



# FOR LEASE

## Versatile Industrial Bays for Small Flex Office, Warehouse or Storage

### 3 Office Spaces:

Unit 2: 1,131 SF Small Office+Warehouse

Unit 4: 1,131 SF Small Office+Warehouse

Unit 6: 1,148 SF Small Office+Warehouse

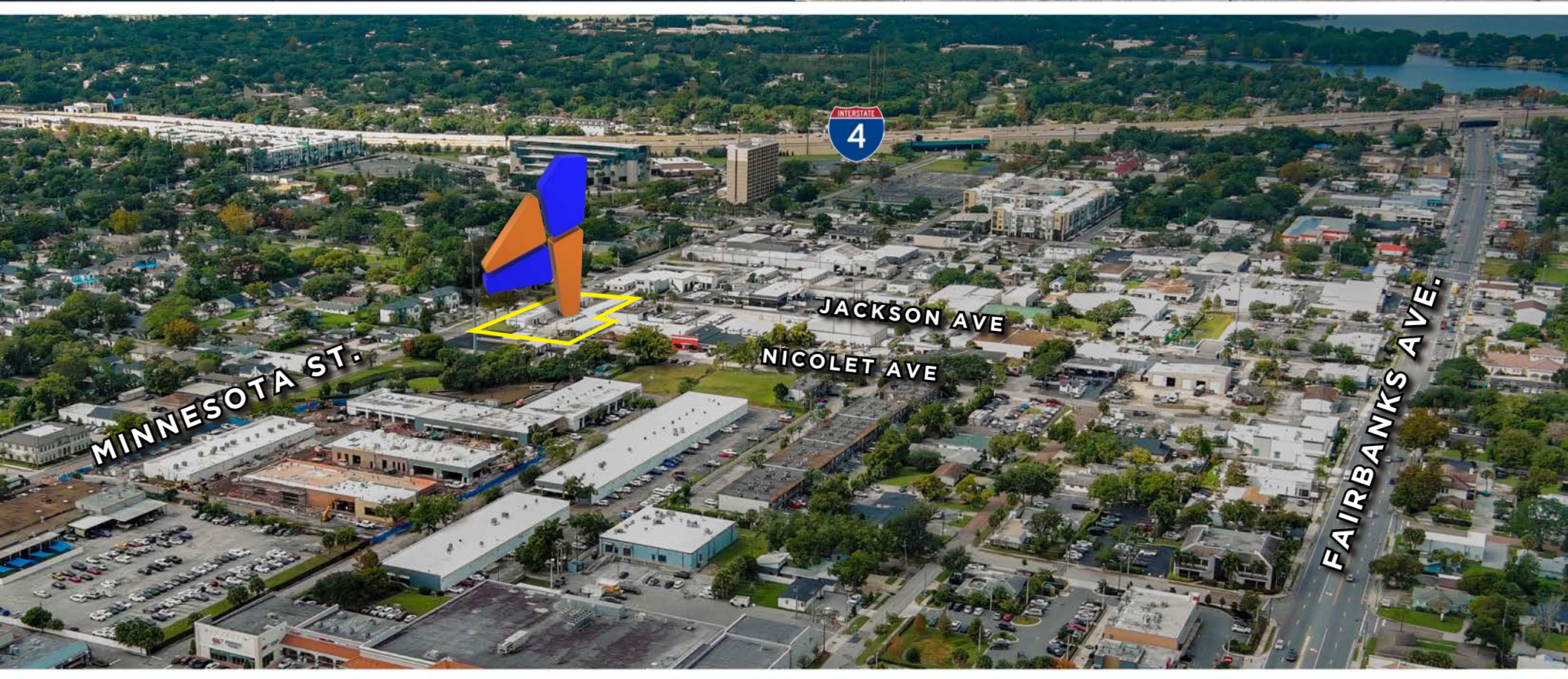


K+L  
\$1,100  
PER MONTH

Unit 2  
\$3,200  
PER MONTH

Unit 4  
\$3,200  
PER MONTH

Unit 6  
\$3,200  
PER MONTH



MINNESOTA ST.

JACKSON AVE

NICOLET AVE

FAIRBANKS AVE.



GX FLEX PARK: 833 NICOLET AVE • WINTER PARK, FL 32789



## PROPERTY OVERVIEW

These two exceptional industrial spaces—841 Nicolet Ave, Units 2 (1,131 sq ft) and 6 (1,148) and 886 Jackson Ave Units C-D-508 SF, K-L, 508-SF, H-254 SF—represent compelling opportunities in Winter Park’s highly desirable industrial submarket. Both properties offer functional, well-maintained spaces ideally suited for light distribution, storage, contractor operations, and service-oriented businesses. Featuring grade-level roll-up doors, 12-foot ceiling clearance, and drive-up access, these units provide the flexibility and accessibility modern businesses require. Strategically positioned near Fairbanks Avenue with immediate proximity to I-4. The surrounding Winter Park submarket adds substantial value through its strong demographics, business stability, and reputation for safety and cleanliness, while nearby retail corridors, restaurants, and fuel stations ensure convenient day-to-day operations for long-term tenants.

## HIGHLIGHTS

- **Unit 2:** fully air-conditioned industrial bay with open floor plan
- **Unit 4:** fully air-conditioned industrial bay with open floor plan
- **Access & Loading:** Multiple grade-level roll-up doors with drive-up access and convenient parking
- **Prime Location:** Winter Park submarket with immediate access to Fairbanks Avenue and I-4
- **Transportation Connectivity:** Minutes to downtown Orlando, Maitland, Baldwin Park, and Altamonte Springs
- **Submarket Strength:** Located in one of Central Florida’s most desirable industrial areas with strong demographics

## DETAILS

<b>Available:</b>	841 Nicolet Ave:	Unit 2: 1,131 SF   \$3,200/Month
		Unit 4: 1,131 SF   \$3,200/Month
	886 Jackson Ave:	Unit 6   1,148 SF   \$3,200/Month
		K+L: 508 SF   \$1,100/Month
<b>Parcel ID:</b>	12-22-29-5004-05-060	
<b>Land Size:</b>	±40,560 SF / 0.93 AC total	
<b>Zoning:</b>	C-3	
<b>Type:</b>	Industrial	
<b>Signage:</b>	Building, Monument	



**JACOB FLAHERTY**  
 Jacob@4acre.com  
 386.747.4353



MINNESOTA AVE.

CLAY ST.  
CHERRY ST.

HAROLD AVE.

JACKSON AVE.

NICOLET AVE.

W. FAIRBANKS AVE.

CONTACT JACOB FLAHERTY AT 386.747.4353 OR JACOB@4ACRE.COM



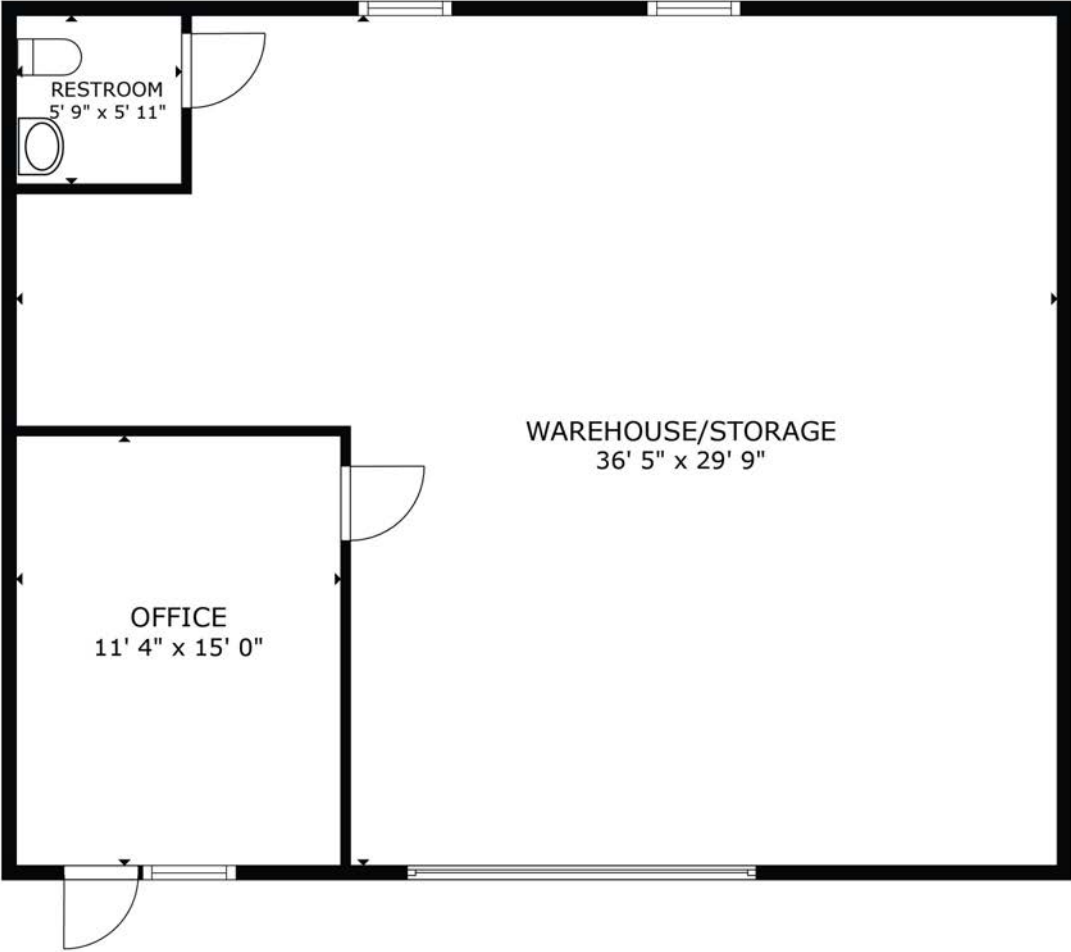
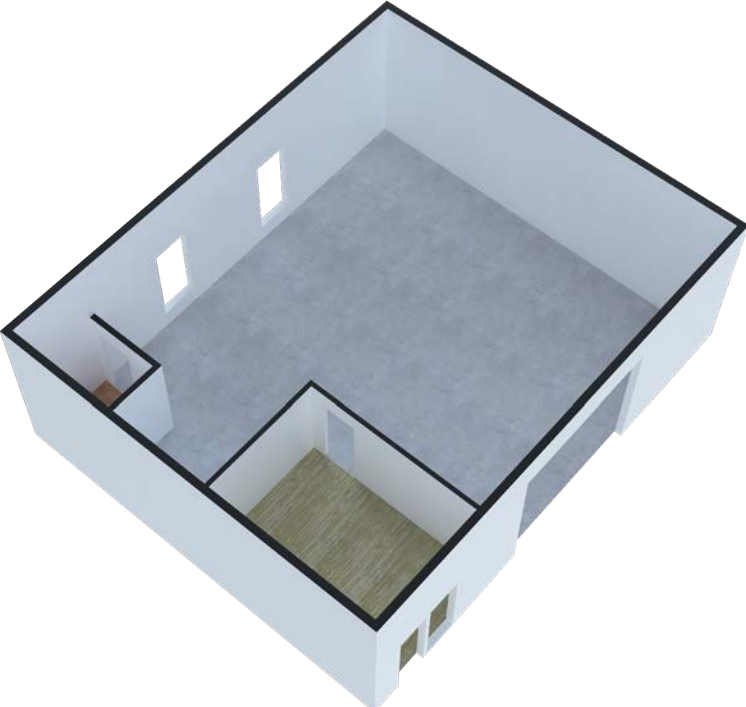


UNIT 2  
1,131 SF

CONTACT JACOB FLAHERTY AT 386.747.4353 OR [JACOB@4ACRE.COM](mailto:jacob@4acre.com)



# FLOOR PLAN | UNIT 2 | 1,131 SF



CONTACT JACOB FLAHERTY AT 386.747.4353 OR JACOB@4ACRE.COM



# INTERIORS | UNIT 2 | 1,131 SF



CONTACT JACOB FLAHERTY AT 386.747.4353 OR [JACOB@4ACRE.COM](mailto:jacob@4acre.com)



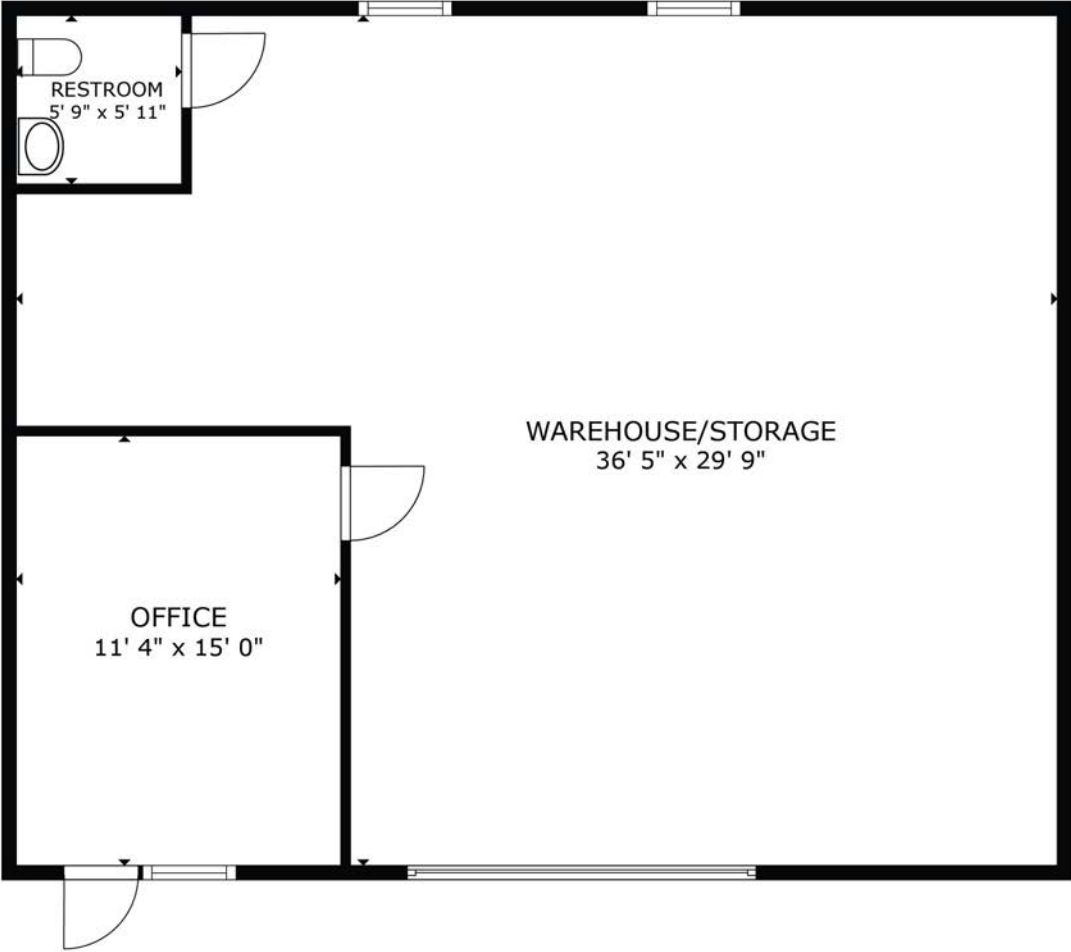
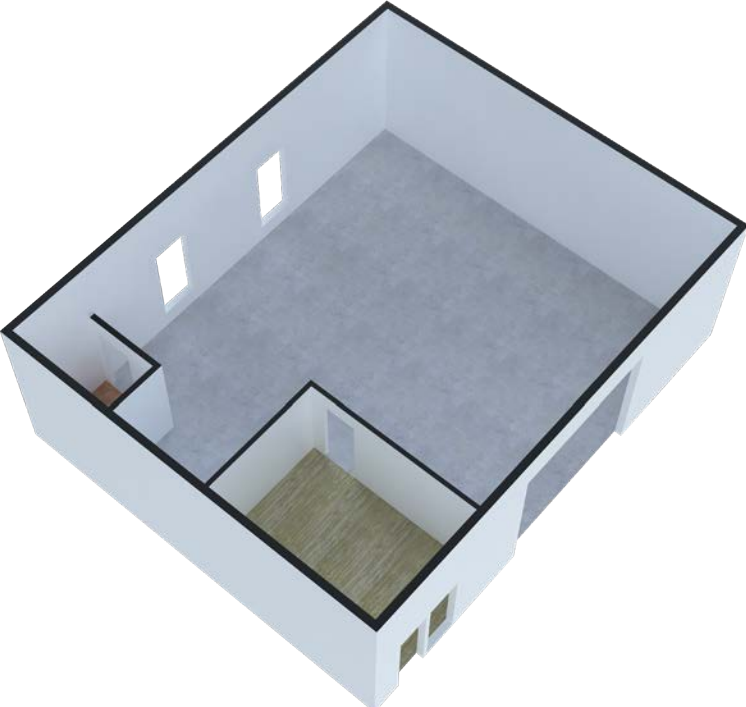


UNIT 4  
1,131 SF

CONTACT JACOB FLAHERTY AT 386.747.4353 OR [JACOB@4ACRE.COM](mailto:jacob@4acre.com)



# FLOOR PLAN | UNIT 4 | 1,131 SF



CONTACT JACOB FLAHERTY AT 386.747.4353 OR JACOB@4ACRE.COM



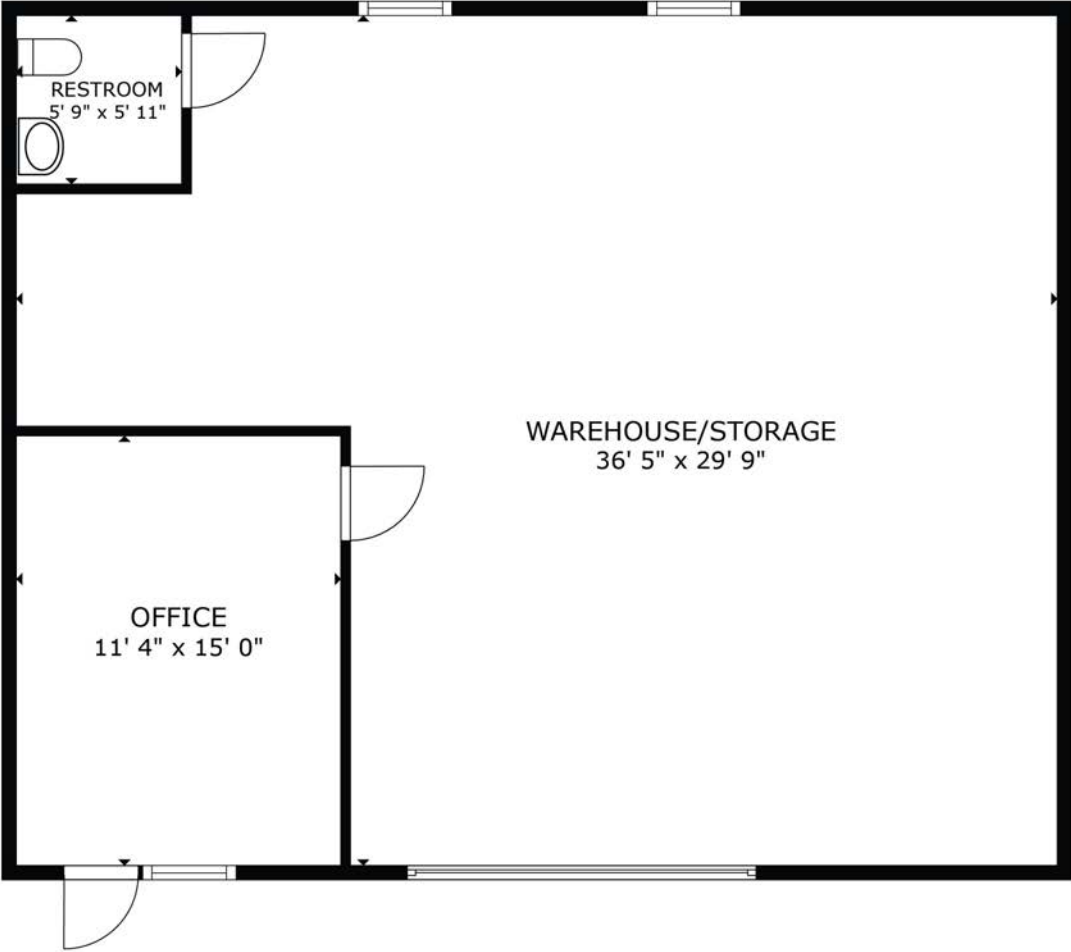
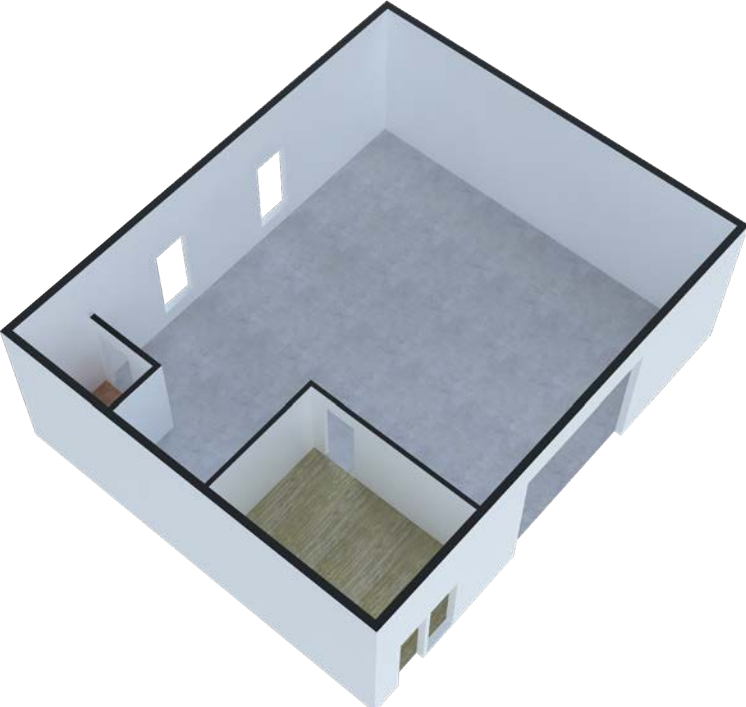
UNIT 6  
1,148 SF



CONTACT JACOB FLAHERTY AT 386.747.4353 OR [JACOB@4ACRE.COM](mailto:jacob@4acre.com)



# FLOOR PLAN | UNIT 6 | 1,148 SF



# INTERIORS | UNIT 6 | 1,148 SF



CONTACT JACOB FLAHERTY AT 386.747.4353 OR [JACOB@4ACRE.COM](mailto:jacob@4acre.com)

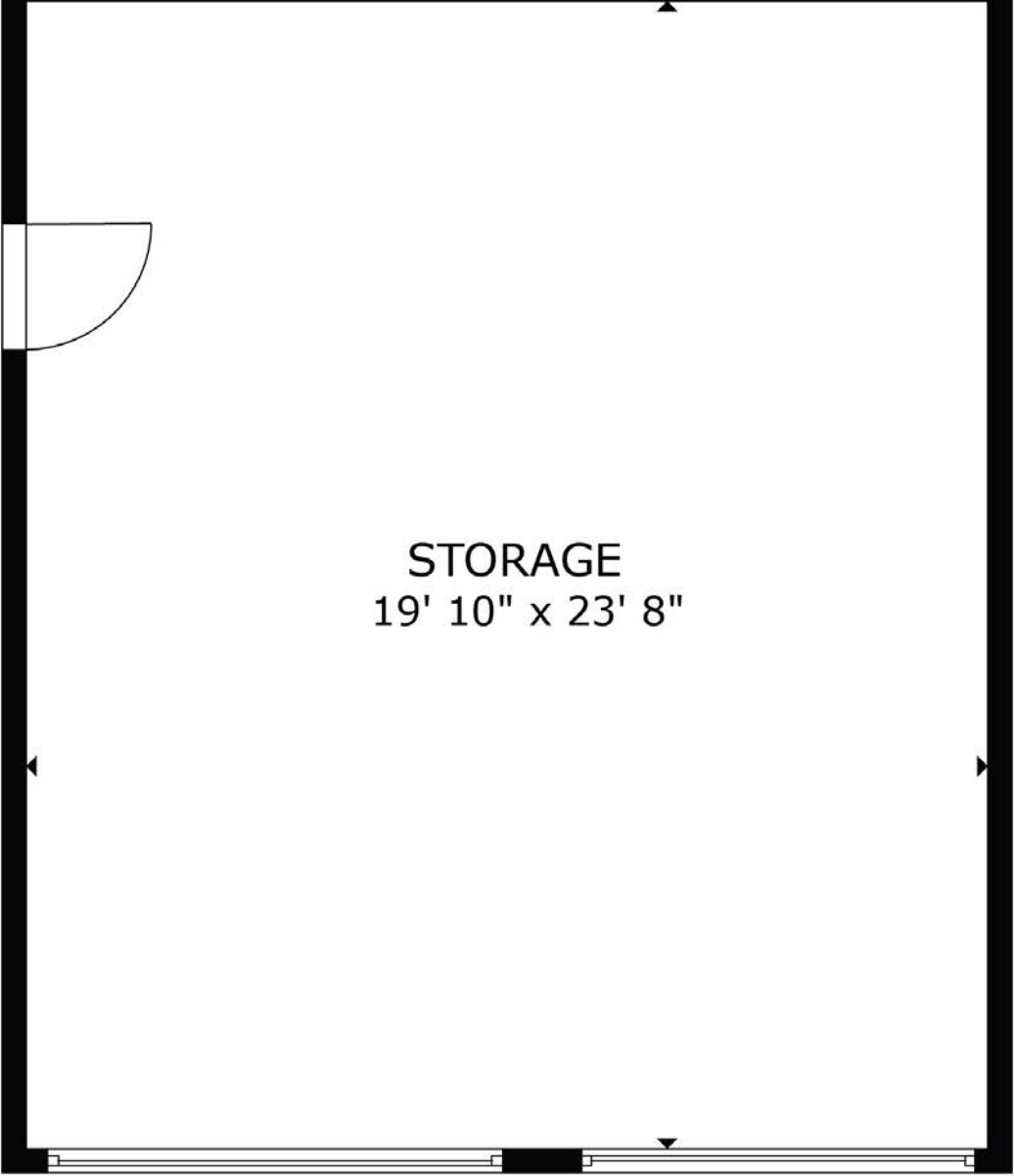
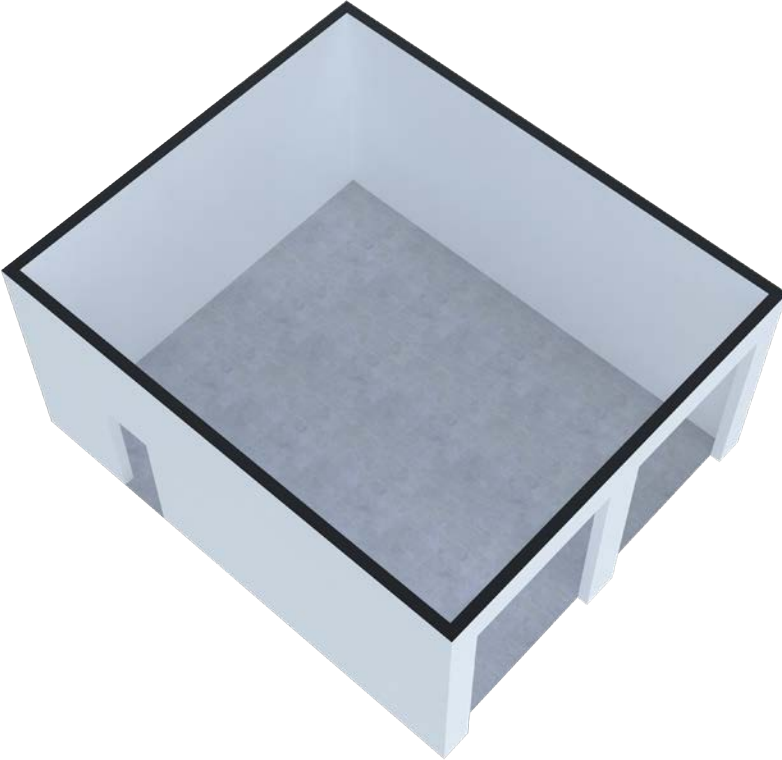


# EXTERIOR | UNIT K+L | 508 SF

K+L  
504 SF



# FLOOR PLAN | UNIT K+L | 508 SF



CONTACT JACOB FLAHERTY AT 386.747.4353 OR JACOB@4ACRE.COM





JACOB FLAHERTY  
Jacob@4acre.com  
386.747.4353

4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.