

Winter Park Flex Property



OFFERING SUMMARY

Lease Rate:	Negotiable. No CAM.
Total Building:	± 3,930 SF
Office:	± 930 SF
Warehouse:	± 3,000 SF

PROPERTY OVERVIEW

PRIME Winter Park Flex Building
Located in between Fairbanks & Minnesota
Move-in ready

PROPERTY HIGHLIGHTS

- Highly desirable flex use space
- C-3 Zoning (Orange County) allows a wide variety of uses
- Attractive Gross Lease with no CAM pass-through costs
- Office interior - all new windows, lighting, paint & plank flooring
- Brand new epoxy sealcoat on warehouse floors
- Office / Showroom
- Warehouse: Two 10' x 10' grade-level roll-up doors. 14' clear height.
- Separate electric meter
- Ample parking
- ***Automotive, painter and roofer are NOT permissible uses***

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FOR LEASE

768 HAROLD AVE. | WINTER PARK, FL 32789

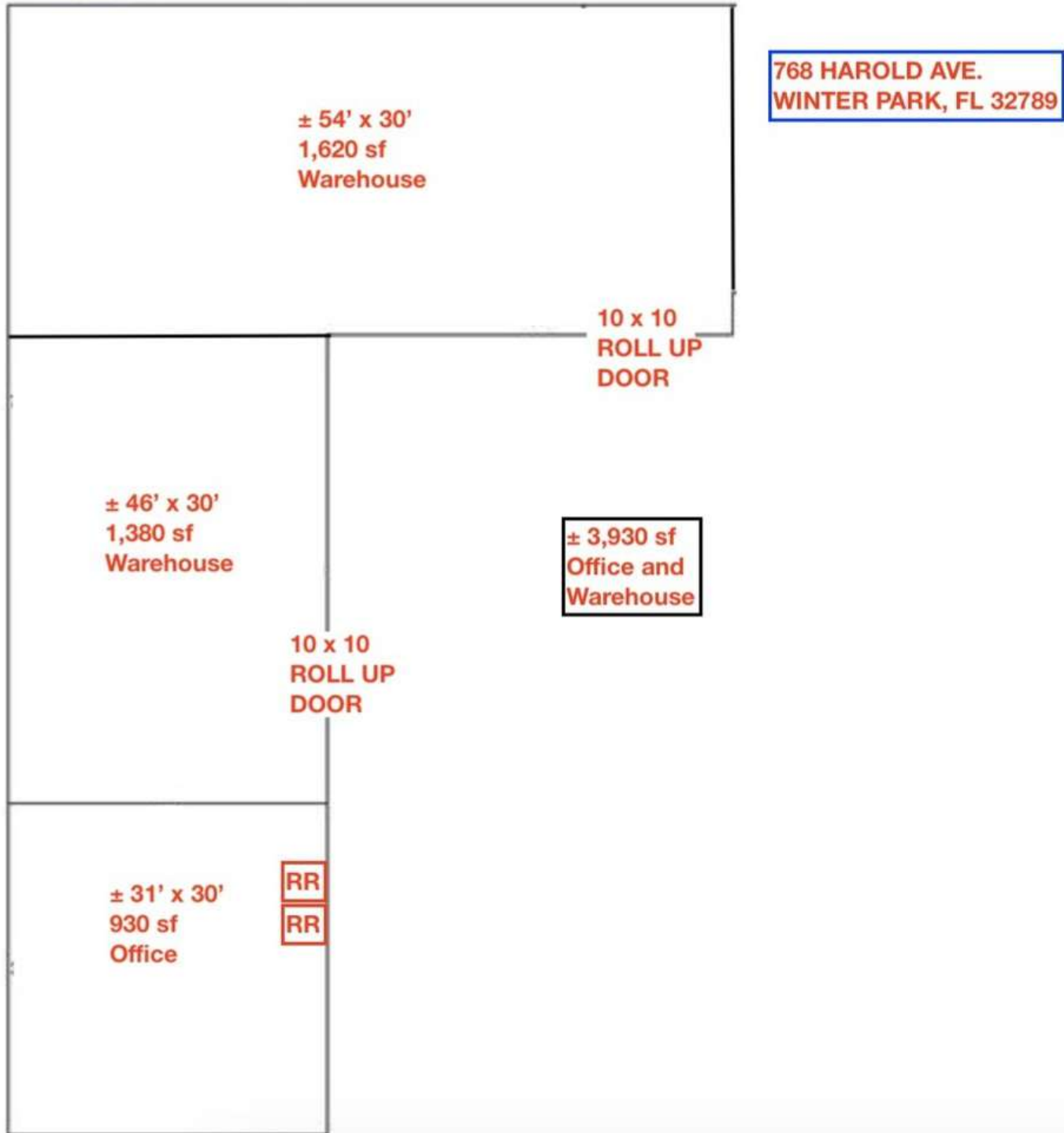


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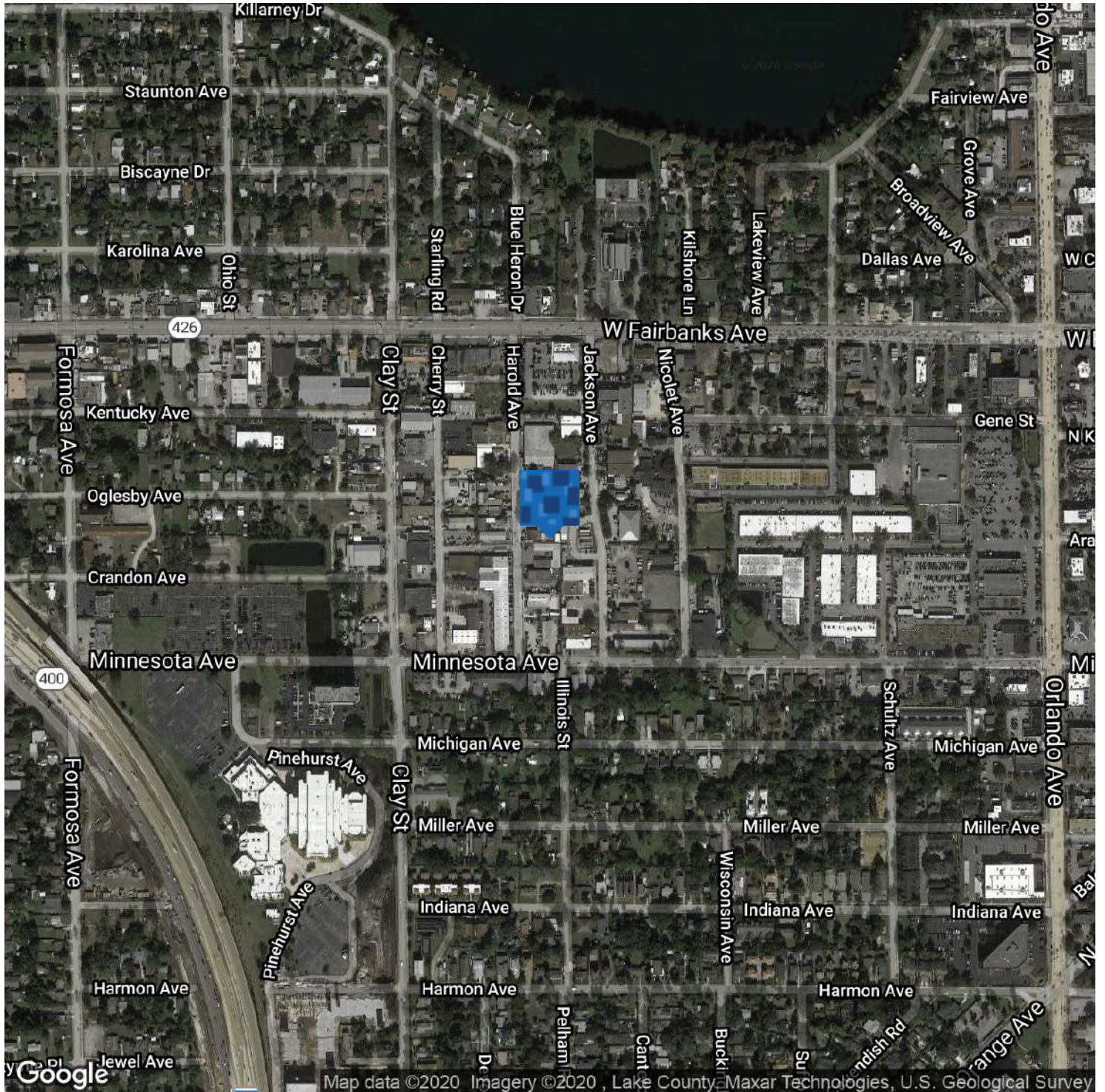


Space Plan



FOR LEASE

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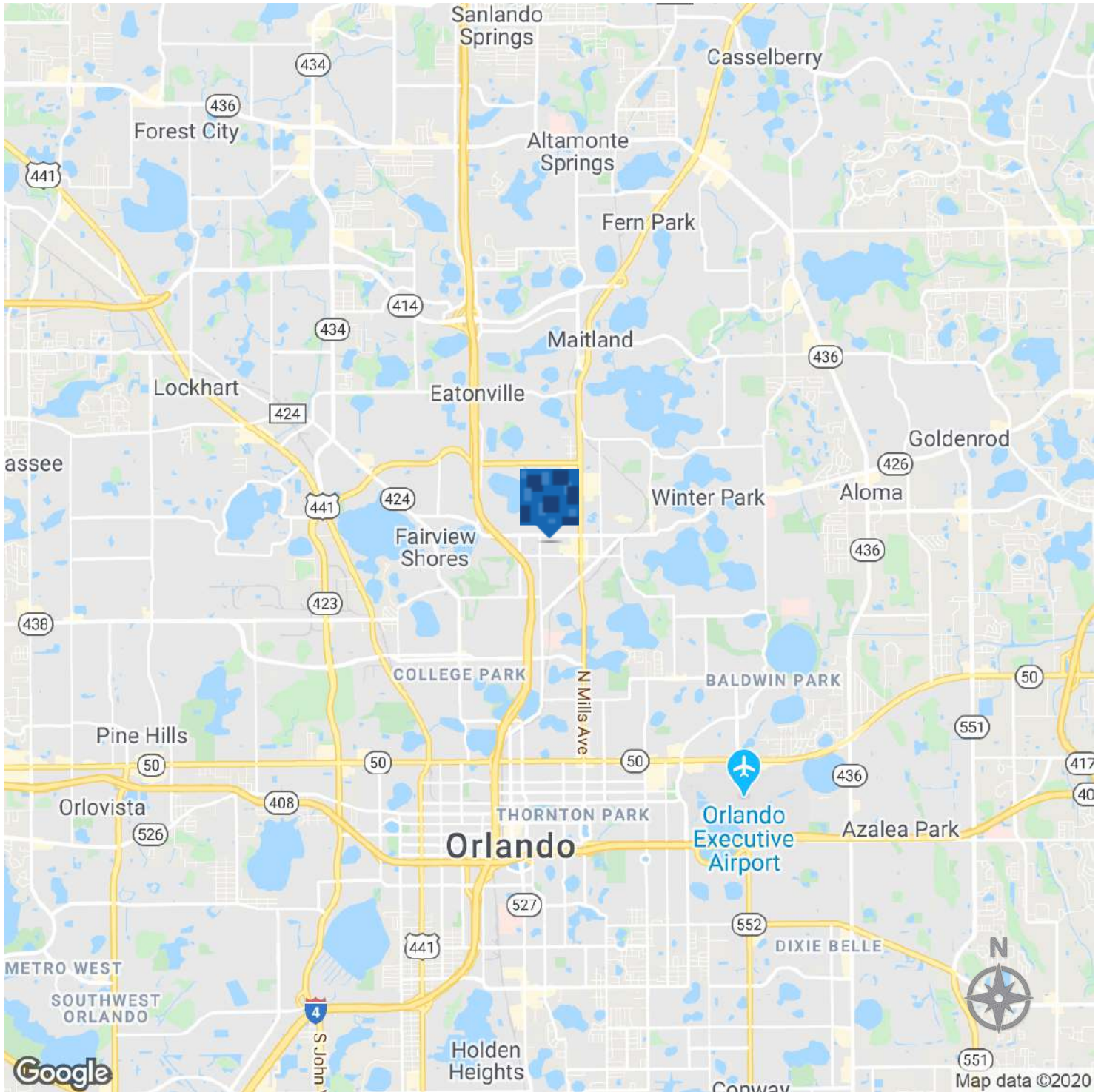
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