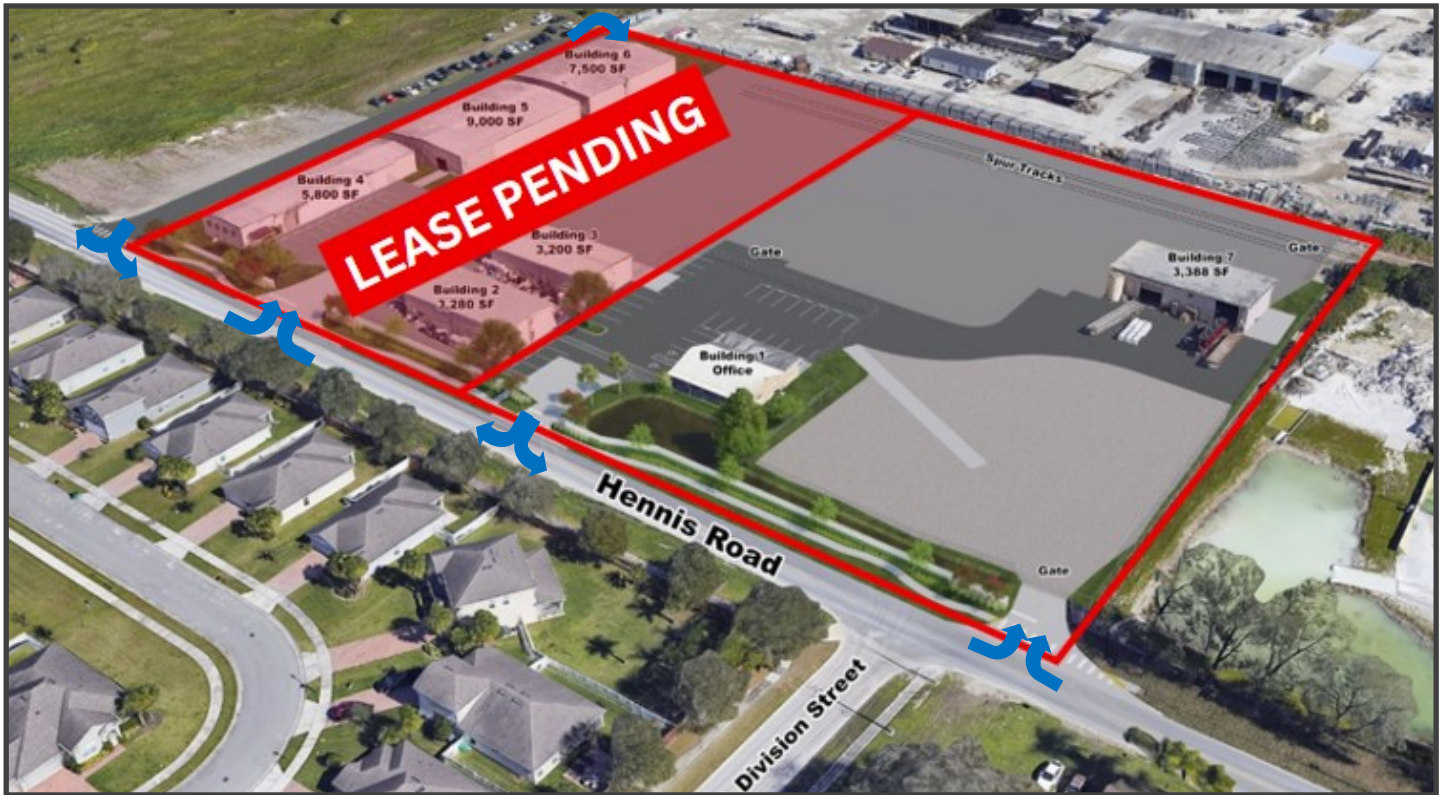


**FOR LEASE**



**321 Hennis Rd. Winter Garden, FL 34787**

**Property Details:**

- 7 +/- Acres-Total Site
- Grade level buildings totaling 33,700 sf-see page 2 for building descriptions
- Rail Served
- Heavy power on site
- Majority of the site is concrete
- 4 points of ingress/egress (2 Points for each site)
- City Water/Septic (Can be connected to Sewer)
- Truck scale on site
- Zoned I-2 General Industrial, which allows for outdoor storage.
- ***Property can be subdivided, see page 2 for options***

**Planned Improvements:**

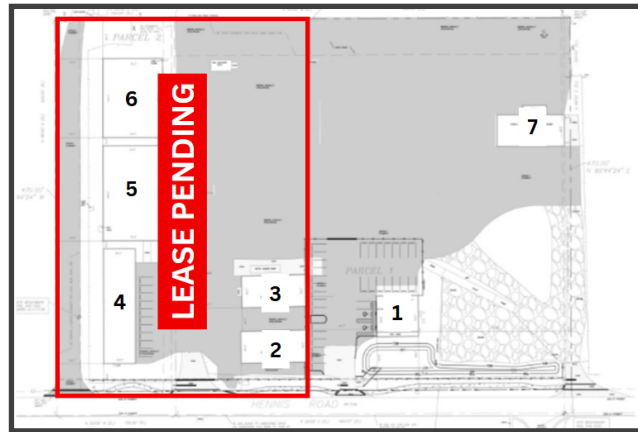
- Buildings to be Re-Skinned
- New Roof and Insulation
- Replace all Roll-Up Doors
- Additional Doors can be added to Suite
- New Interior/Exterior Lighting
- Install New Perimeter Fencing

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**LEASE OPTIONS**



**Option 1 — Rent \$42,000 Monthly NNN/ 29,683 SF on 3.39 Acres**

BUILDING	SF	CLEAR HEIGHT	DOORS	OTHER SPECS
6	7,500 SF	14'10" to 16'10"	0 (4-5 Doors Can be Added)	Clear Span/Metal Construction
5	9,000 SF	13'-16'11"	0 (4-5 Doors Can be Added)	Clear Span/Metal Construction
4	5,800 SF	14'-15'11"	(2) 12' wide x 14' high grade level doors	1,000 sf office / 4,000 sf warehouse Sprinklers/Metal
3	3,200 SF	14'-16'	(2) 12' wide x 14' high grade level doors	Clear Span Sprinklers /Metal Construction
2	3,280 SF	14'-16'	(2) 12' wide x 14' high grade level doors	Clear Span Sprinklers /Metal Construction



**Option 2 — \$37,500 Monthly NNN/ 5,243 SF on 3.61 Acres**

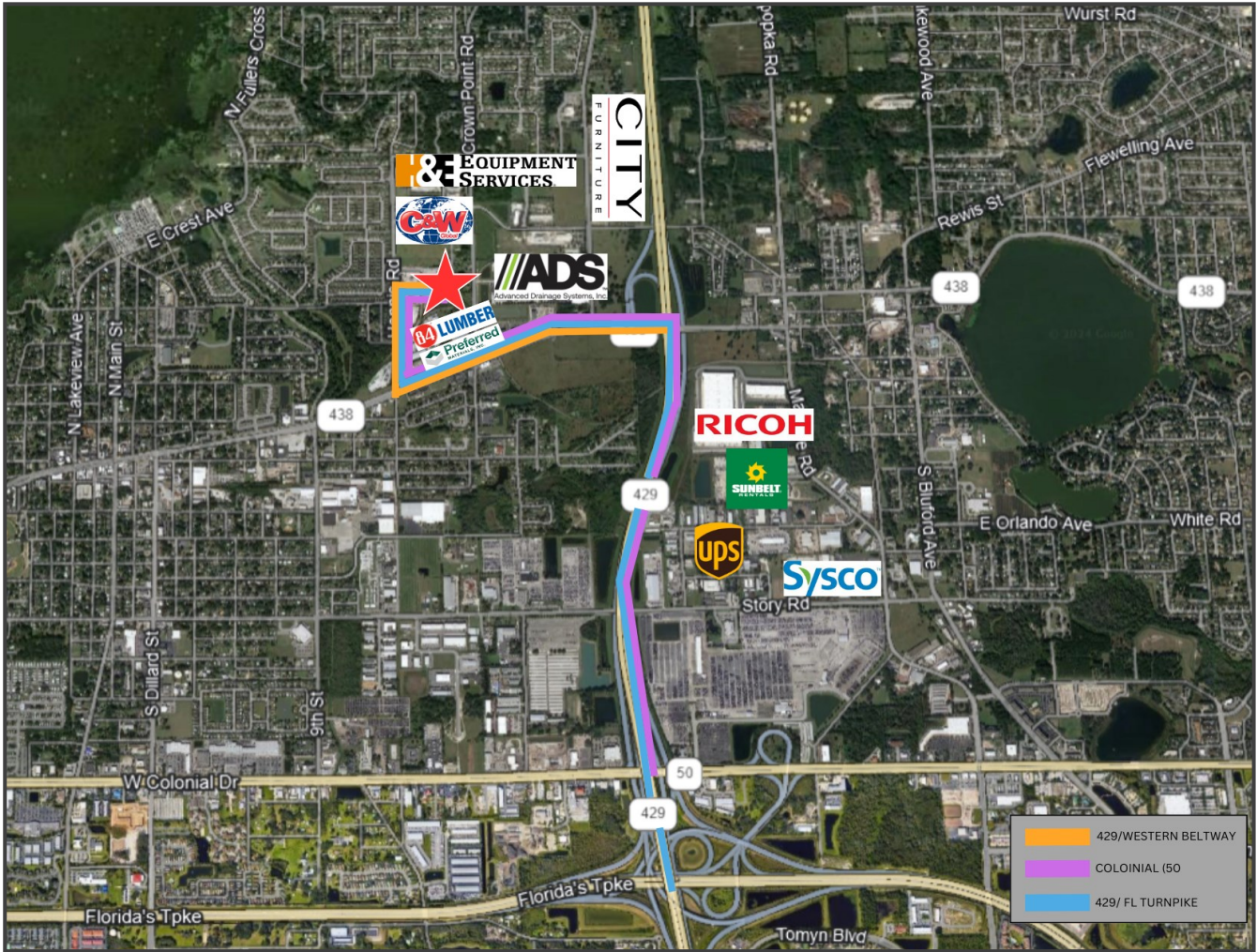
BUILDING	SF	CLEAR HEIGHT	DOORS	OTHER SPECS
7	3,388 SF	17'	(2) 14' wide x 16' high grade level doors (4) 14' wide x 13'8" high grade level doors	3 drive through bays Block Construction
1	1,855 SF	NA	NA	All office

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**Locator Map**



ROADWAY	MILEAGE & DRIVE TIME
429/WESTERN BELTWAY	1.3 MILES LESS THAN 4 MIN
COLONIAL (50)	2 MILES LESS THAN 5 MIN
429/ FLORIDA TURNPIKE	2.7 MILES LESS THAN 7 MIN

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