

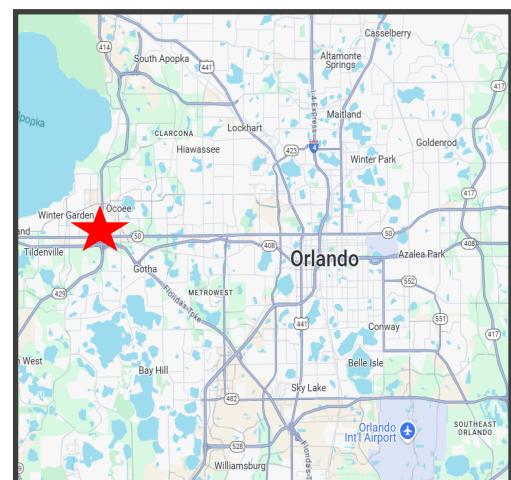
**\$37,500 Monthly NNN/ 5,255 SF on 3.61 Acres**



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

**Property Details:**

- 3.61 AC
- 5,255 SF—see page 2 for details
- Fully Fenced
- Heavy power on site
- Majority of the site is concrete
- City Water/Sewer
- Zoned I-2 General Industrial, which allows for outdoor storage.
- Available December 1, 2025



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Phone: 407.696.3088 ·  
[www.kroegercommercial.com](http://www.kroegercommercial.com)

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BUILDING	SF	CLEAR HEIGHT	DOORS	OTHER SPECS
7	1,855 SF	NA	NA	All Office
6	3,400 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

### Planned Improvements:

- Buildings to be completely remodeled
- New Roof on building 6
- New landscaping along Hennis Rd.
- New fencing along Hennis Rd.
- Connection to sewer

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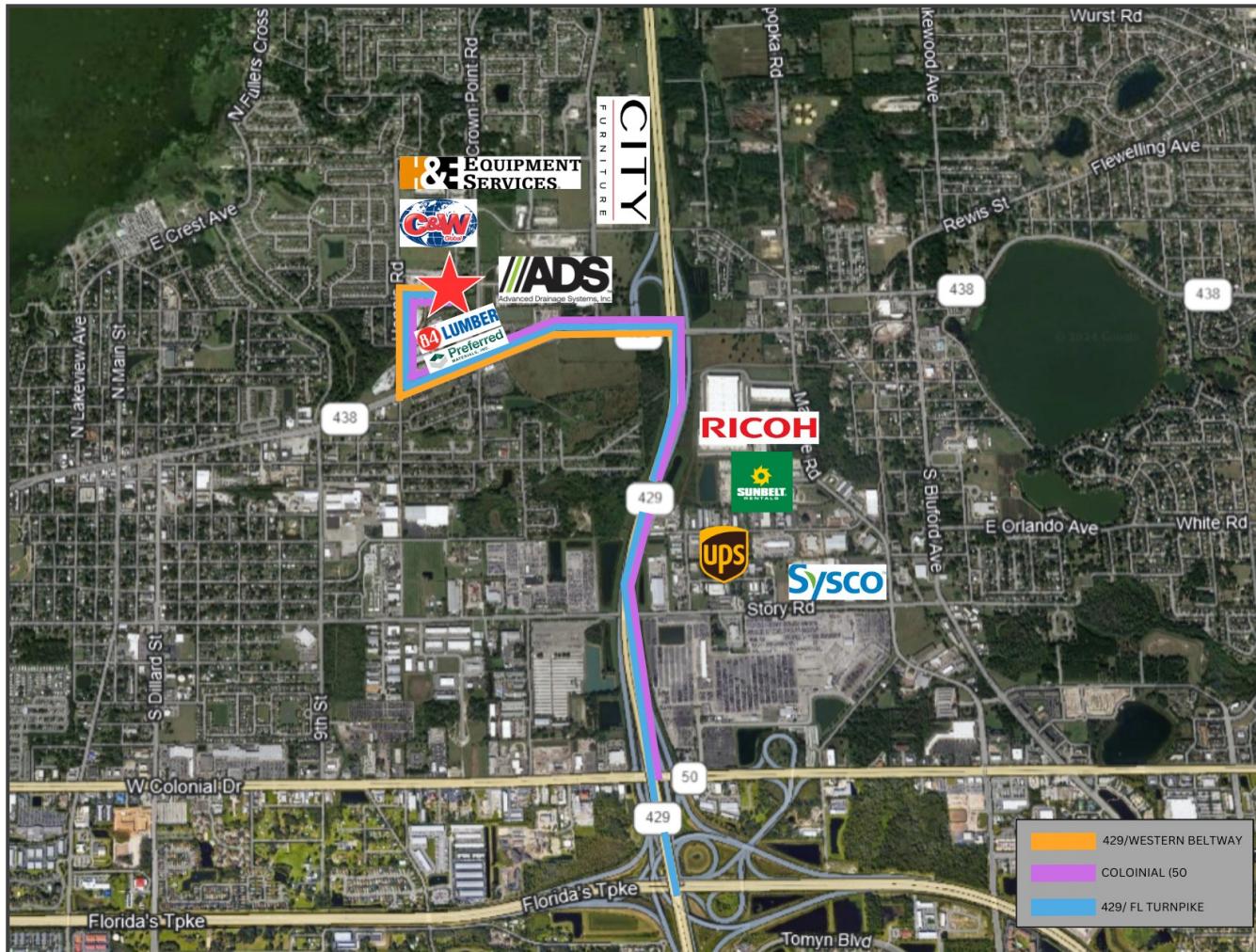
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## Locator Map



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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