



FOR LEASE

**WAREHOUSE
COLD STORAGE
±129,270 sq.ft.
±12.5 ACRES**

**LEASE RATE UPON
REQUEST**

4003 Seminole Pratt Whitney Rd.
Westlake, FL 33470

FEATURES

- Located in Westlake, surrounded by new developments
- ~42,448 sf. of cold storage
- ~73,712 sf. of warehouse
- ~11,923 sf. of office space
- 30' ingress/egress easement on Seminole Pratt Whitney Rd.
- Mixed use zoning
- Originally built in 1995, additions/major renovations completed in 2008
- 17 roll up doors, 6 cooler access doors
- 34 Freon based evaporators with 360 tons of refrigeration
- Large outdoor storage yard



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VANTAGE
ESTD 2024
REAL ESTATE
COLLECTIVE