

Rare Industrial Warehouse for **LEASE**

5,625 RSF

\$7,500/mon.
+ NNN fees

perfect for:

- manufacturing & fabrication
- distribution & logistics
- e-commerce operations
- service-based businesses
- light industrial users

- + **primary:** industrial
- + **building:** 42,000 sf
- + **land:** 3.44 ac
- + **zoning:** i-2
- + **parking:** ample

**AVAILABLE
OCT 1**

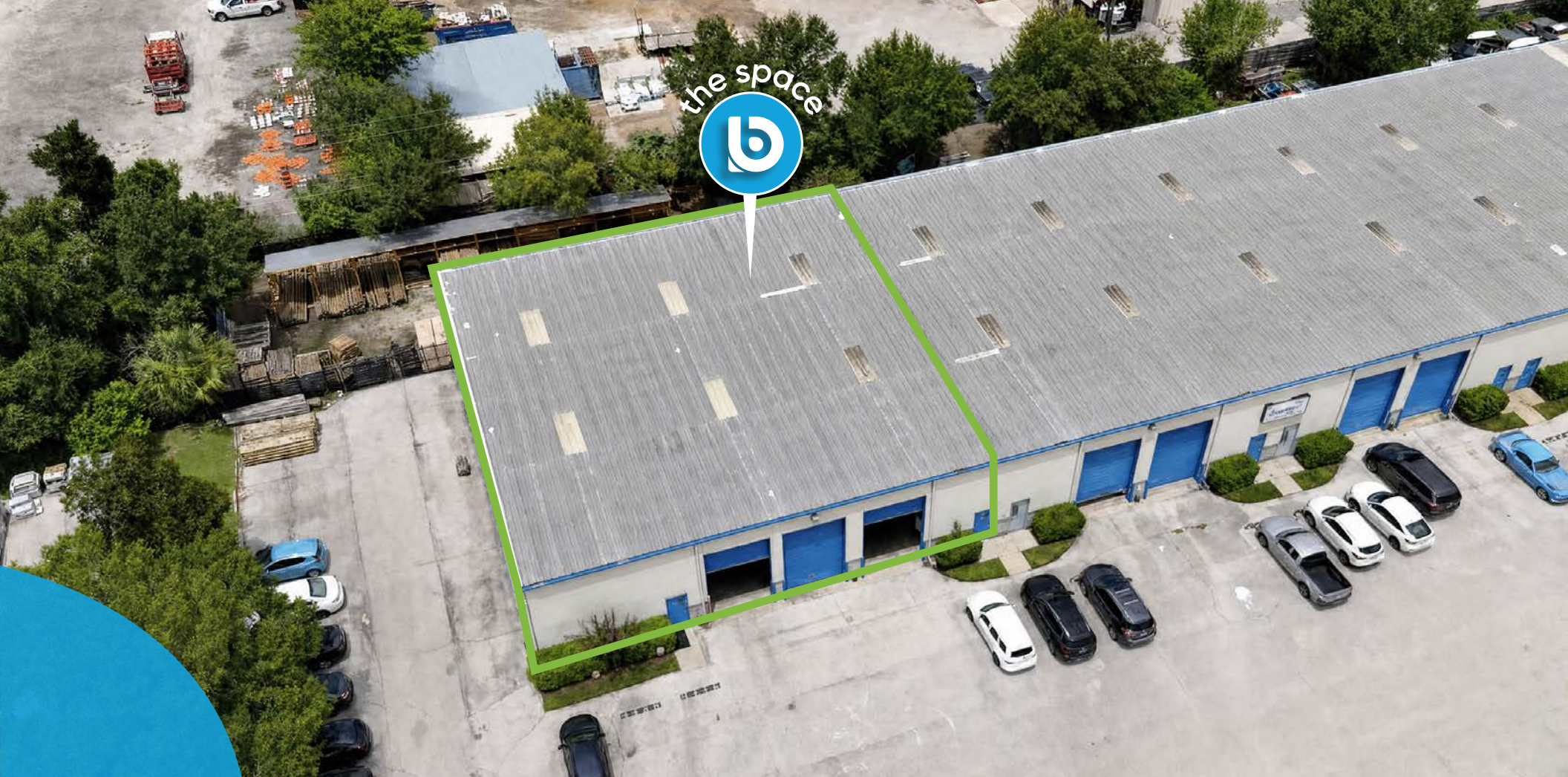


890 carter rd,
units 180+190
winter garden, fl 34787

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Bishop Beale Duncan
COMMERCIAL REAL ESTATE



highlights

Hard-to-find warehouse space with outdoor storage, and office buildout in the highly sought-after Winter Garden market.

- 5,625 SF warehouse/flex space
- Fenced Outdoor Storage Area
- Five Grade-Level Roll-Up Doors (3 Front | 2 Rear) that are 10' x 14'
- 22' Clear Ceiling Height
- Two Private Offices with A/C
- Breakroom with A/C
- 5+ Parking Spaces
- Functional layout for warehouse and office operations
- Automotive repair/mechanic uses not permitted
- Close to major highways: Turnpike, 408, 429 and right off of 50



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property location



exteriors



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front elevation

unit
180+190
5,625 sf



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back storage yard



exteriors



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side drive with extra parking and security gate



exteriors



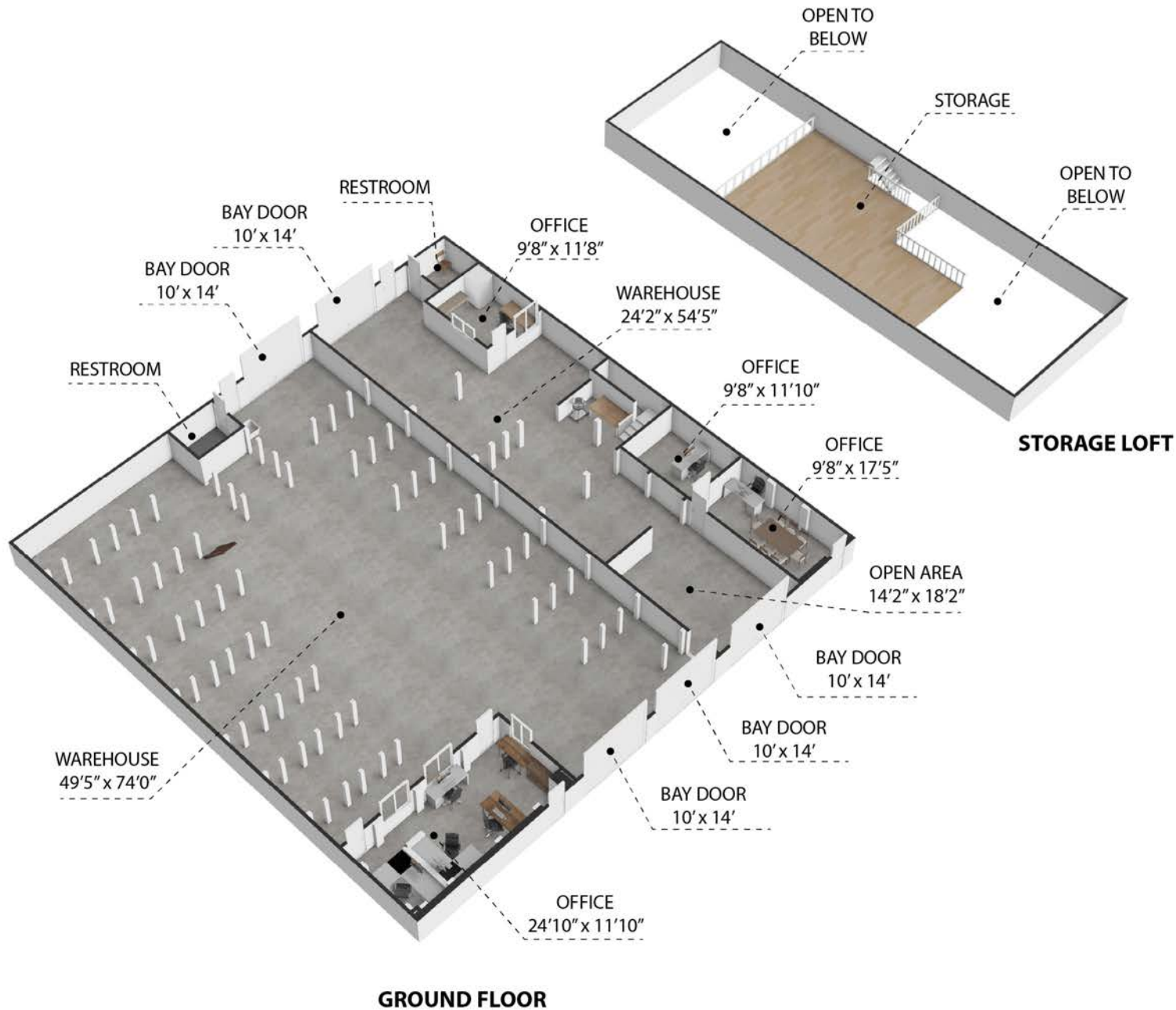
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interior photos

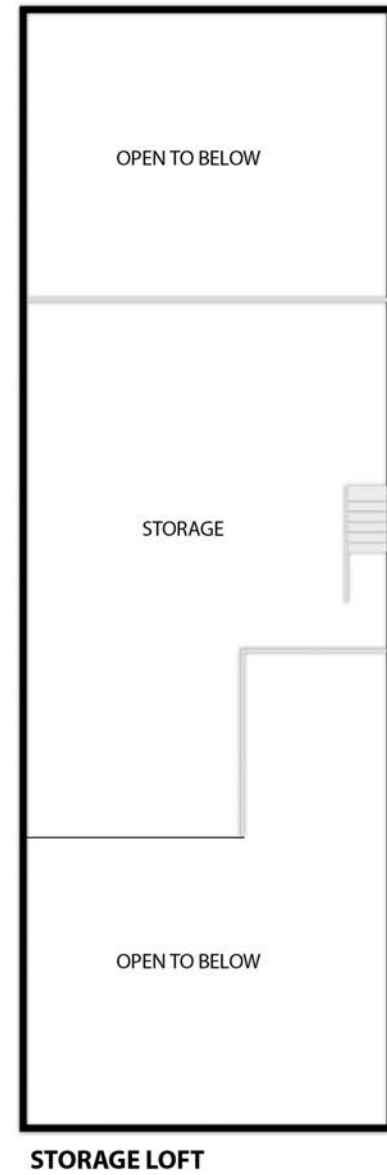


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space layout | unit 180+190 | 5,625 sf



floor plan | unit 180+190 | 5,625 sf





8 MINUTES
to Pine Street

11 MINUTES
to Oakland

12 MINUTES
to Windermere

demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	4,371	\$35,840	643	6,439
3-Mile	67,397	\$81,023	4,253	30,386
5-Mile	147,231	\$83,343	7,608	246,317