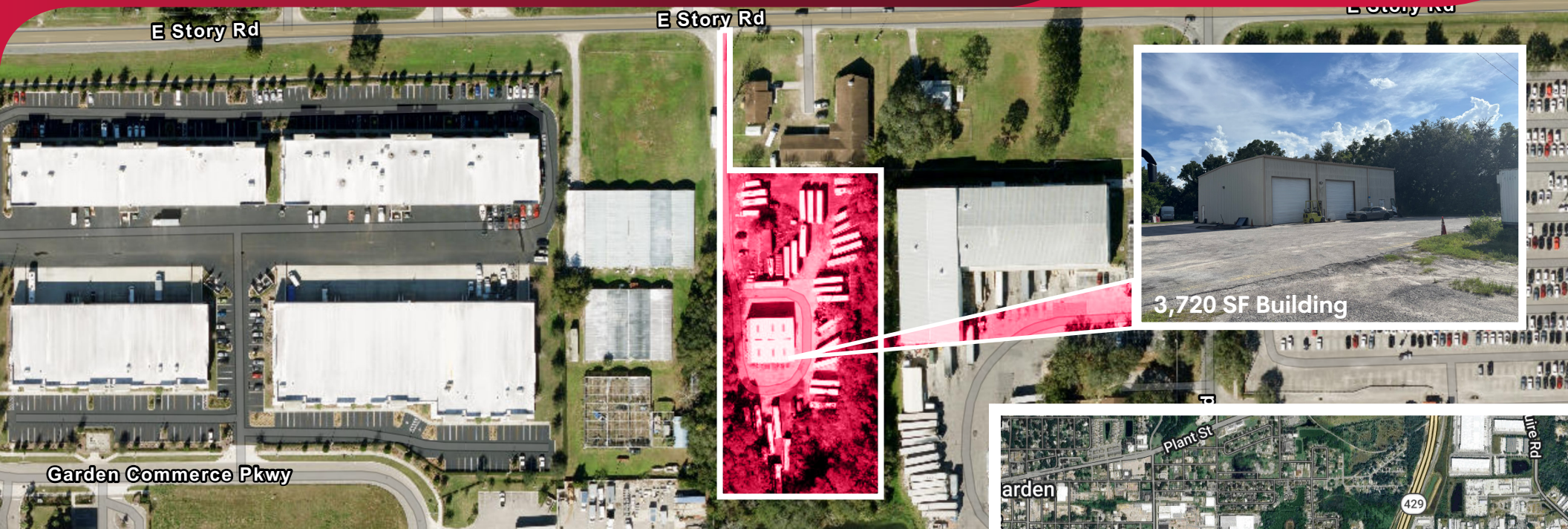


FOR SALE | STABILIZED IOS OF 2.51 ACRES

1216 E STORY ROAD

WINTER GARDEN, FL 34787

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

LOT SIZE:	2.51 Acres
BUILDING SIZE:	3,720 SF - (Additional Utility Building with Drive in Door)
OFFICE SIZE:	300 SF
DOORS:	Five (5) 14'x14' Roll Up Doors
CLEAR HEIGHT:	20'
POWER:	3-Phase
SALE PRICE:	CONTACT BROKER



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Uses in the I-1 Industrial/Warehouse District

Warehousing, wholesaling, and storage facilities within enclosed structures

Ministorage warehouse facilities

Light manufacturing, processing, and assembly, including precision manufacturing, electrical machinery, instrumentation, and similar uses

Research and development facilities, provided that all activities are within an enclosed structure

Vocational and trade schools

Public utility equipment and facilities

Radio or television transmitter, towers, or broadcasting facilities

Communication towers and communication antennas

Truck parking facilities (but not transportation terminals or freight handling facilities)

Urban farm

Mobile food dispensing vehicle as defined by F.S. § 509.102

Accessory Uses & Structures in the I-1 Light Industrial/Warehouse District

Dwelling unit for caretaker or watchman employed on the premises

Customary accessory uses clearly incidental and subordinate to one of the principal uses

Retail sales of products manufactured, processed, or stored on the premises

Offices clearly accessory to one or more principal uses

Special Exceptions

Freight handling and transportation terminals

Planned industrial developments including office and business parks

Commercial uses which are deemed compatible with the principal uses in this zone

Body art establishments

Special Regulations

Permitted uses within the I-1 light industrial and warehousing district include only those light uses which are nonhazardous and whose premises do not contain any outdoor or open storage or aboveground tank storage of merchandise, products or materials or any outdoor or open storage of equipment, materials or other items utilized by such establishments in practicing the vocation or occupation, except for automobiles and delivery or service trucks. The term "nonhazardous" as used in this subsection refers to those structures, uses, materials or premises that do not constitute a fire, explosion or safety hazard or that do not emit any atmospheric or environmental pollutant, light flashes, noxious gases, electromagnetic interference, radioactive emissions, smoke or heat, glare, dust, dirt, odor, noise or vibrations which may be heard or felt off the premises

The planning and zoning board shall determine whether or not a use proposed to be located within the I-1 industrial district is considered a light use in regard to subsection (a) of this section and article VII of this chapter whenever the classification of the use is in doubt



LOCATION OVERVIEW | 1216 E STORY ROAD, WINTER GARDEN, FL

DISTANCE

Plant Street	2 Miles 4 Minutes
Downtown Winter Garden	2 Miles 4 Minutes
SR 429	3.5 Miles 5 Minutes
Florida Turnpike	4.5 Miles 8 Minutes

