



NEW LIGHT INDUSTRIAL SPACE FOR LEASE

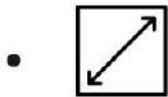
AVAILABLE
FOR LEASE
\$22 PER SQ FT
+NNN



ABOUT PROPERTY

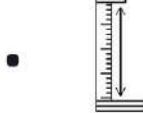
New Winter Garden Industrial Flex Space offering Five (5) premier accommodations for businesses seeking modern, sophisticated light industrial facilities. Strategically located, this property boasts soaring 34-foot ceilings, expansive warehouse areas for storage and operations, and two-story office spaces for management and administration, infused with modern design and abundant natural light. Completion is anticipated in the first quarter of 2025, making it an ideal opportunity for companies seeking light manufacturing, distribution, logistics, office/warehouse combinations or showroom/retail space with warehouse facilities.

PROPERTY DETAIL



SQUARE FEET

APPROXIMATELY 2373
NEWLY CONSTRUCTED
SQUARE FEET PER UNIT



CEILING HEIGHT

30 PLUS FOOT CEILINGS



LOCATION

WITHIN THE CITY OF
WINTERGARDEN

GET IN TOUCH

705 HENNIS RD
WINTERGARDEN
FLORIDA 34787



MARK ANTHONY
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SITE OVERVIEW

LOT SIZE

SQ FT 37,297
ACRE .86

PARKING

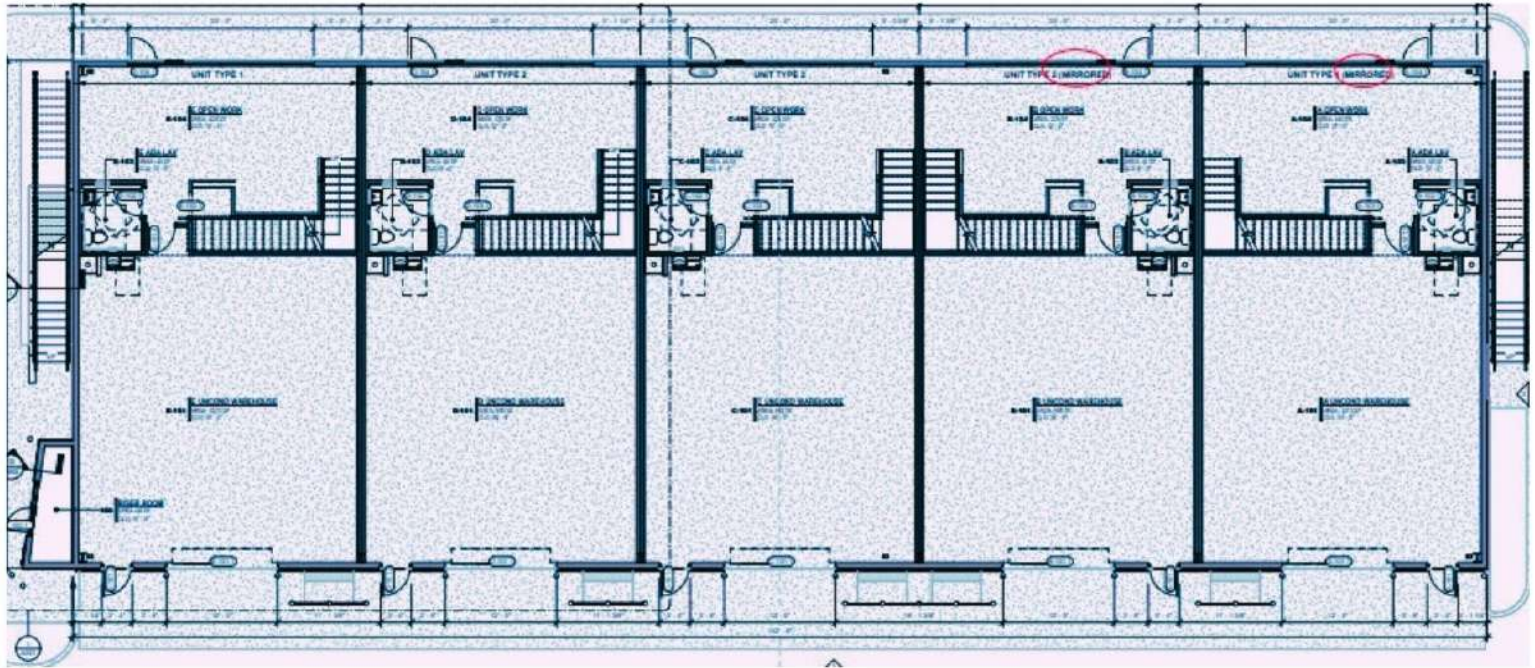
18 PARKING
SPOTS PLUS
2 PER GARAGE
(SIDE)

5 AVAILABLE FLEX UNITS

APPROX. 11865
TOTAL BLDG.
SQ FT



MAIN LEVEL FLOORPLAN



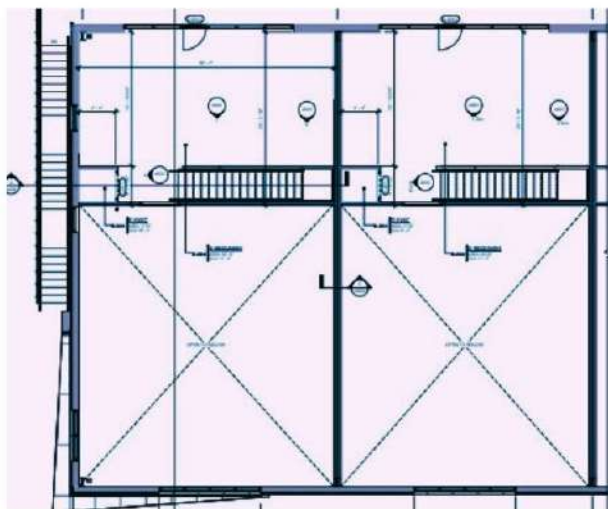
705 HENNIS RD. WINTER GARDEN

Industrial Flex Space

Warehouse Area Specs: Approximately 1093SQ FT. 30+ FT ceiling height and 12 FT. x 14 FT Roll up doors. Ideal for storage, distribution, manufacturing, or workshop

Office Area Specs: - 2-story, approximately 1,281 SQ FT. of air conditioned space. Modern layout with natural light. Ideal for retail/ showroom, office, or administrative area

SECOND FLOOR PLAN



ENLARGED WITH 3D



GET IN TOUCH

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HENNIS ROAD FRONTAGE

- 5 MINUTES TO 429 TOLL RD
- 30 MINUTES TO DOWNTOWN ORLANDO
- 30 MINUTES TO ORLANDO INTERNATIONAL AIRPORT
- 10 MINUTES TO DOWNTOWN WINTER GARDEN
- 10 MINUTES TO THE TURNPIKE AND HIGHWAY 50/ W COLONIAL

705 HENNIS RD.

Prime Winter Garden Location

Strategically located near Plant Street, offering:

- Downtown accessibility
 - Easy highway access (429, Hwy 50, FL Turnpike)
- Ideal for businesses seeking connectivity.



ECONOMY

Orlando's economy is diversified across key industries

1. Professional/Business Services
2. Education and Health Services
3. Retail Trade
4. Leisure/Hospitality

Job Market Highlights

1. #1 in Job Growth: Orlando leads the nation for five consecutive years.
2. 60,800 New Jobs: Created year-over-year (November 2018).
3. Employment Growth: Forecasted to average 2.5% annually.
4. Outpacing the US: Total employment consistently exceeds national rates.



TOURISM

Orlando's Tourism Powerhouse

1. #1 U.S. Destination: Orlando leads the nation in tourism.
2. Consecutive Records: Four years of record-breaking visitor numbers.
3. 126.1 Million Visitors (2018): Out-of-state visitors to Florida.
4. 131.4 Million Travelers (2019): Record-breaking tourism numbers.
5. 8th Consecutive Record Year: Florida's tourism growth.



TRANSPORTATION

- Orlando remains a top destination for local and national investments, with over \$15 billion in infrastructure projects underway.
1. Interstate 4 improvements
 2. Wekiva Parkway completion
 3. 30-mile Sun-Rail expansion
 4. Brightline rail connection to Miami
 5. Orlando International Airport expansion
 6. \$650 million Port Canaveral expansion



CROWN PARK PLAZA