

221,469 SF FOR SUBLEASE

AVAILABLE FOR SUBLEASE

851 E MAPLE ST, WINTER GARDEN, FL 34787

HIGHLIGHTS

- Sublease through August 2032
- Two 5-Year Extension Options
- 7,256 SF Office
- 24'-30' Clear Height
- Dock-High Doors
- Drive-In Ramps
- Rail-Served Doors

JIM CLARITY

Advisor



+1 352-672-1256



JClarity@HLIPartners.com

JOE HILLS

Principal



+1 407-718-3096



JHills@HLIPartners.com



BUILDING SPECIFICATIONS:

221,469 SF



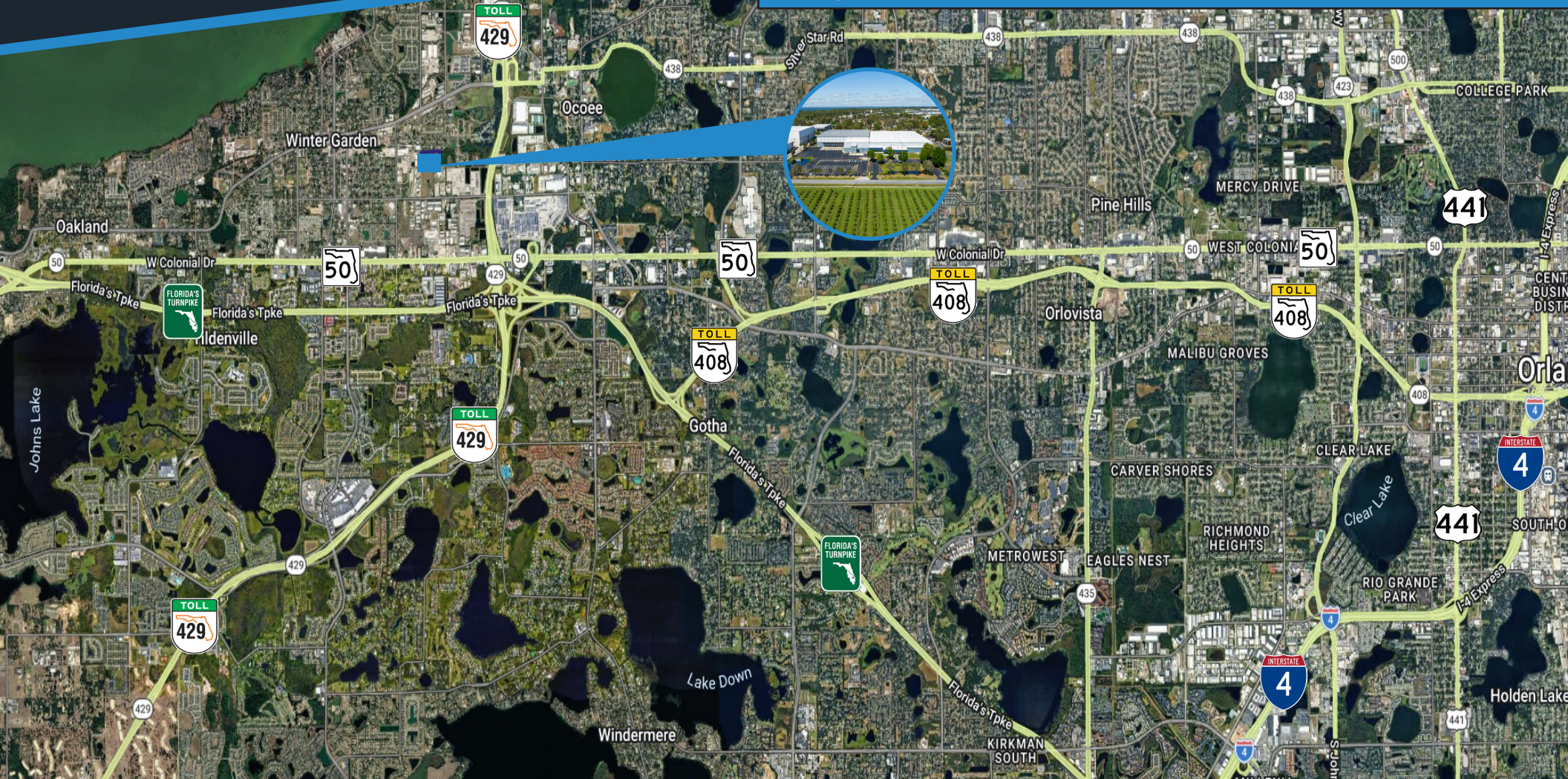
Master Lease Expiration:	August 2032 Two (2) 5-Year Ext. Options
Available Size:	221,469 SF
Building Size:	221,469 SF
Loading:	Front & Side Load
Ceiling Height:	24'-30'
Office Space:	±7,256 SF
Loading Doors:	14 Dock High Doors 1 Drive-In Ramp w/ Oversized Door
Column Spacing:	59' x 20'
Truck Court:	150'-180'
Employee Parking:	184 Spaces
Sprinkler System:	ESFR
Power:	3 Phase, 480v, 3000A

CENTRALIZED LOCATION CLOSE TO ALL MAJOR ROADWAYS



- 1.1 Miles to SR-50
- 1.6 Miles to SR-429
- 2.2 Miles to Florida's Turnpike
- 5.3 Miles to SR-408
- 13.1 Miles to I-4

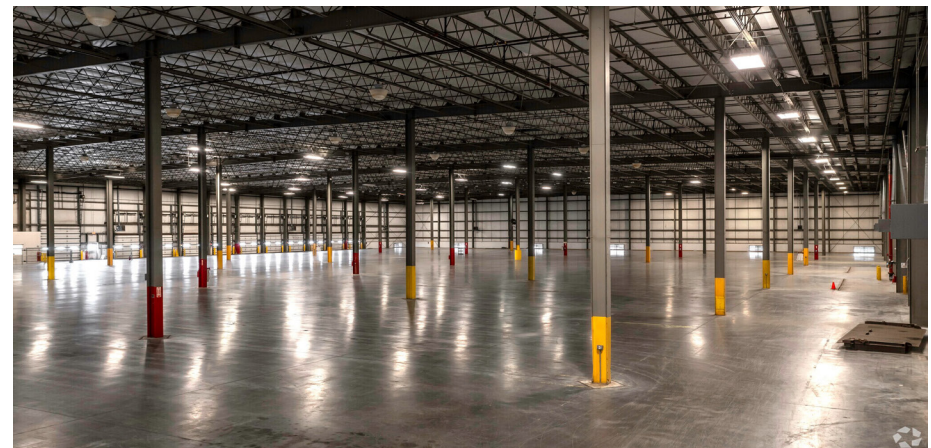
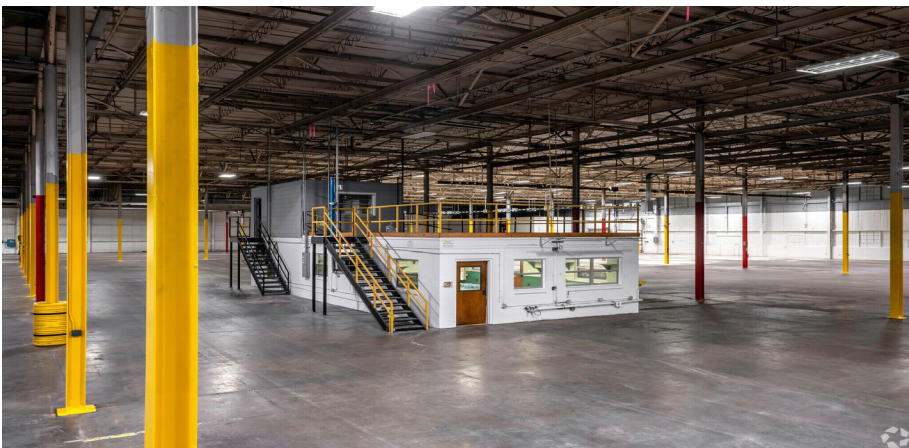
This industrial building for sublease, located at 851 E Maple St, in Winter Garden, FL, is positioned in the West Orange County / Winter Garden industrial submarket, one of Central Florida's fastest-growing logistics corridors. The property offers excellent regional connectivity with convenient access to Florida's Turnpike, SR-429, SR-408, I-4, and the greater Orlando metropolitan area. This site is well-suited for manufacturing, distribution, and logistics users requiring multimodal transportation.



LOCATION OVERVIEW

REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	64,808	141,236	595,895
Households	22,592	48,400	210,193
Employees	30,857	43,330	206,070
Avg. HH Income	\$117,730	\$125,328	\$107,418



YOUR PARTNERS IN COMMERCIAL REAL ESTATE



JIM CLARITY

Advisor



+1 352-672-1256



JClarity@HLIPartners.com

JOE HILLS

Principal



+1 407-718-3096



JHills@HLIPartners.com

DISCLAIMER: HLI Partners LLC, a licensed real estate broker. Although information has been obtained from sources deemed reliable, neither Owner nor HLI makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor HLI accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. HLI Partners is presenting available properties but may not be representing the ownership of all of the presented properties. ©2023. HLI Partners, LLC. All rights reserved.