 **JLL** SEE A BRIGHTER WAY

For lease

3450 Forsyth Rd, Winter Park, FL 32792
5,647 SF

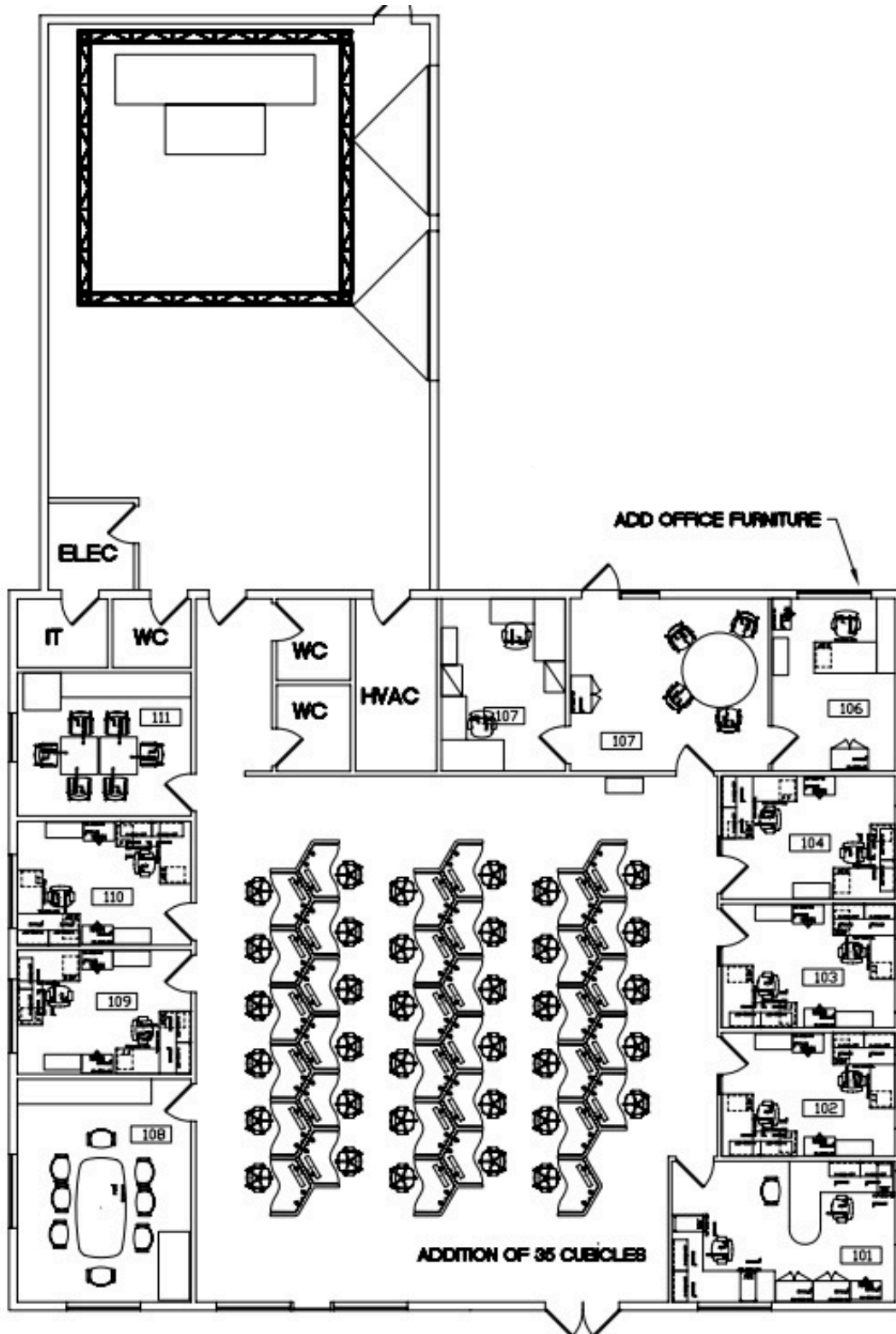
Property Overview & Demographics

- 5,647 SF available
- 4,176 SF office
- 16' clear height
- 2 - 12x12 grade doors
- Fully fenced and secured
- 138 parking spaces
- Available August 1, 2026

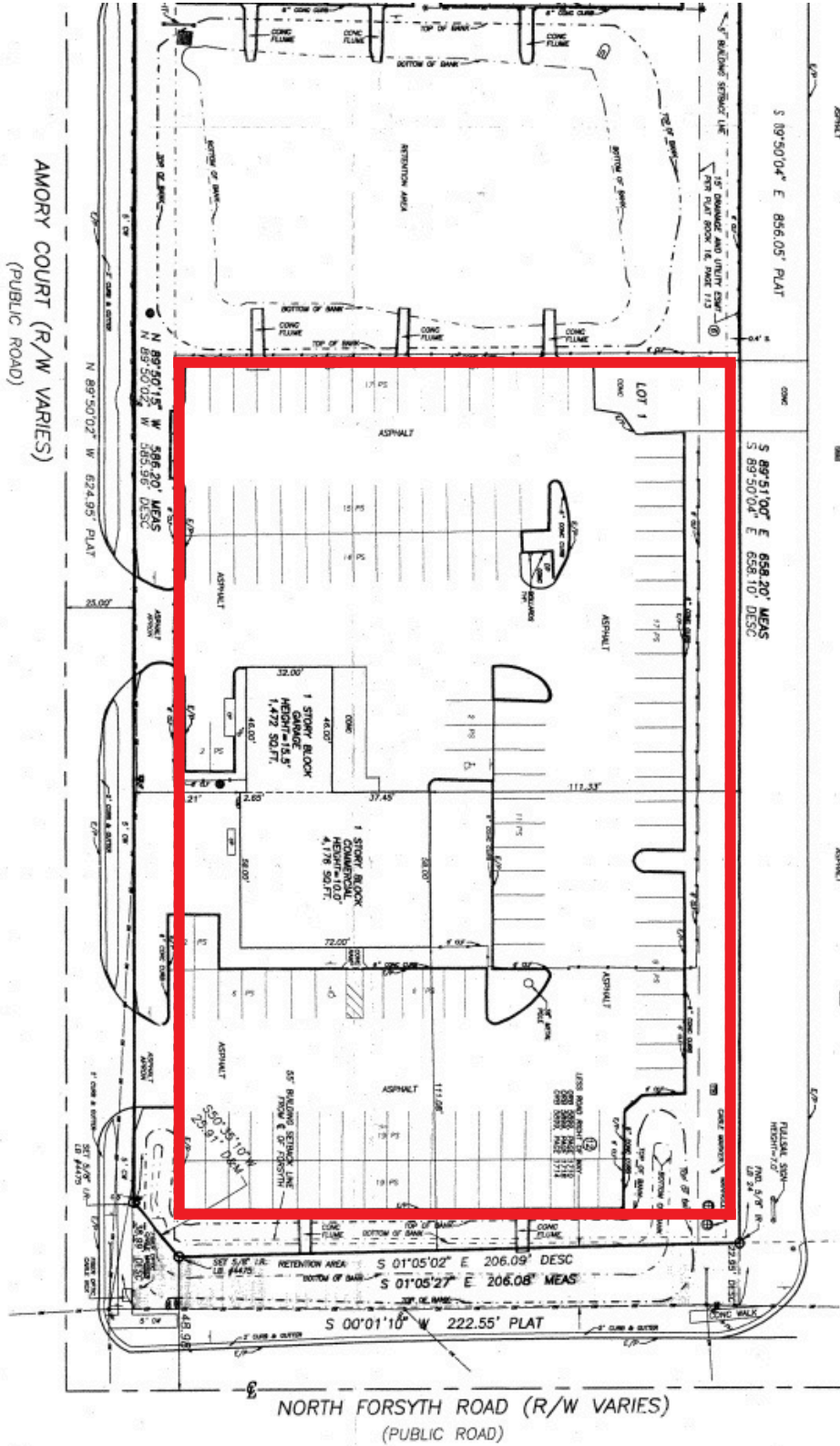


	30 min	60 min	90 min
Estimated population	1,462,935	3,450,525	5,525,471
Estimated households	556,927	1,300,085	2,165,064
Est. Average HH income	1077,991	\$110,852	\$104,485
Total Businesses	75,429	135,959	203,819
Total employees	798,967	1,410,662	2,095,859

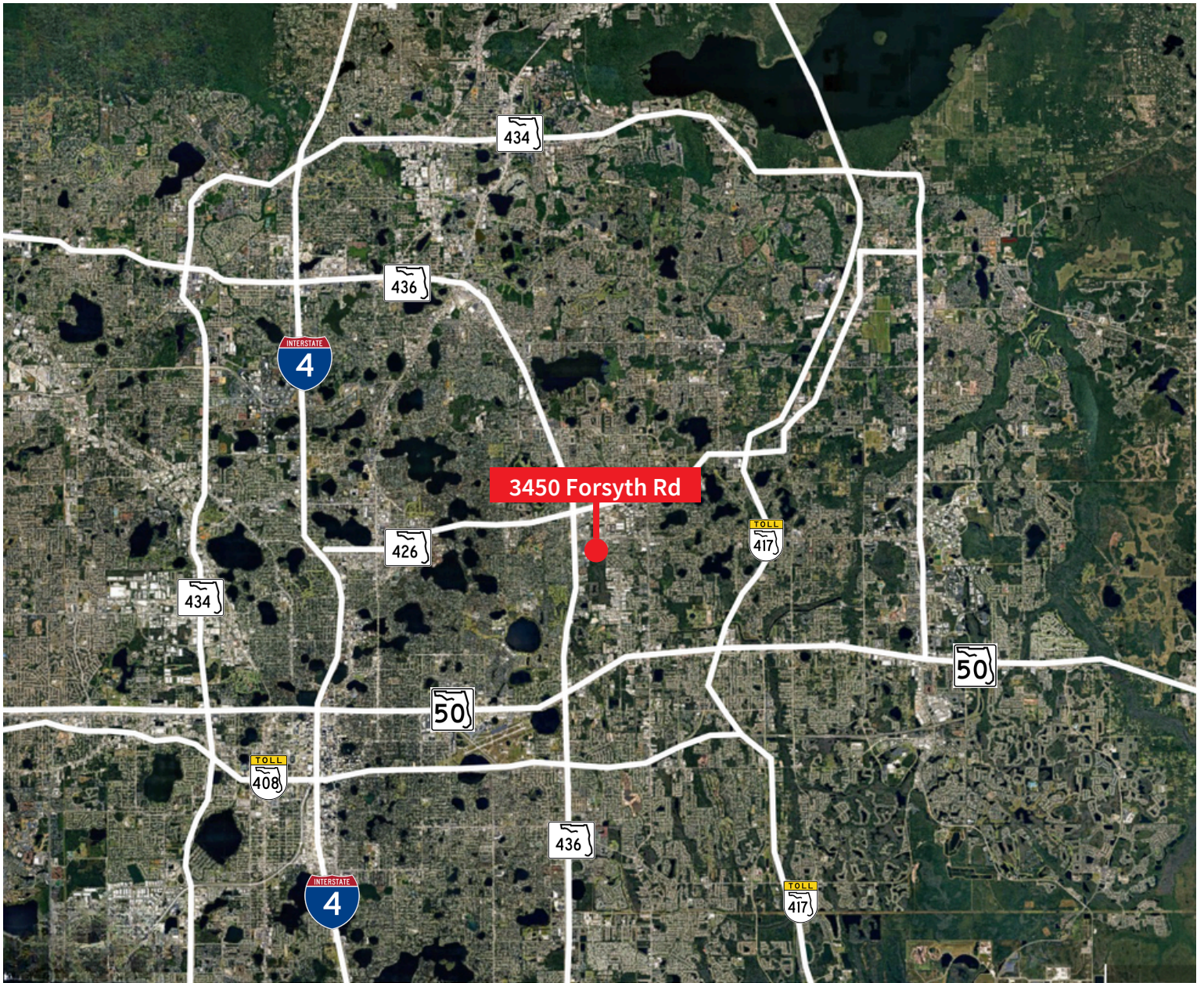
Floor plan



Site plan







Location

3450 Forsyth Road in Winter Park offers prime industrial flex space with excellent highway access via State Road 436, providing direct connections to Interstate 4, State Road 417 and State Road 408 (East-West Expressway). This strategic location enables efficient distribution throughout Central Florida with quick access to Orlando International Airport, Port Canaveral, and major markets via US Highway 17-92's north-south corridor to I-95, making it ideal for companies requiring comprehensive regional distribution capabilities.

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