

 **BACK ON MARKET!**



**±17,466 SF AVAILABLE FOR SALE WITH IMMEDIATE OCCUPANCY**

# Food Manufacturing/Cold Storage Warehouse

**1100 GRAPE AVENUE, ST. CLOUD, FL 34769**

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# Food Manufacturing/ Cold Storage Warehouse

1100 GRAPE AVENUE, ST. CLOUD, FL

Investment/Owner/User Opportunity | ±17,466 SF  
Freestanding Building on ±1.16 Acres

## Property Highlights:

- **(32) on-site** surface parking spaces
- **Six (6) grade-level bays** with 12' x 14' roll-up doors and LED lighting throughout
- **Designed to be** divided into four suites each with a man door and loading door in each
- **Extensive cold storage** including 7,897 sf cooler & 1,122 sf freezer with direct grade-level access
- **Multiple climate-controlled rooms** featuring powered doors, racked storage, and inventory/shipment staging
- **Fully built-out food production area** with multiple three-compartment sinks (grease traps), hand-wash and mop stations, and water heater
- **Two commercial hood systems**, including fire suppression, plus 3-4 restrooms

## FOR SALE

\$2,250,000

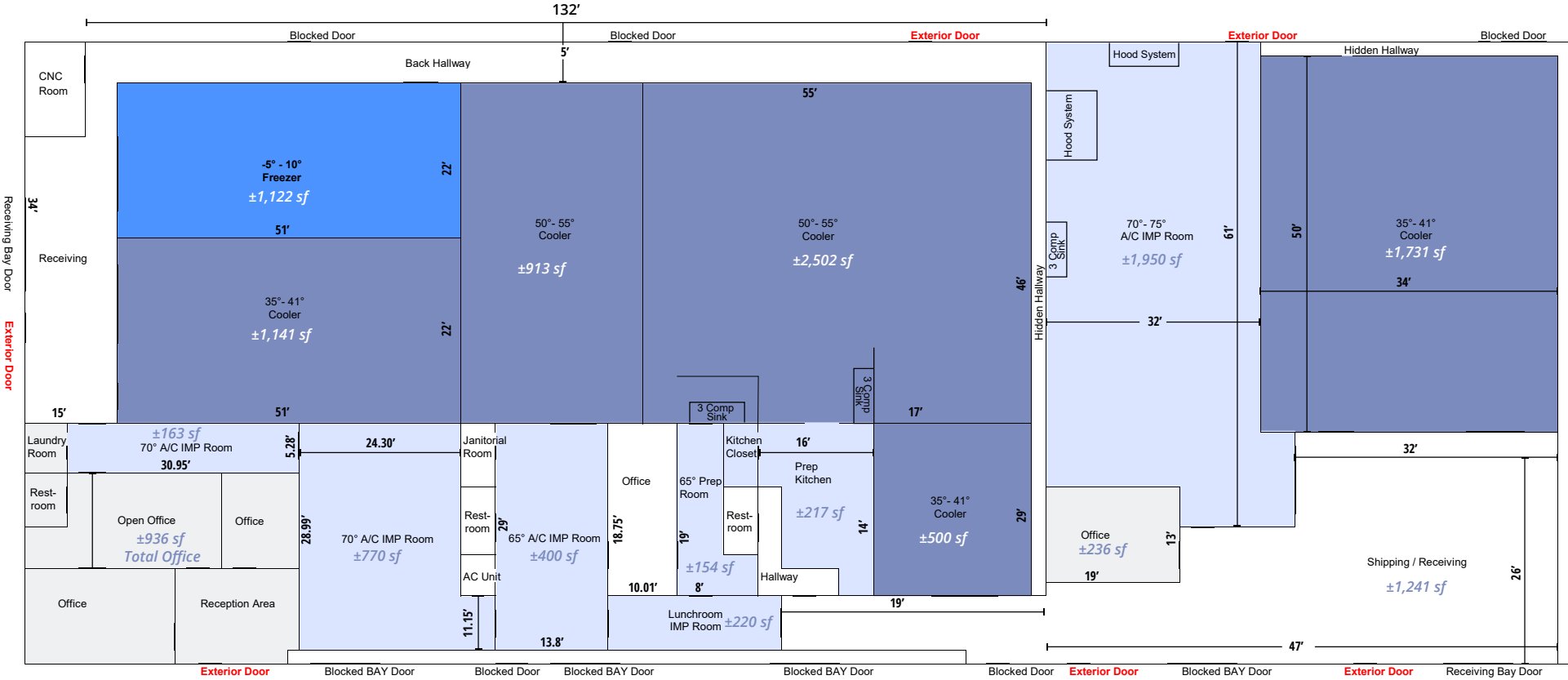
## Property Details

**Total Sqft:** ±17,466 sf

- > **Freezer:** ±1,122 sf
- > **Cooler:** ±7,897 sf
- > **Ambient warehouse:** ±2,884 sf
- > **Office:** ±1,275 sf (2 Pods)
- > **A/C IMP Room(s):** ±3,874 sf

<b>Drive-In Doors:</b>	6 grade level (12' x 14')
<b>Zoning:</b>	BC (Osceola County) Business and Commerce zoning provides for a range of business uses in a business park setting.
<b>Parking:</b>	(32) parking spaces
<b>Clear Height:</b>	20'
<b>Exterior:</b>	Prefinished Metal
<b>Roof:</b>	Corrugated Metal
<b>Prior Use:</b>	Food Processing/Cold Storage

# Floor Plan



*Note: Above temperatures reflect current use*

# Building Photos










# Market Aerial



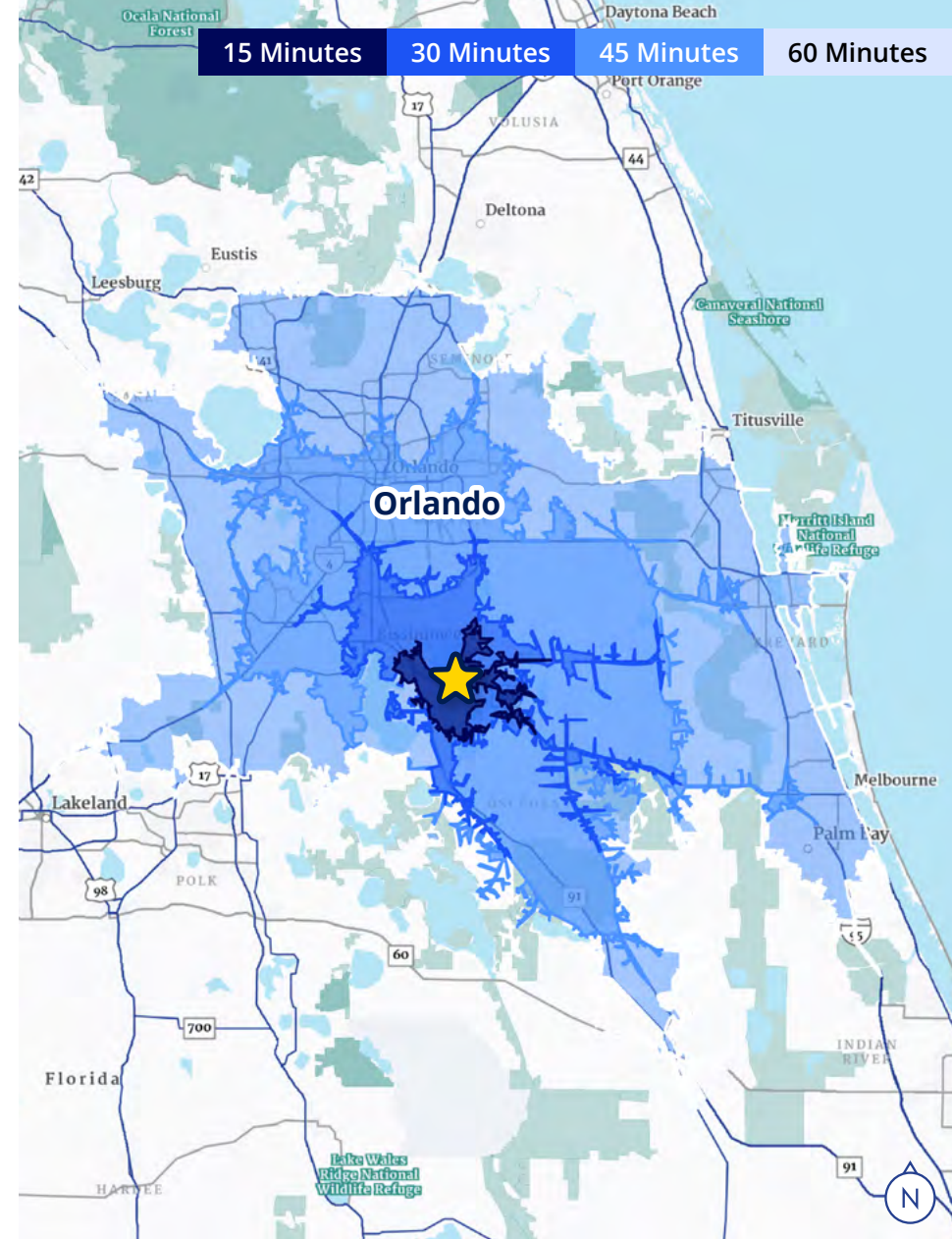
# Drive Time Map

## Key Distances

Orlando, FL	28 miles		Florida Turnpike	5 miles
Ocala, FL	98 miles		Interstate 75	73 miles
Tampa, FL	83 miles		Interstate 4	30 miles
Jacksonville, FL	168 miles		Orlando International Airport	22 miles
Fort Myers, FL	164 miles		Tampa International Airport	95 miles
Tallahassee, FL	262 miles		Port of Tampa	83 miles
Miami, FL	216 miles		Port Canaveral	50 miles

## Demographics

	15 Minutes	30 Minutes	45 Minutes	60 Minutes
2025 Population	114,402	439,674	1,625,620	3,335,541
2030 Projected Population	131,232	501,151	1,756,320	3,583,062
2025 Households	38,615	145,742	581,574	1,242,844
2030 Households	43,872	165,399	626,327	1,338,352
Median Household Income	\$87,885	\$84,307	\$82,058	\$83,509
Bachelor's Degree or Higher	33.1%	35.4%	23.7%	38.4%
Unemployment Rate	3.4%	3.2%	3.2%	3.5%



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