

FOR LEASE OR SALE | SPORTS COMPLEX/INDUSTRIAL BUILDING

4304 METRIC DRIVE
WINTER PARK, FL 32792



2,400 Amps | 480V | 3 Phase

LEASED

AVAILABLE | 28,713 SF

SPACE ENTRANCE

100% AIR CONDITIONED | AVAILABLE IMMEDIATELY

PROPERTY OVERVIEW

TOTAL BUILDING:	±54,349 SF
SPACE BREAKDOWN:	±19,845 SF Ground Floor ±8,868 SF Mezzanine/Bar Restaurant
CLEAR HEIGHT:	±22'
PARKING:	Abundant
LEASE RATE:	\$15.50/SF NNN
OPEX:	\$3.26/SF
SALE PRICE:	\$9,000,000

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LOCATION

Located in Winter Park, this property benefits from excellent access to major thoroughfares, including State Road 436 (Semoran Boulevard) to the east and U.S. Highway 17-92 to the west, providing smooth connectivity to Interstate 4 and the greater Orlando metropolitan area. Nearby roads such as Hanging Moss Road and Forsyth Road further enhance local access and circulation.

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This unique lease opportunity offers a premier sports complex located within a versatile industrial building, featuring 19,845 square feet of ground-floor space designed for athletic and recreational use. Complementing the main floor is a 8,868 square foot mezzanine ideal for a bar and restaurant, providing elevated views of the complex and enhancing the overall guest experience. The facility boasts an abundance of on-site parking, accommodating high-volume attendance and making it ideal for leagues, events, and daily traffic. With its expansive layout, flexible zoning, and modern industrial character, this property is perfectly suited for a dynamic sports and entertainment destination.

LEASED







