

WINTER PARK WAREHOUSE

7225 Sandscove Court, Winter Park, FL 32792

INDUSTRIAL/FLEX



PROPERTY DESCRIPTION

7225 Sandscove Court offers ~25,000 sf of industrial space in the heart of Winter Park, FL - Located within close proximity to I-4, US 17-92 and State Rd 436, this location caters to all businesses and their employees. Boasting 20' clear heights, nine (9) grade level doors and over 3/1000 parking.

PROPERTY HIGHLIGHTS

- Nine (9) Grade level doors
- Standalone building
- 24,462 SF - Approx. 7,000 SF Office (re-measuring*)
- AVAILABLE on or before SEPTEMBER 1, 2025
- 1.90 acres (82,668 sf) lot
- 3.1/1,000 parking ratio

OFFERING SUMMARY

| | |
|-----------------|---------------------|
| Lease Rate: | Negotiable |
| Lease Type: | NNN |
| Available SF: | 24,462 SF |
| Lot Size: | 82,668 SF (1.90 AC) |
| Drive In Doors: | Nine (9) |
| Clear Height: | 20' |
| Power: | 3 Phase/1,500 amps |
| Zoning: | IND-2/IND-3 |

RYAN HUTKOWSKI

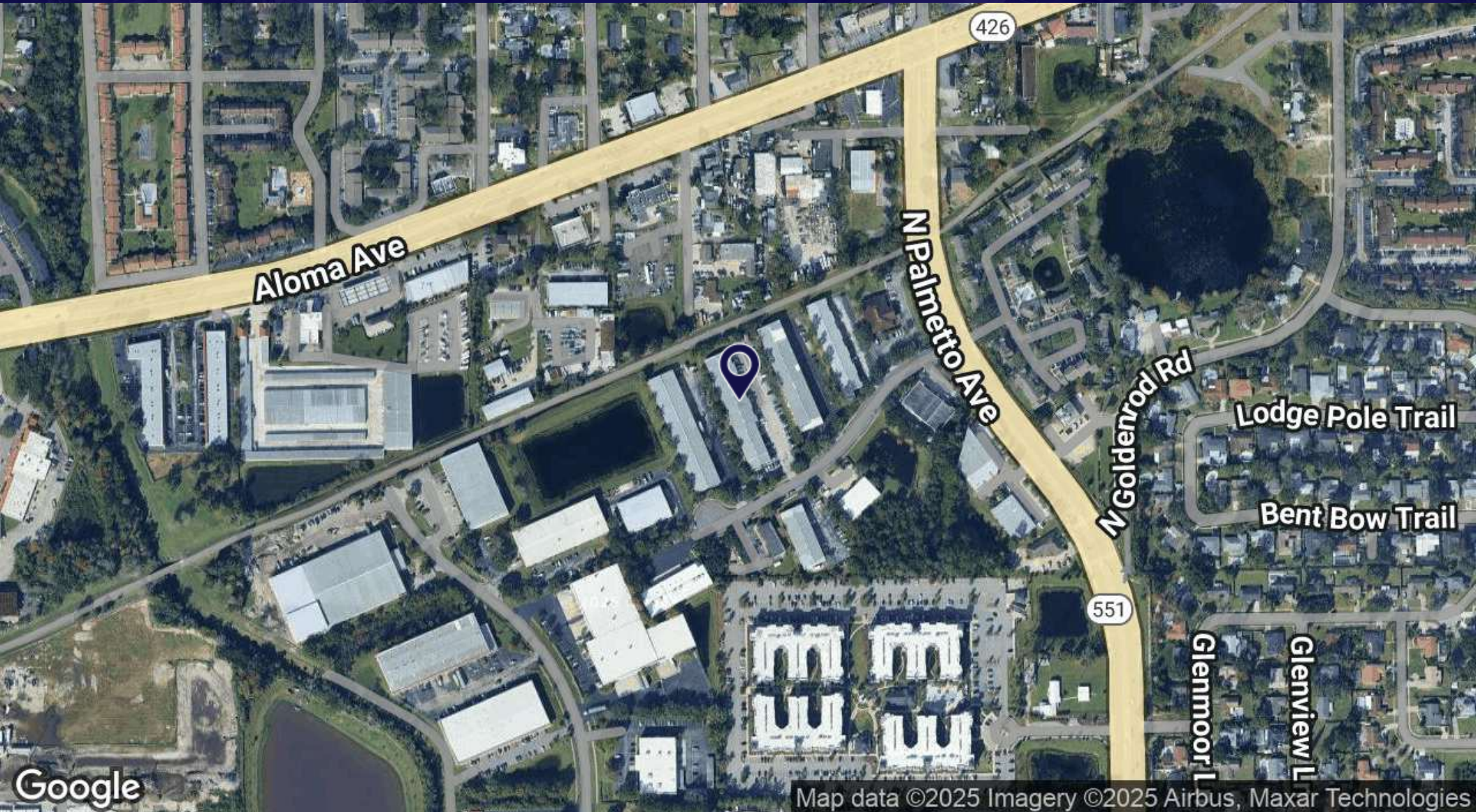
Managing Partner
908.337.8734
rhutkowski@lhcapitalpartners.net



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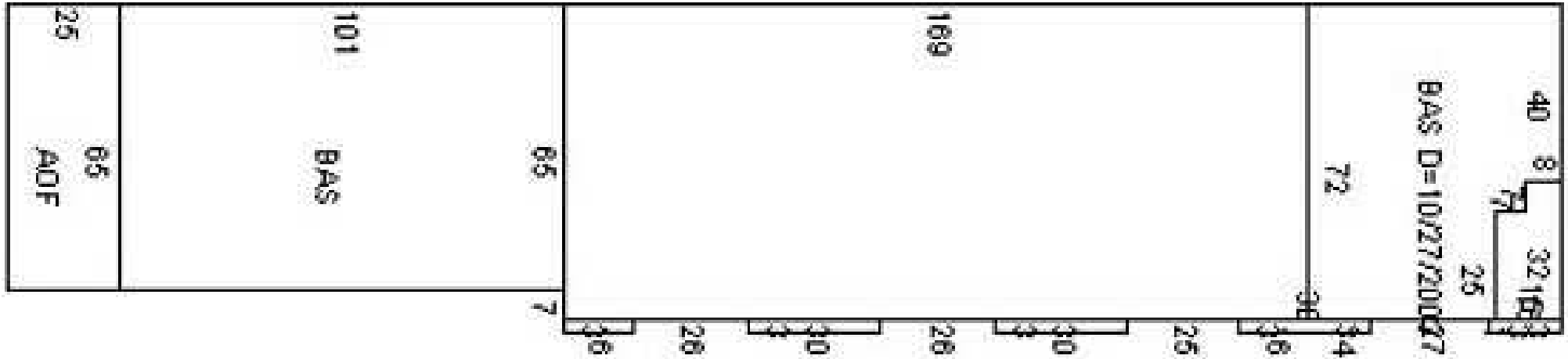
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OFFICE BUILDING FOR LEASE



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