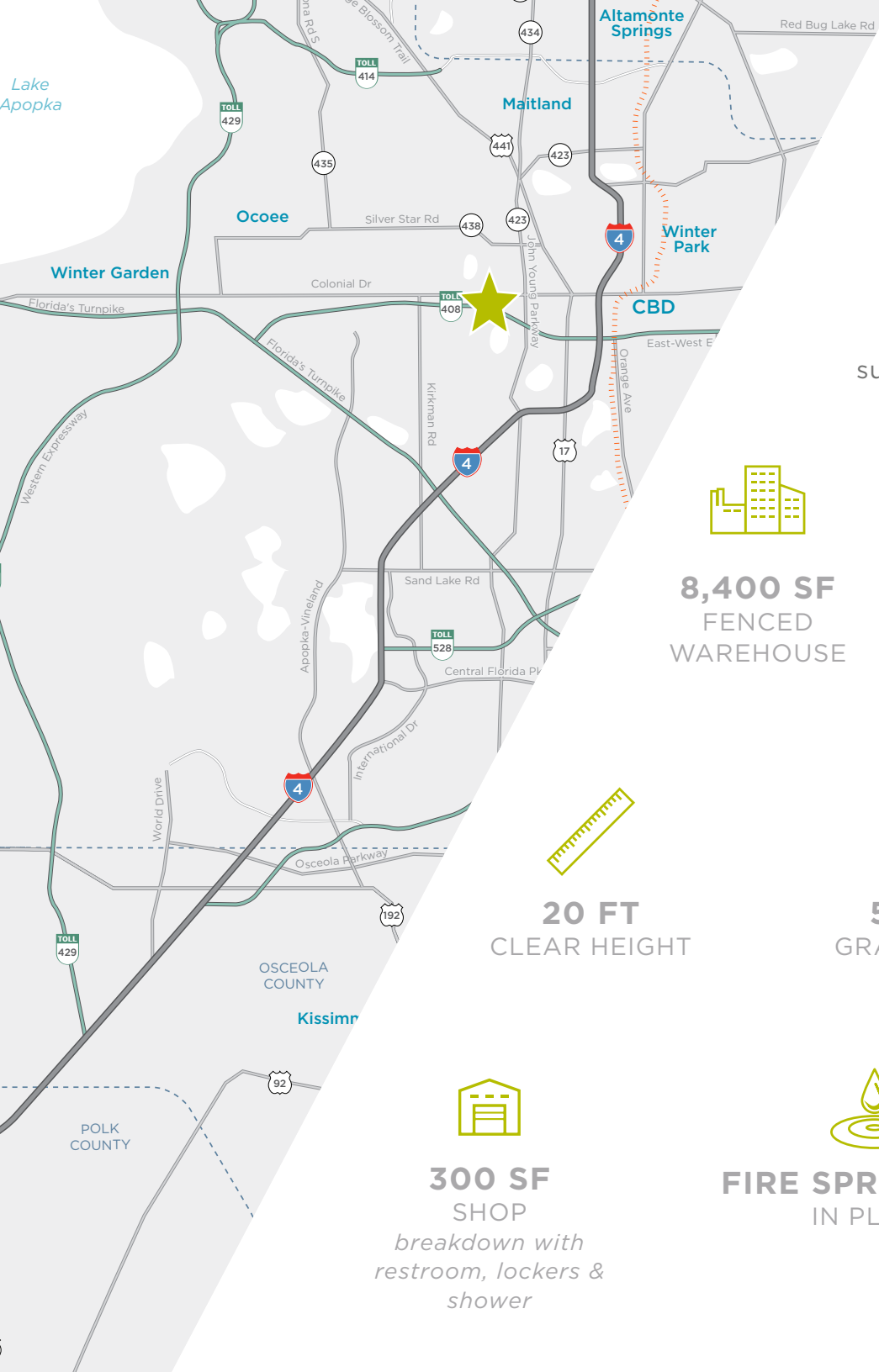


**4026-4032
OLD WINTER
GARDEN RD**

INDUSTRIAL WAREHOUSE
8,400 SF

FOR SALE | **\$995,000**



PROPERTY HIGHLIGHTS

Nice 8,400 sf warehouse built in 2007, industrial zoned located less than 500ft from the SR 408 off ramp minutes from Downtown Orlando and W Colonial Dr. Also available fully equipped with office furniture and shop including surface mounted lift, welding machine, engine hoist and more.



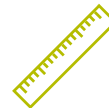
8,400 SF
FENCED
WAREHOUSE



400AMPS
3 PHASE POWER



900 SF
OFFICE AREA
*includes reception
area, 2 offices &
restrooms*



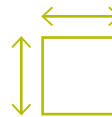
18 FT
CLEARANCE



20 FT
CLEAR HEIGHT



5 BAYS
GRADE LEVEL



LOT SIZE
0.96 ACRES



PARKING
20 SPACES



300 SF
SHOP
*breakdown with
restroom, lockers &
shower*



FIRE SPRINKLERS
IN PLACE



WATER/SEWER
IN PLACE



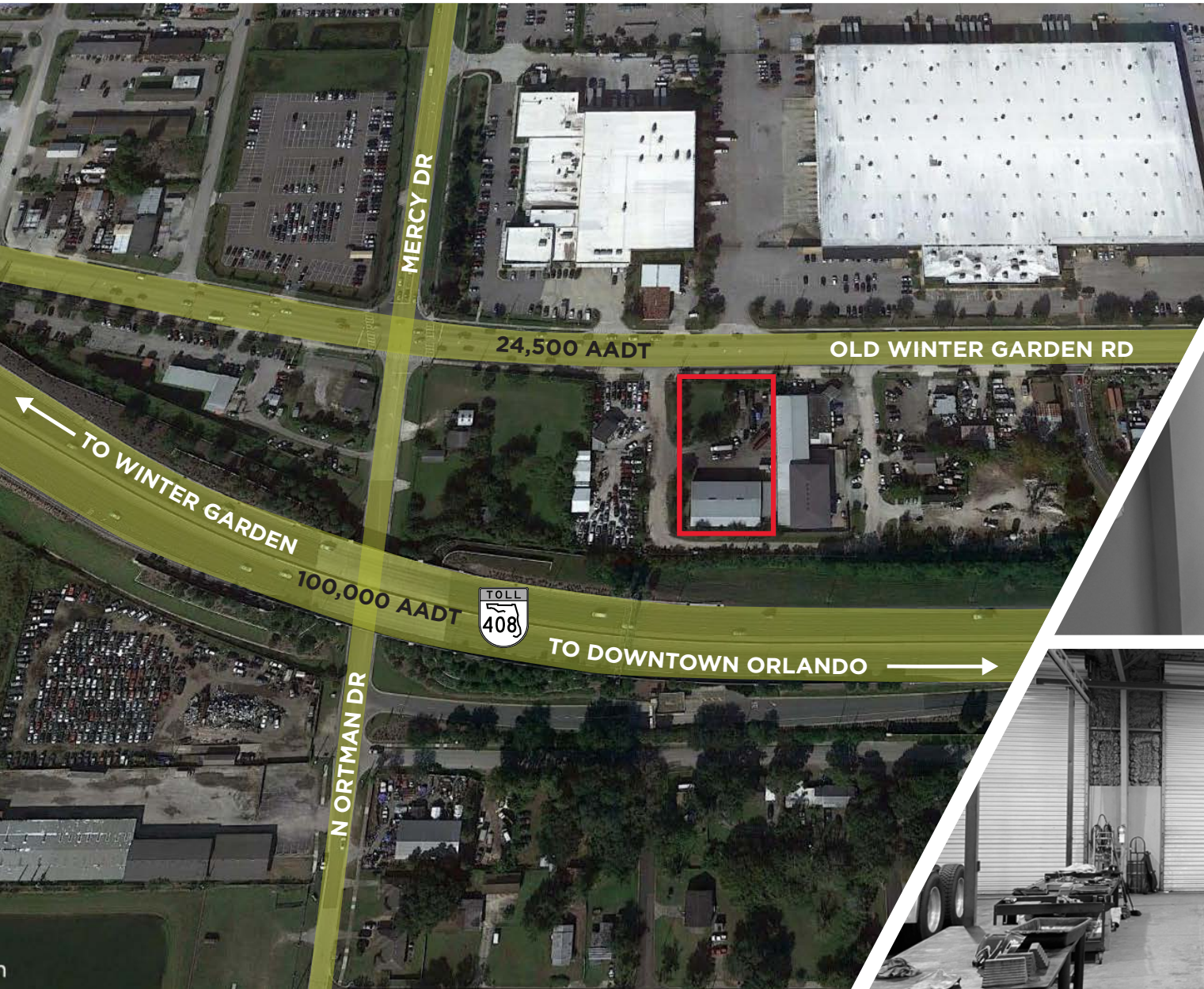
I-G
ZONING

PROPERTY HIGHLIGHTS

DOWNTOWN ORLANDO
5 MILES AWAY

PACKING DISTRICT
4 MILES AWAY

HIGHWAY 50
1.5 MILES AWAY



CONTACT

GLEN JAFFEE

Direct: +1 407 541 4408

Cell: +1 407 353 3426

glen.jaffee@cushwake.com

©2020 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.