



# For lease

306 9<sup>th</sup> St, Winter Garden, FL 34787

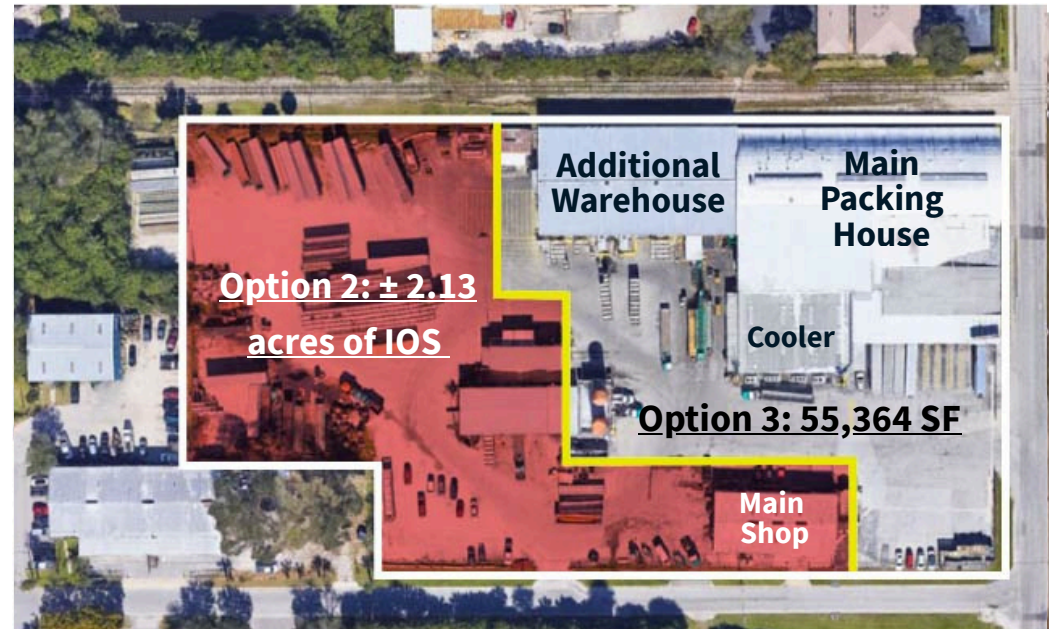
Industrial packing plant with outside storage

# Property specifications

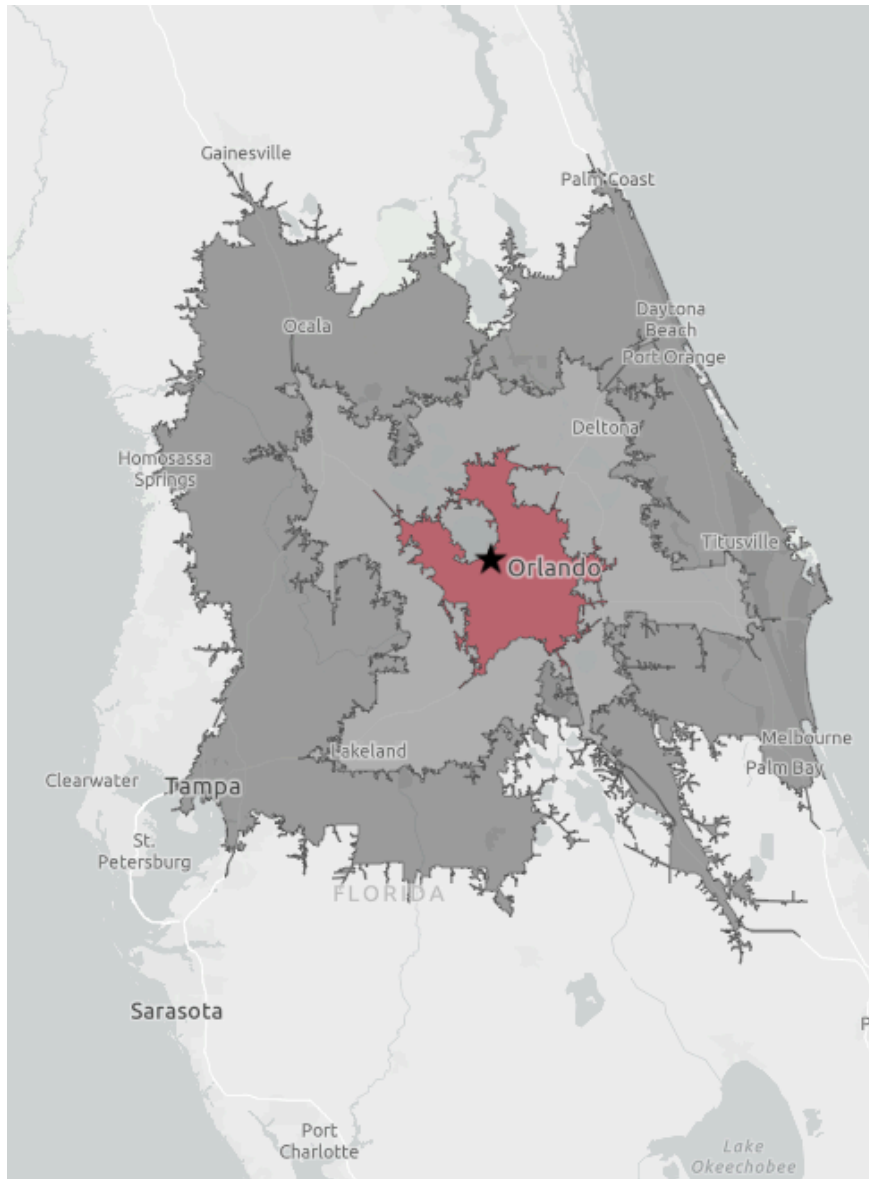
<b>Size</b>	Multi-building property situated on 5.96 acres. Owner willing to subdivide with 3 options available
<b>Zoning</b>	I-2, City of Winter Garden
<b>Clear height</b>	Varies
<b>Power</b>	Electrical power available at packinghouse, Front service is 3,000 amps, rear service is 1,600 amps
<b>Sprinkler system</b>	Wet
<b>Main packing house</b>	33,654 SF
<b>Additional warehouse</b>	14,850 SF
<b>Cooler</b>	6,860 SF
<b>Main shop</b>	4,000 SF
<b>Lease rate</b>	Call for pricing



Property can be subdivided



# Drive times and demographics



## Major highways

- 2 miles to FL-429
- 4 miles to the Florida Turnpike
- 6 miles to FL-408
- 15 miles to Interstate 4

## Major cities

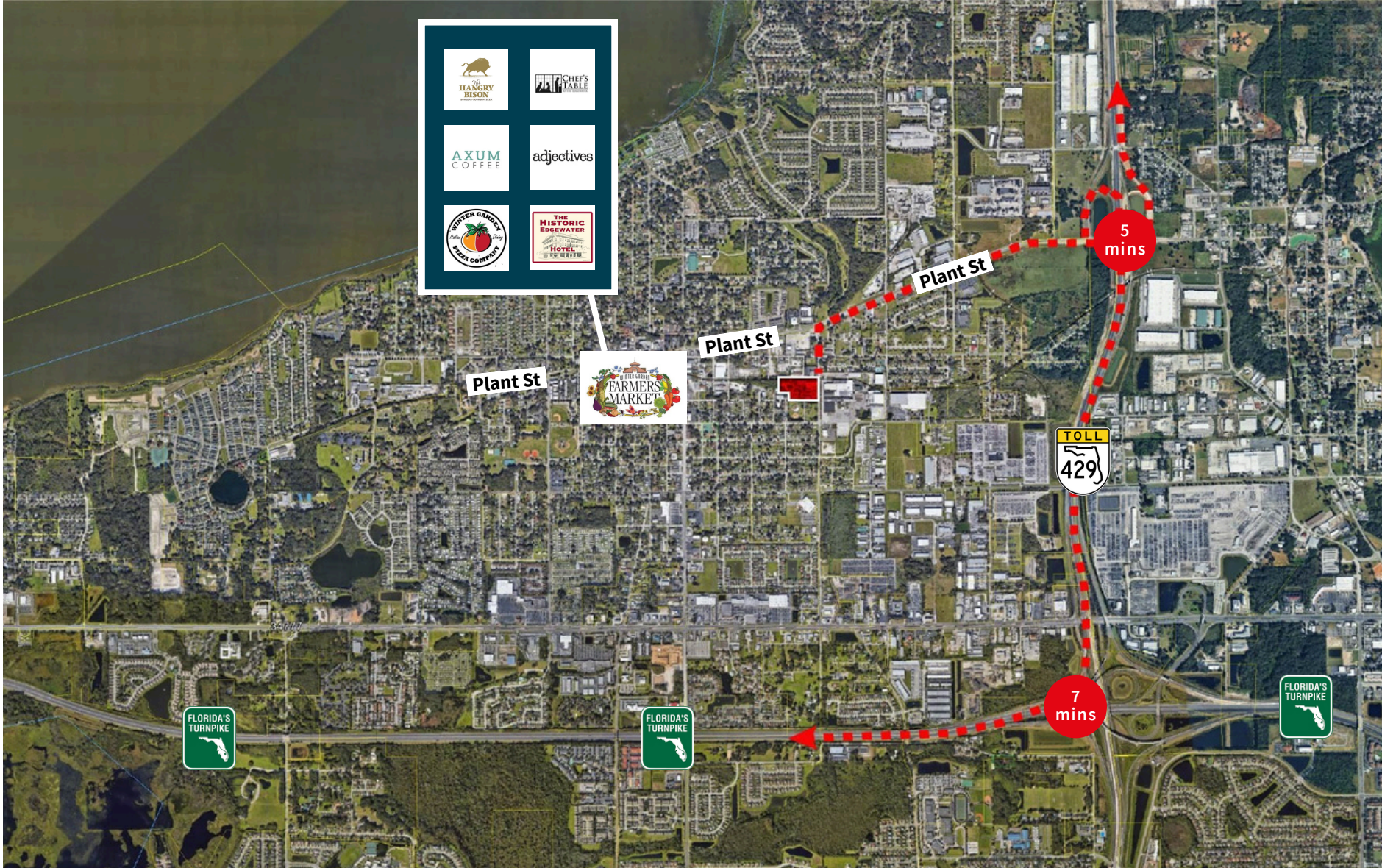
- 85 miles to Tampa
- 153 miles to Jacksonville
- 239 miles to Miami
- 429 miles to Atlanta

## Airports

- 26 miles to Orlando Int'l Airport
- 40 miles to Orlando Sanford Int'l Airport

	30 min	60 min	90 min
<b>Total population</b>	1,455,169	3,877,463	6,916,995
<b>Total households</b>	547,324	1,476,828	2,721,300
<b>Avg households</b>	\$114,005	\$106,521	\$103,500
<b>Total businesses</b>	73,014	144,798	260,995
<b>Total employees</b>	809,054	1,546,573	2,706,114

# Access and Amenities



# Building photos



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