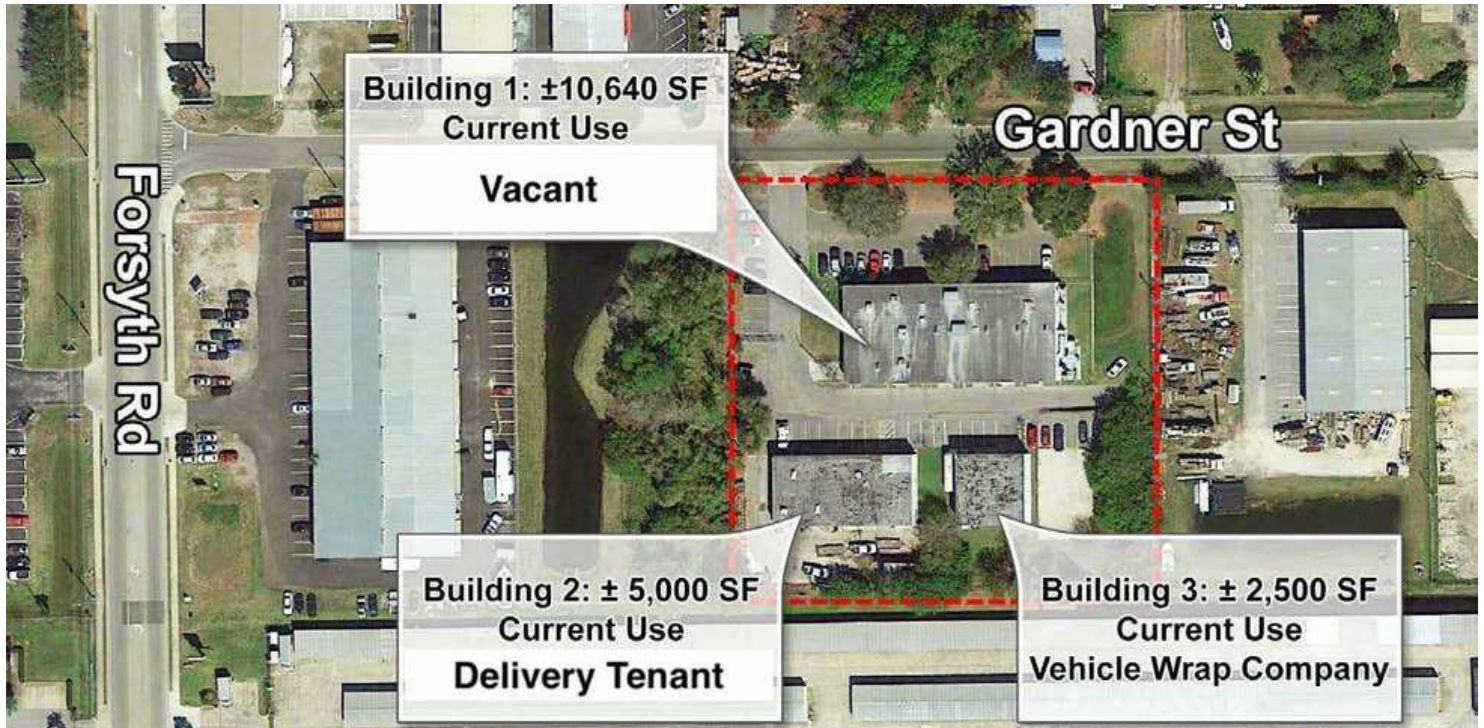


Winter Park - Prime IND Flex - Owner/User or Value Add Investor Property



PROPERTY DESCRIPTION +/- 18,140 TOTAL SQ FEET

- First time ever on market
 - Rare 3 building industrial/flex complex
 - Easy ability to segment or use all
 - Highly desirable Winter Park address
 - Owner/user compound or divide for income
 - Brand new clean phase 1
 - Total of \pm 2.06 acres - fully paved
 - 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
 - Ample parking
 - 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:
 \pm 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 \pm 152' x 70' - YB 1993

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

Building 3:
 \pm 2,500 SF
Warehouse only with 1 grade level roll-up door
Dimensions \pm 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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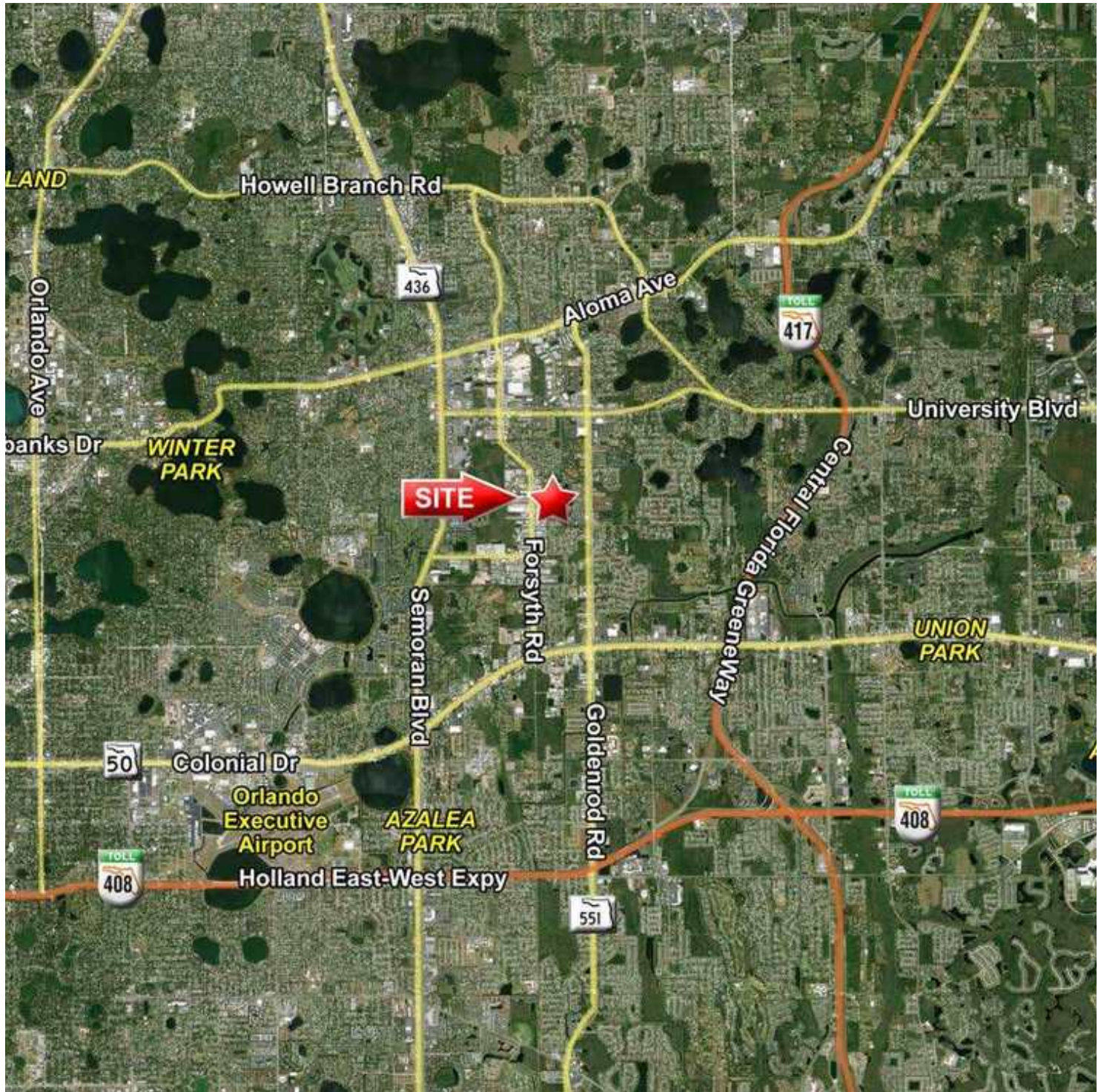


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Location Aerial



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