



WALDROP PROPERTIES, LLC
Commercial Real Estate Solutions

FOUNDRY
COMMERCIAL

Available For Lease

Freestanding Showroom/Warehouse Building +/- 30,357 Square Feet

1785 SR 436, Winter Park, Florida 32792



- **Base Lease Rate:**
\$20.00 Per Square Foot,
Triple Net
- **Square Footage:**
Approximately 30,357
Square Feet
- Showroom Area:**
Approximately 2,350
Square Feet
- Second Floor Office:**
Approximately 1,140
Square Feet
- **Acreage:** 1.21 Acres
- **Site Plan:** See Below/Attached
- **Parcel ID:**
33-21-30-300-030B-0000
- **Zoning:**
CS (Commercial Service)
- **Sprinkler System:** Wet System
- **Power:** 3-Phase
- **Dock Doors:**
3, 10X11
1, 8X10
- **Drive In Doors:**
2, 12x12
1, 14x14
- **Warehouse Ceiling Heights:**
Range From 11'7" To 23'
At The Peak
- **Traffic Count:** Approximately
55,000 Vehicles Per Day
Source: 2024 Kalibrate Technologies
- **Available:** November 2025



for more information contact

Michael Waldrop at 919-645-1605
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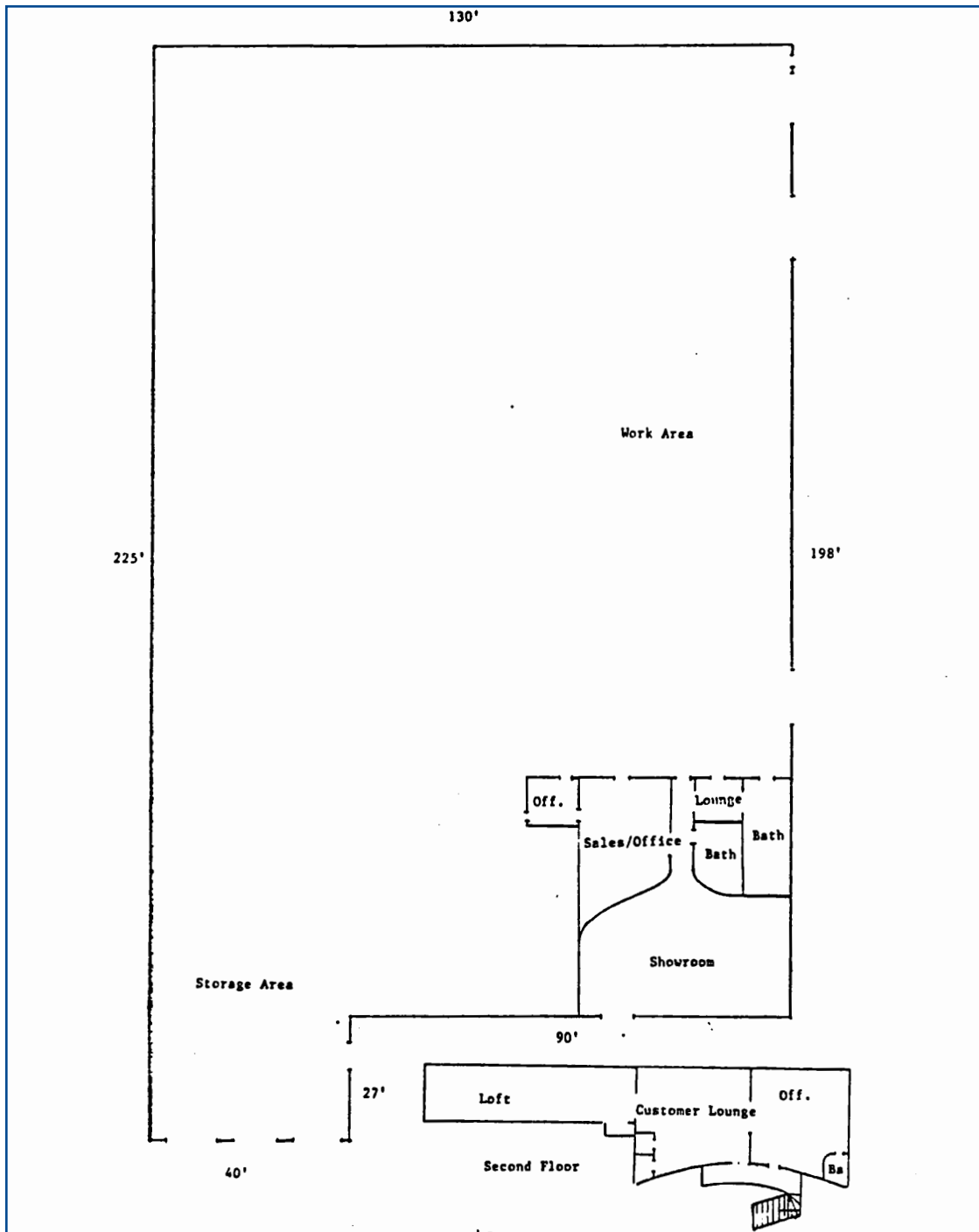
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The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective tenants should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.

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Building Plan

Disclaimer: Listing Agency makes no representations as to the accuracy of the building plan. Buyers are responsible for confirming the configuration and square footage of the space.

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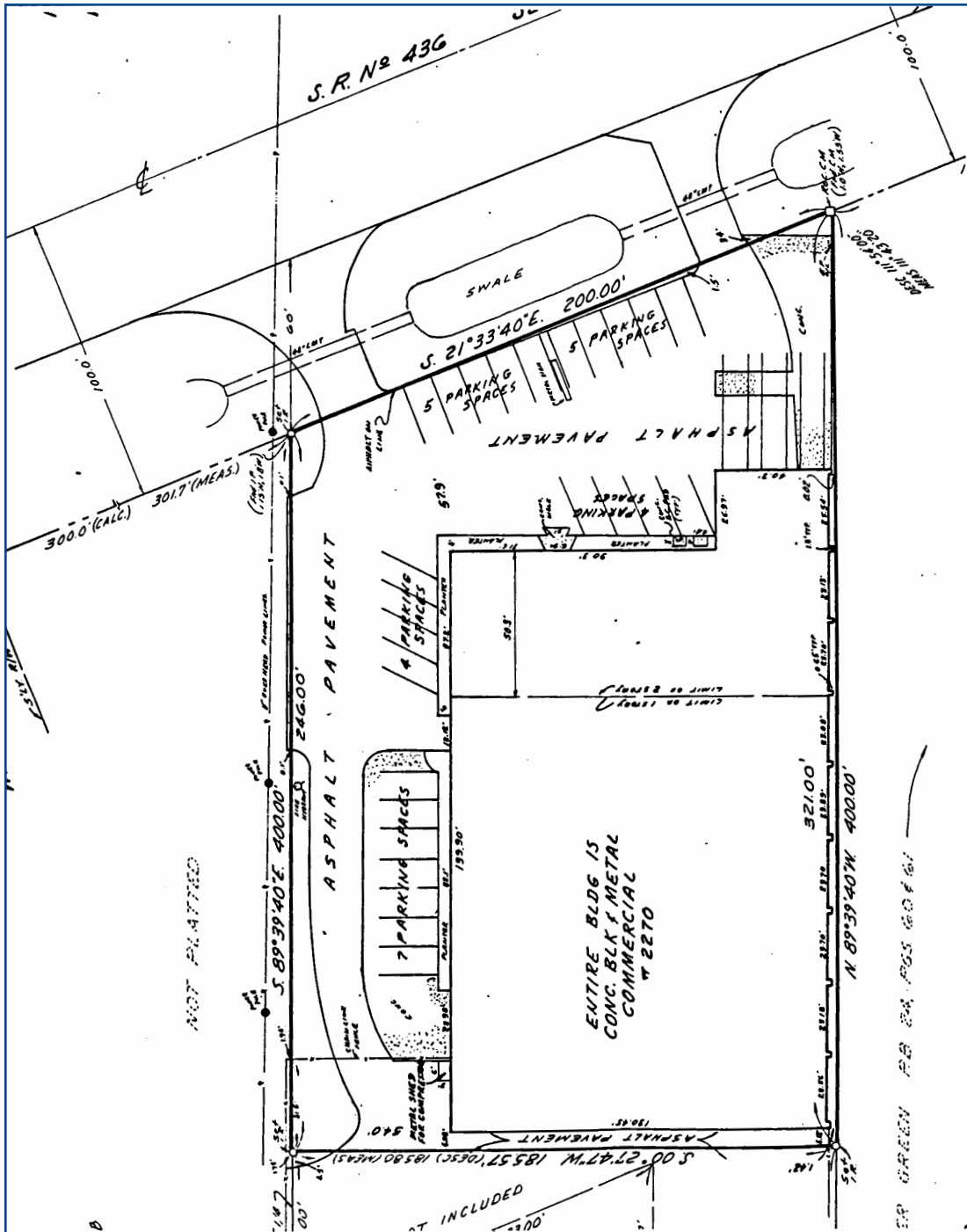
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Site Plan

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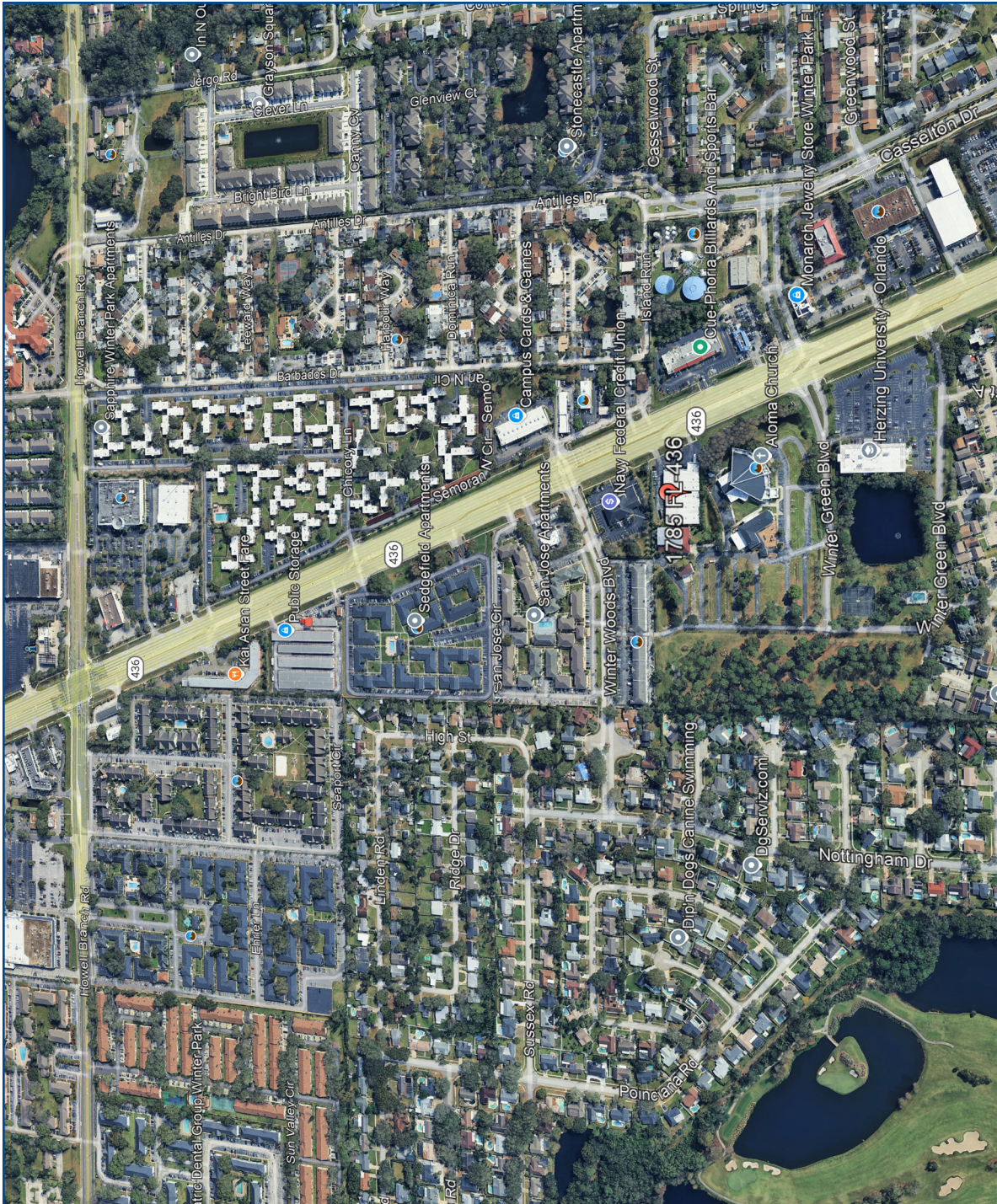
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Aerial

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