



For lease

306 9th St, Winter Garden, FL 34787

Industrial warehouse with outside storage

Property specifications

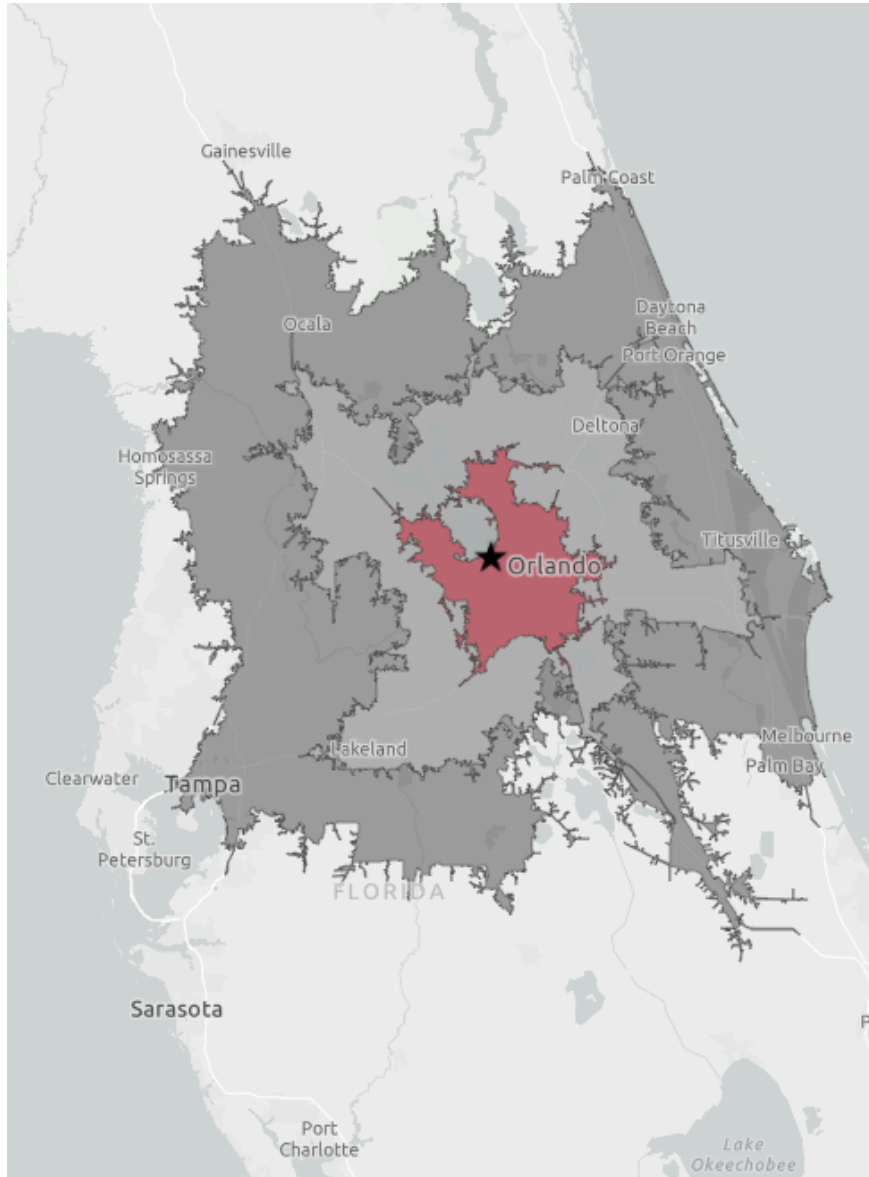
Size	Multi-building property situated on 5.96 acres. Owner willing to subdivide with 3 options available
Zoning	I-2, City of Winter Garden
Clear height	Varies
Power	Electrical power available at packinghouse, Front service is 3,000 amps, rear service is 1,600 amps
Sprinkler system	Wet
Main packing house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

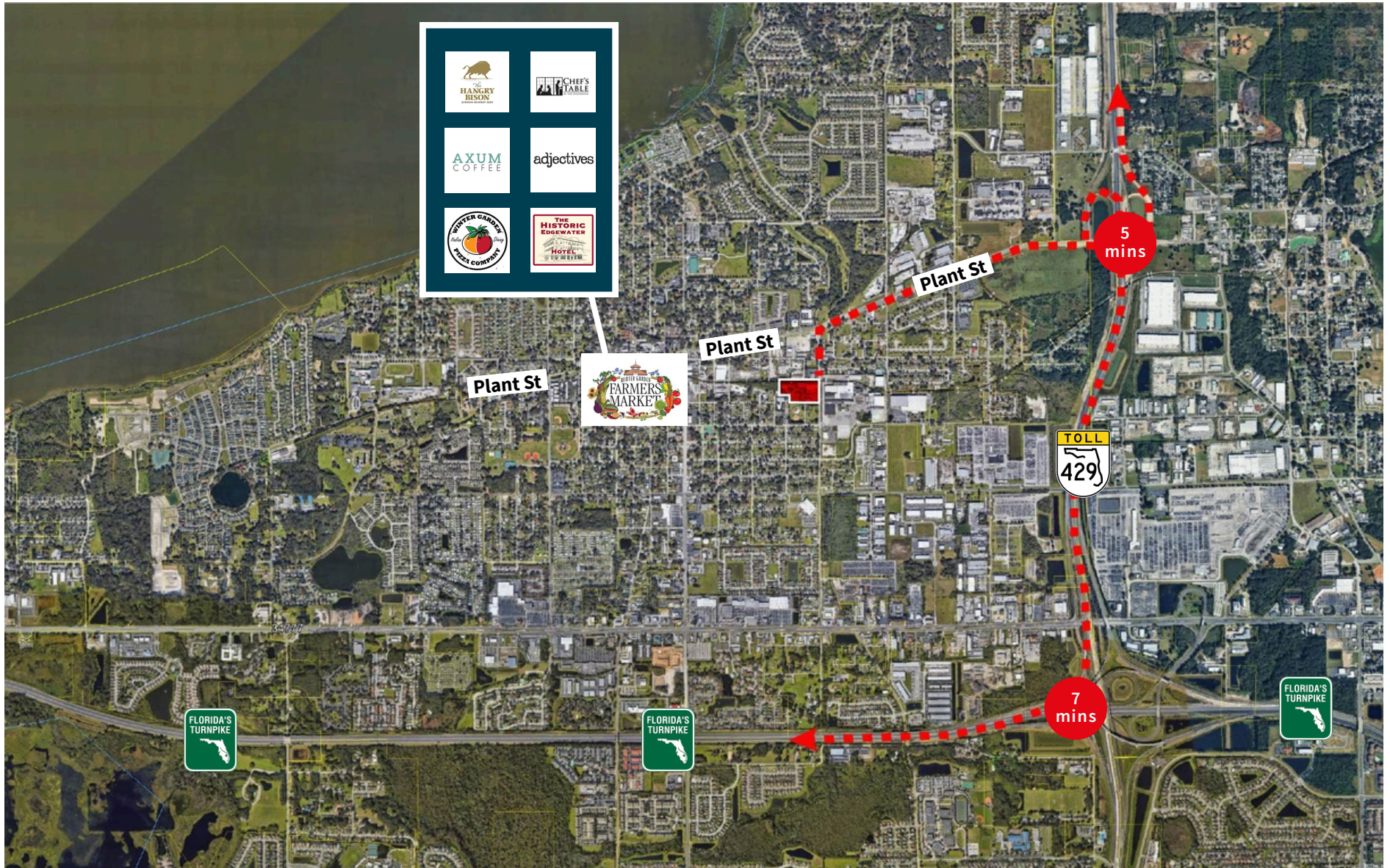
- 85 miles to Tampa
- 153 miles to Jacksonville
- 239 miles to Miami
- 429 miles to Atlanta

Airports

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

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

Access and Amenities



Building photos



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