



**CITY COMMERCIAL**

**FOR LEASE: BRAND NEW FLEX SPACE**  
**Story Road Business Park | Winter Garden, FL**  
**SE corner of Story Rd. & Business Park Blvd.**



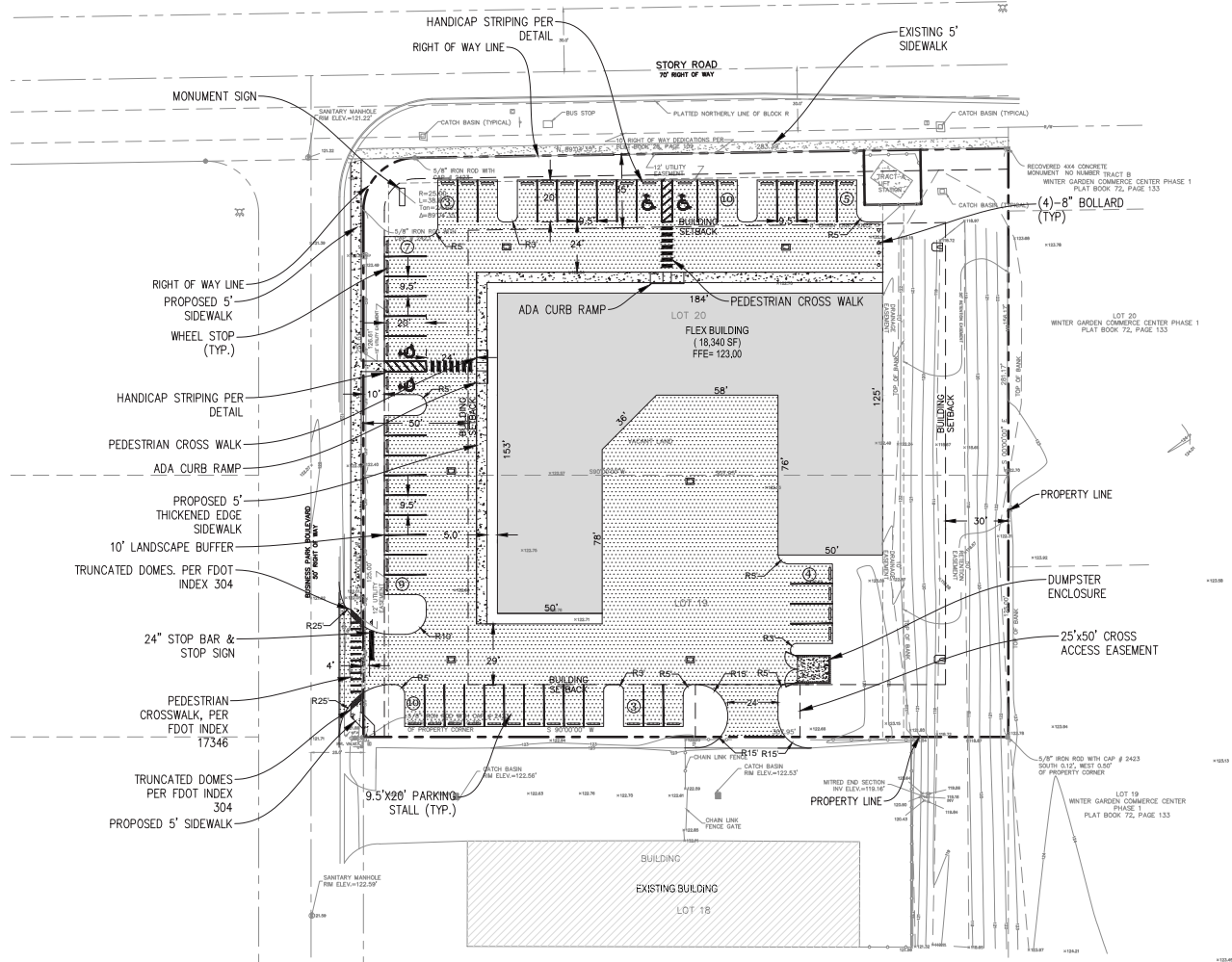
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## Site Plan



## Property Highlights

### Summary

- Brand new, attractive flex warehouse
- Corner of Story Road & Business Park Blvd.
- Under construction - planned delivery Nov. 1
- Up to ±12,000 SF available
- Located within City of Winter Garden - Zoned I-1
- Allowed uses range from light manufacturing to professional office
- Block construction with rear load
- Immediate access to: Western Beltway (SR 429), E/W Expressway (SR 408) and FL Turnpike

### Features

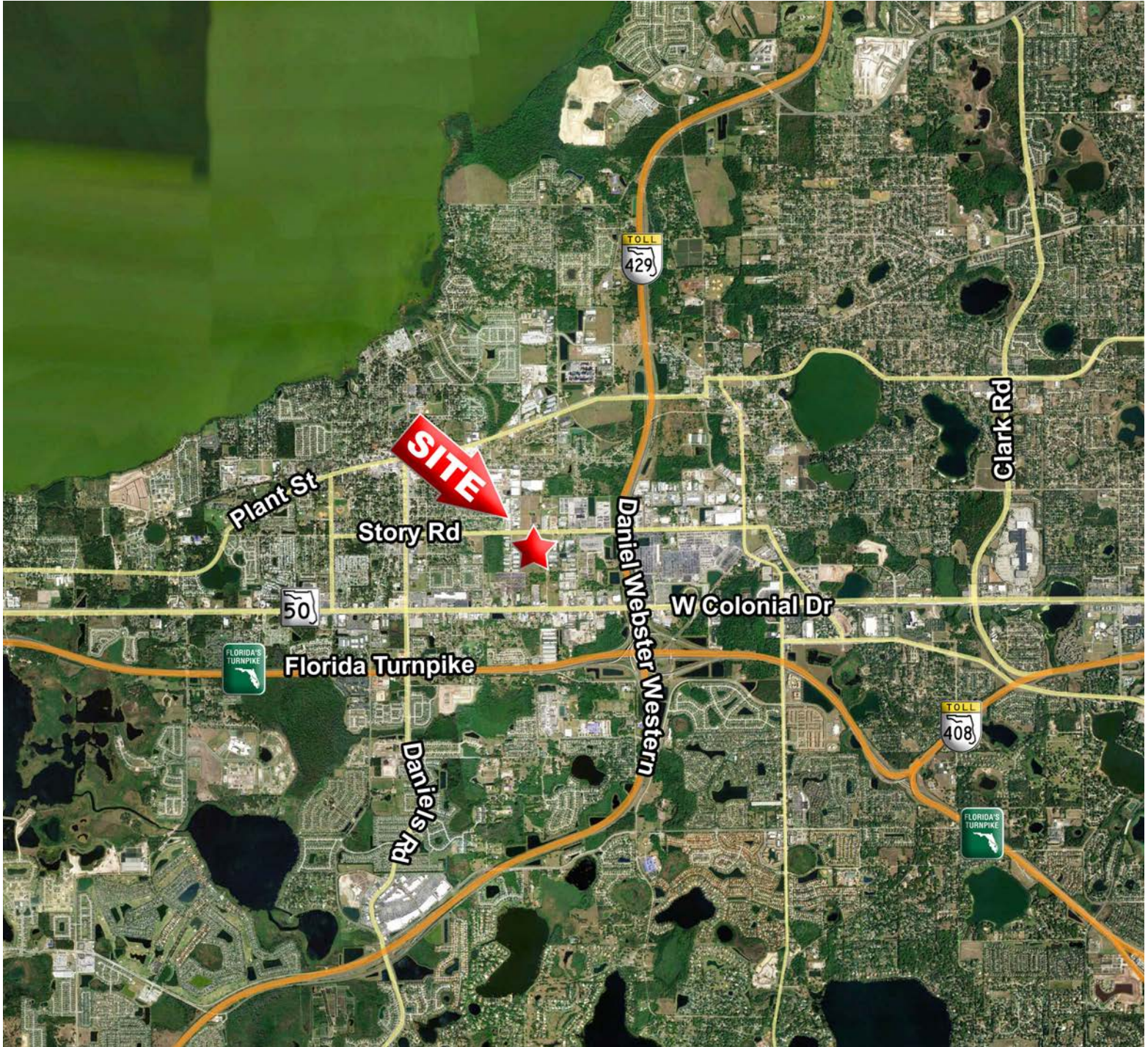
- Flex Warehouse with ± 10% office buildout per unit
- Grade level
- 3 phase power to building
- Fire sprinklered throughout
- ± 20' clear height
- Monument marquee signage on Story Rd.
- Ample parking and tractor trailer access

## Space Plan





## Market Aerial



CITY Commercial is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

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