

WINTER PARK WAREHOUSE

7225 Sandscove Court, Winter Park, FL 32792

INDUSTRIAL/FLEX



PROPERTY DESCRIPTION

7225 Sandscove Court offers ~24,000 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

- Improvements Underway!
- Conditioned warehouse!
- Suite 1 - 8,186 SF - Available
- Suite 2 - 8,000 SF Leased
- Suite 3 - 8,103 SF - Available
- 1.90 acres (82,668 sf) lot
- 3.1/1,000 parking ratio

RYAN HUTKOWSKI

Managing Partner
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OFFERING SUMMARY

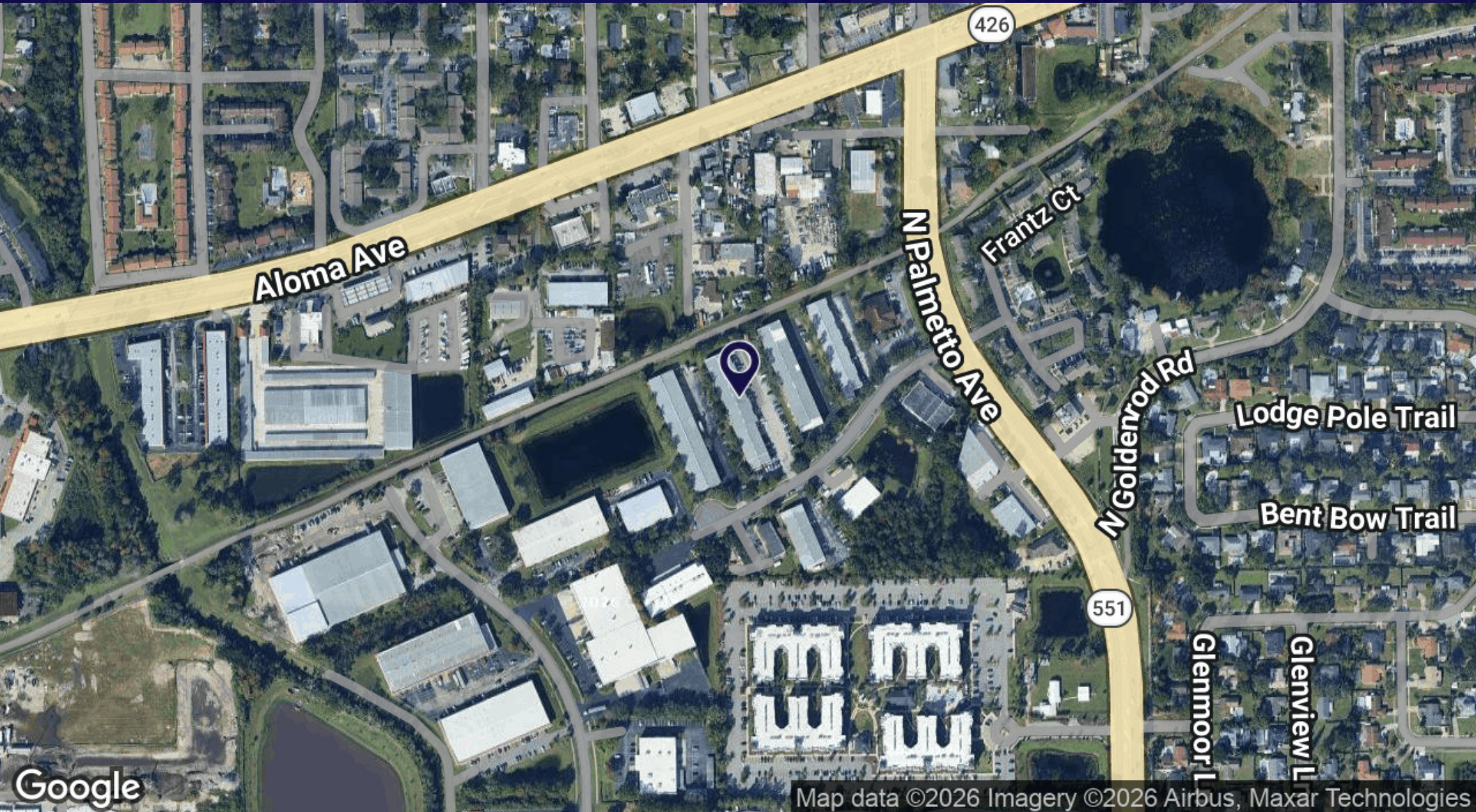
Lease Rate:	Negotiable
Lease Type:	NNN
Lot Size:	82,668 SF (1.90 AC)
Drive In Doors:	Nine (9)
Clear Height:	20'
Power:	3 Phase/1,500 amps
Zoning:	IND-2/IND-3



FOR LEASE

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SUITES AVAILABLE FOR LEASE

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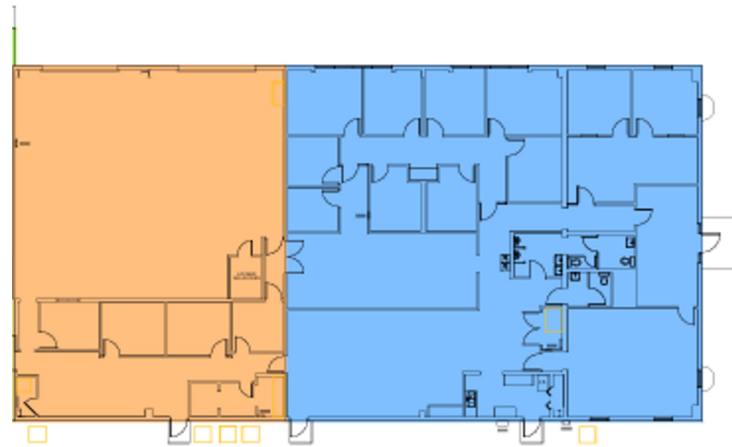
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 OCCUPANT AREA - 3,243 SQ. FT.  OCCUPANT AREA - 4,943 SQ. FT.

Suite 1: 8,183 SF

Four (4) Drive-in doors

**Landlord will demo office space*

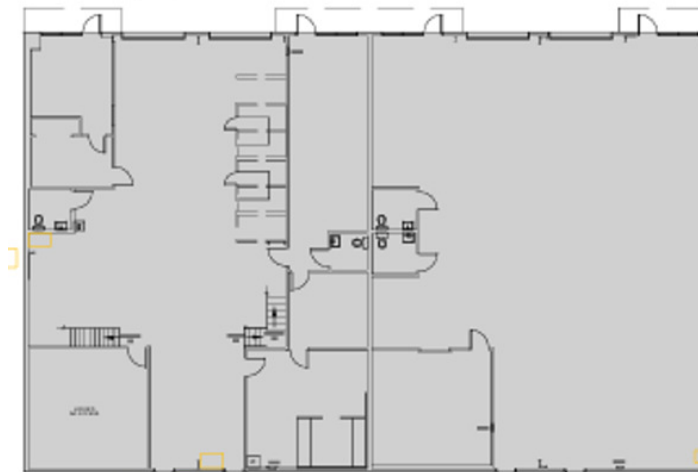


 OCCUPANT AREA - 8,103 SQ. FT.

Suite 3: 8,103 SF

Four (4) Drive-in doors

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