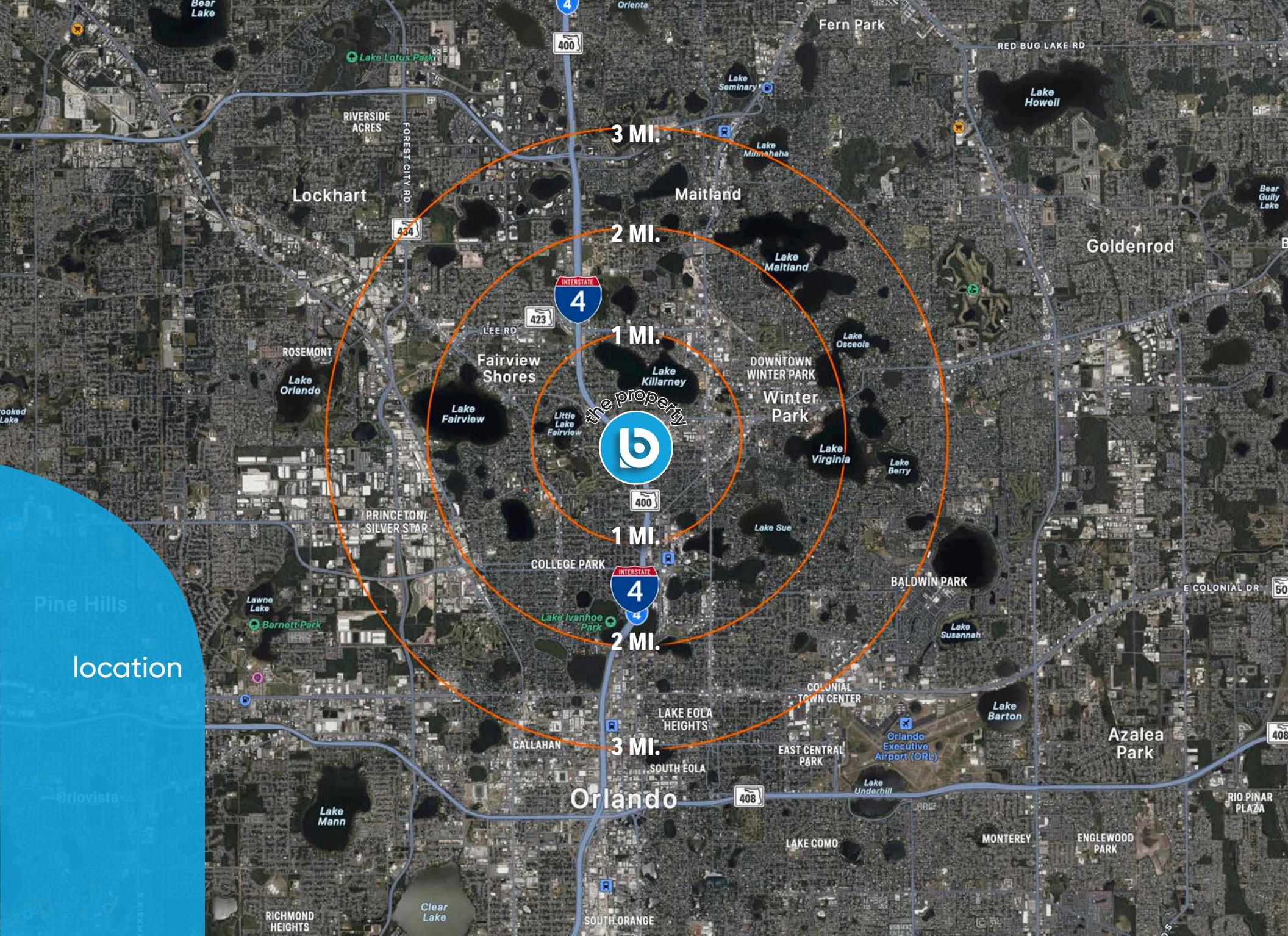


exec. office

interiors



for more information, contact jonathan clayton • (407) 670.9113 • jonathan@BBDRE.com



location

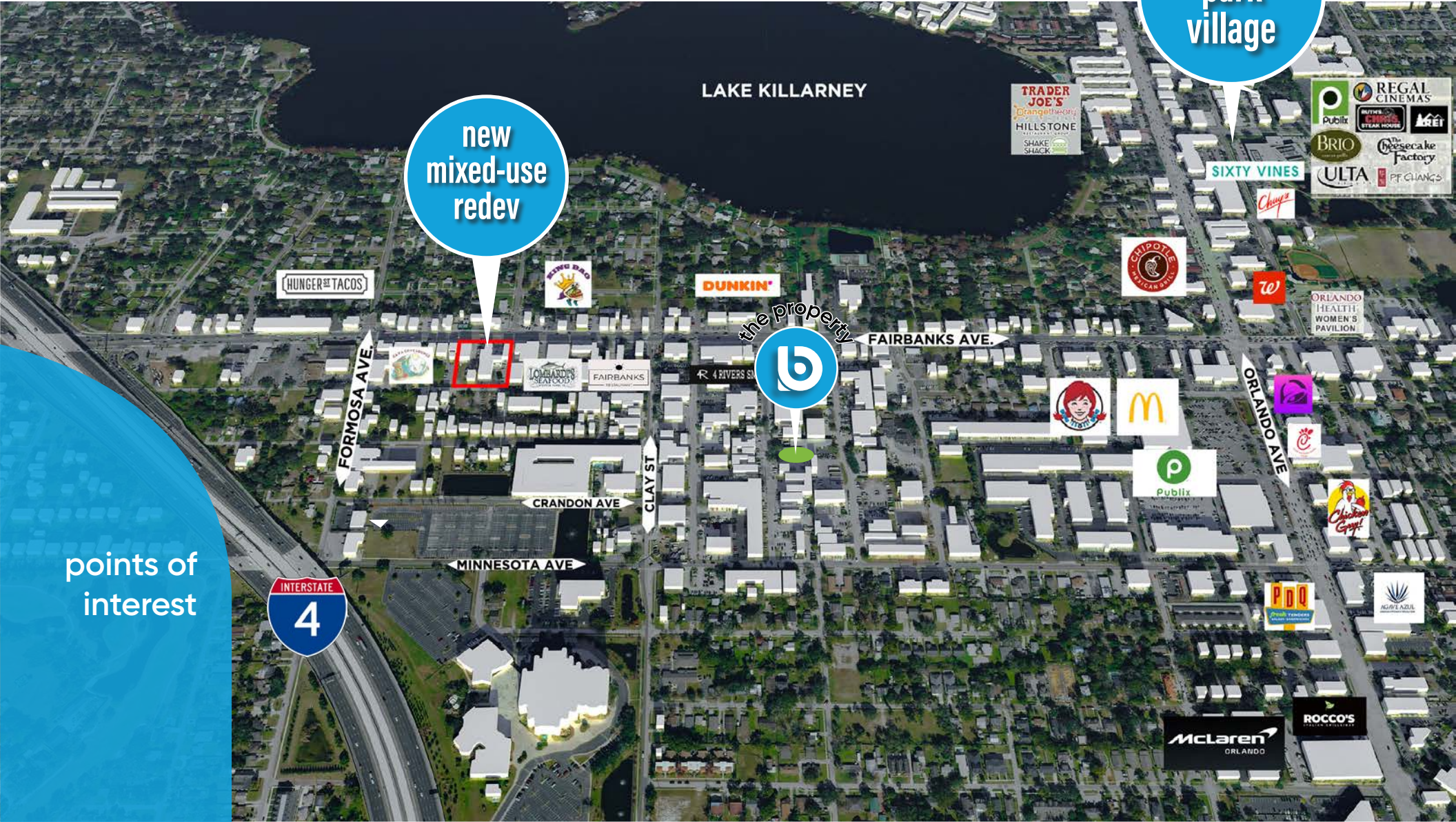


for more information, contact jonathan clayton • (407) 670.9113 • jonathan@BBDRE.com

conveniently located

winter park village

new mixed-use redev



points of interest



for more information, contact jonathan clayton • (407) 670.9113 • jonathan@BBDRE.com