

- BRAND NEW WINTER PARK WAREHOUSE -
707 NICOLET AVE, WINTER PARK, FL 32789



FOR SALE OR LEASE

707 NICOLET AVE WAREHOUSE

BUILDING SIZE	±7,261 SF
SALE PRICE	CALL FOR DETAILS
LEASE RATE	NEGOTIABLE

~ The Unicorn ~ Heart of Winter Park Industrial

Summary:

- **Brand New** warehouse - 9 month delivery schedule
- ± 7,261 SF
- ± .45 acres
- 15 parking spaces
- Perfect for single owner-user footprint
- Can be demised for owner-occ + add'l tenant lease income
- User will have some design input
- [WP C-3 Zoning Link](#)

Building Highlights:

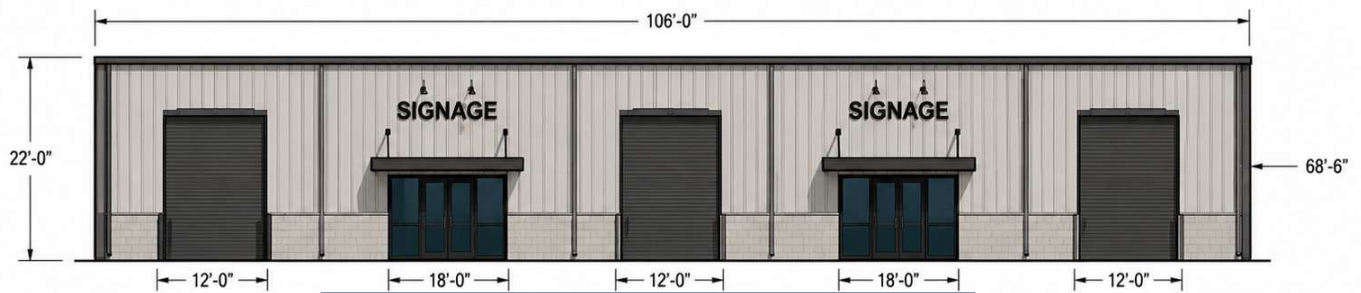
- Grade-level
- 22' clear height, no columns
- 3 roll-up doors (14' H x 12' W)
- Ample height would allow for mezzanine storage
- Utilities stubbed to building

LEE ZERIVITZ, SIOR, CCIM
Managing Partner
407.644.CITY
lee@citycommercial.com

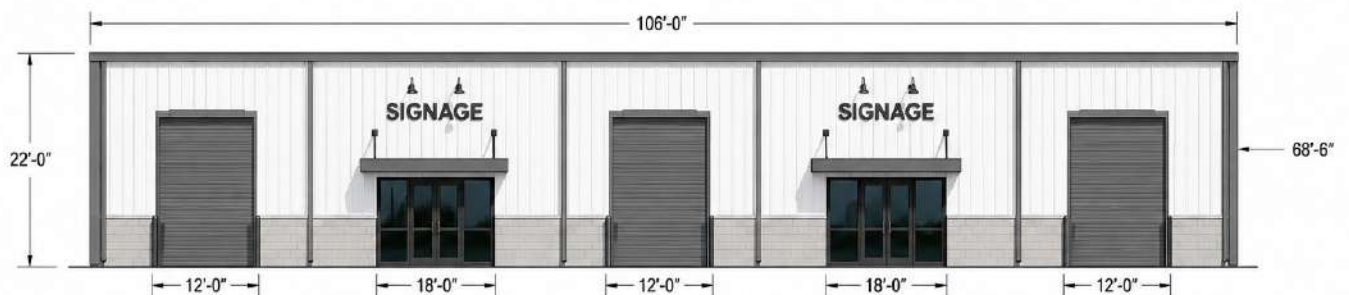
CITY COMMERCIAL
1101 Symonds Ave.
Winter Park, FL 32789
CITYCommercial.com



FOR SALE OR LEASE



PICK YOUR COLORS



LEE ZERIVITZ, SIOR, CCIM
Managing Partner
407.644.CITY
lee@citycommercial.com

CITY COMMERCIAL
1101 Symonds Ave.
Winter Park, FL 32789
CITYCommercial.com



FOR SALE OR LEASE



LEE ZERIVITZ, SIOR, CCIM
Managing Partner
407.644.CITY
lee@citycommercial.com

CITY COMMERCIAL
1101 Symonds Ave.
Winter Park, FL 32789
CITYCommercial.com



5.00' BUILDING SETBACK LINE

12.21'

9.00'

18.00'

68.50'

106.00'

NEW BUILDING = 7,261 SF

DUMPSTER LOCATION

12.00'

5.00'

9.00'

18.00'

21.00'

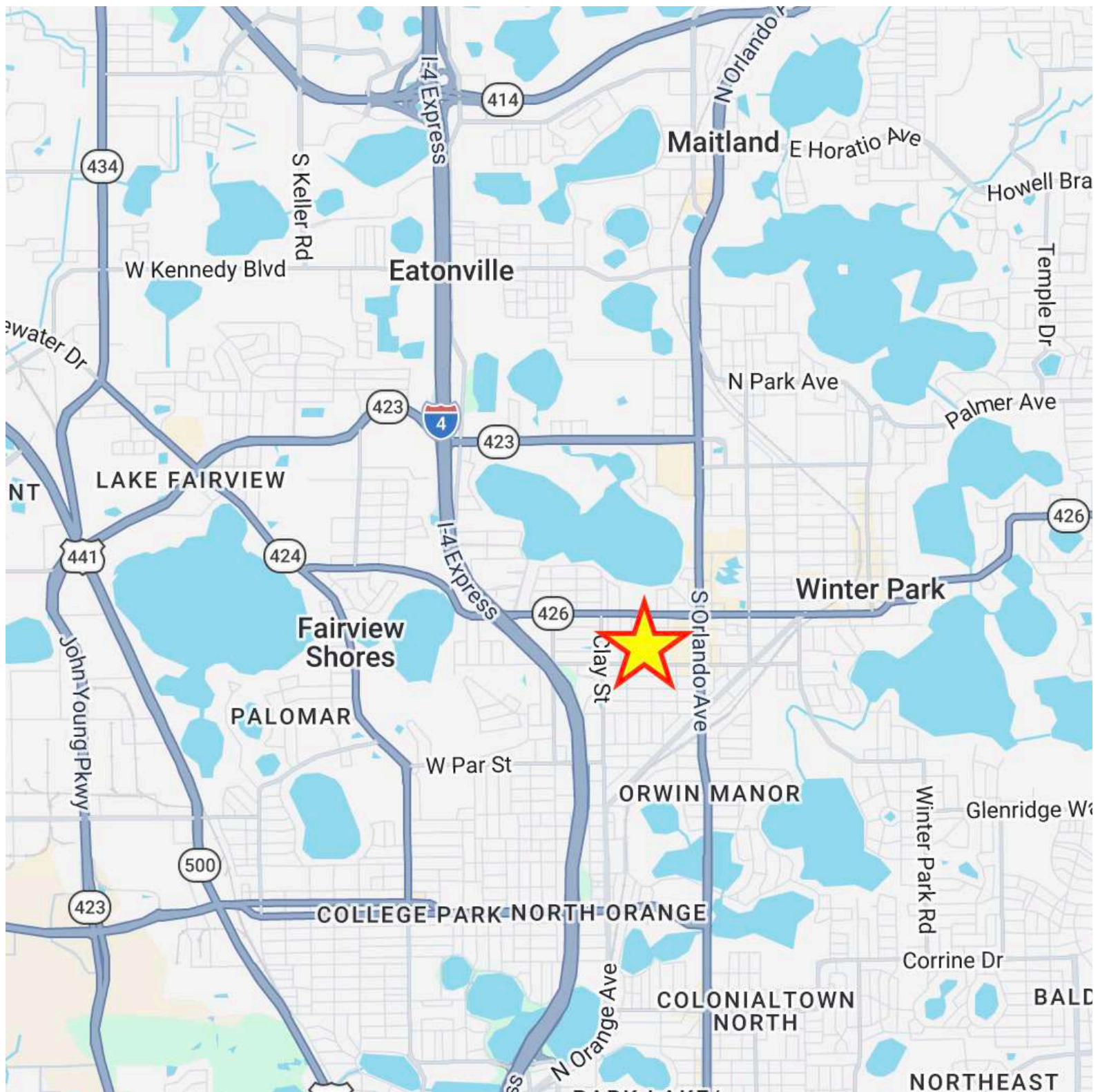
12.00'

15.20'



CITY COMMERCIAL
WINTER PARK • MANHATTAN

FOR SALE OR LEASE



LEE ZERIVITZ, SIOR, CCIM
Managing Partner
407.644.CITY
lee@citycommercial.com

CITY COMMERCIAL
1101 Symonds Ave.
Winter Park, FL 32789
CITYCommercial.com

