



WALDROP PROPERTIES, LLC
Commercial Real Estate Solutions

FOUNDRY
COMMERCIAL

For Sale

Freestanding Showroom/Warehouse Building +/- 30,357 Square Feet

1785 SR 436, Winter Park, Florida 32792



- Offering Price: \$5,312,475
- Availability:
Vacant And Ready For Occupancy
- Square Footage:
Approximately 30,357 Square Feet
- Showroom Area:
Approximately 2,350 Square Feet
- Second Floor Office:
Approximately 1,140 Square Feet
- Building Plan:
See Below/Attached
- Acreage: 1.21 Acres
- Site Plan: See Below/Attached
- Aerial: See Below/Attached
- Parcel ID:
33-21-30-300-030B-0000
- Zoning:
CS (Commercial Service)
- Sprinkler System: Wet System
- Power: 3-Phase
- Dock Doors:
3, 10X11
1, 8X10
- Drive In Doors:
2, 12x12
1, 14x14
- Warehouse Ceiling Heights:
Range From 11'7" To 23'
At The Peak
- Traffic Count: Approximately
55,000 Vehicles Per Day
Source: 2024 Kalibrate Technologies

3700 Computer Dr., Suite 240
Raleigh, NC 27609
Office: 919-645-1605
Fax: 919-645-1606

www.waldropproperties.com

for more information contact

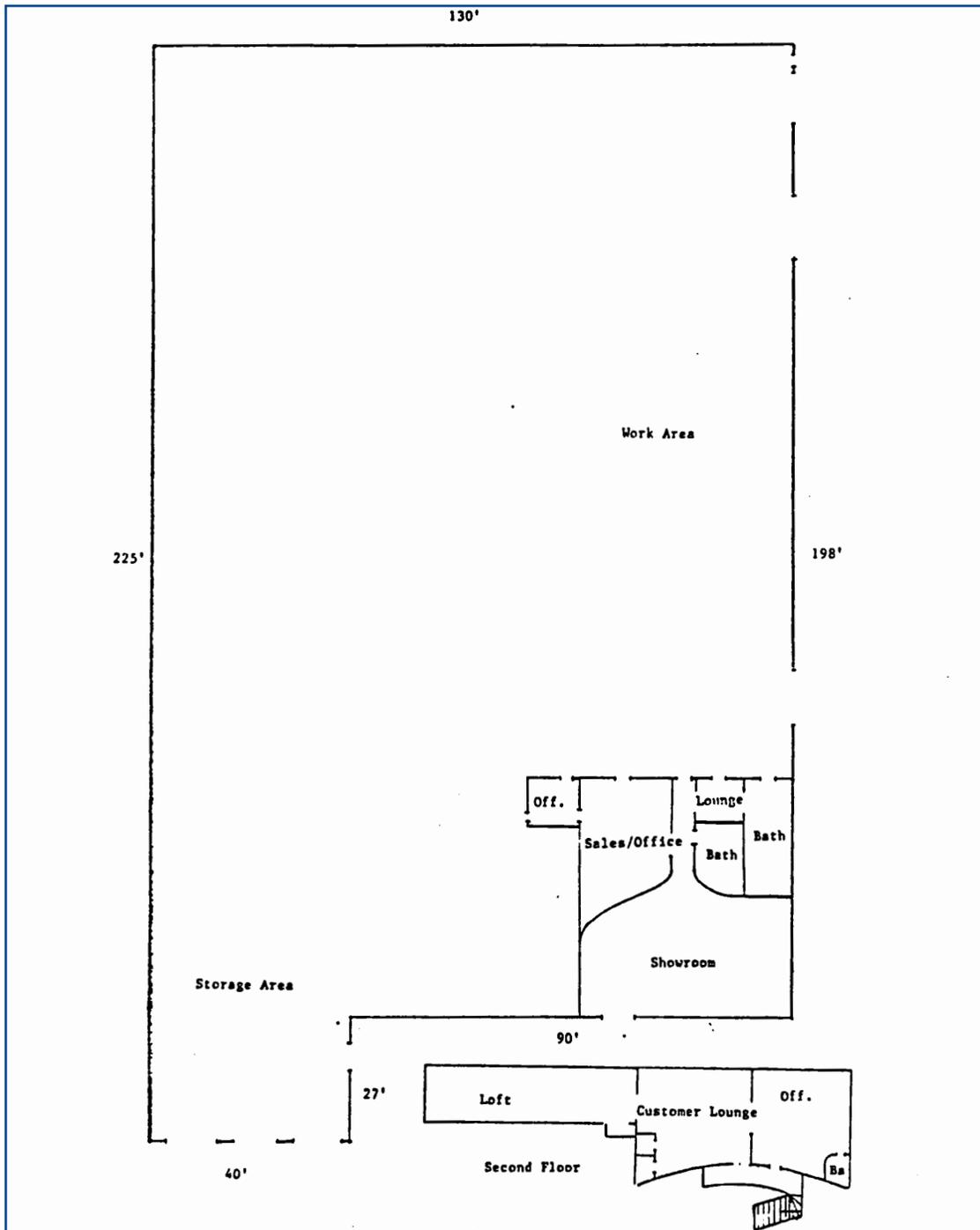
Michael Waldrop at 919-645-1605
michael@wp-cre.com

or Charles Attaway at 407-963-4064
charles.attaway@foundrycommercial.com

The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective tenants should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.

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Building Plan

Disclaimer: Listing Agency makes no representations as to the accuracy of the building plan. Buyers are responsible for confirming the configuration and square footage of the space.

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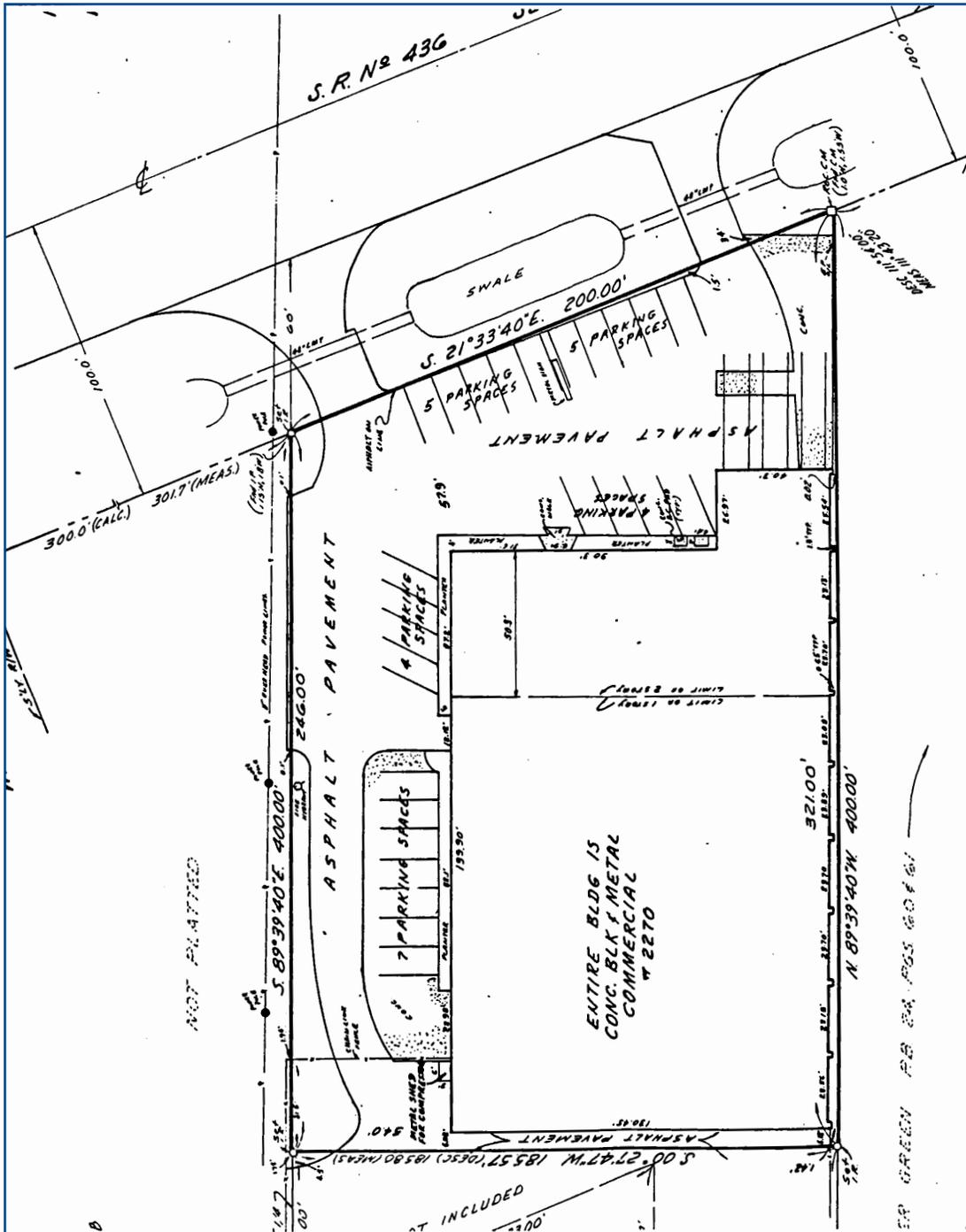
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Site Plan

Disclaimer: Listing Agency makes no representations as to the accuracy of the site plan. Buyers should have a survey performed and verify all information provided herein.

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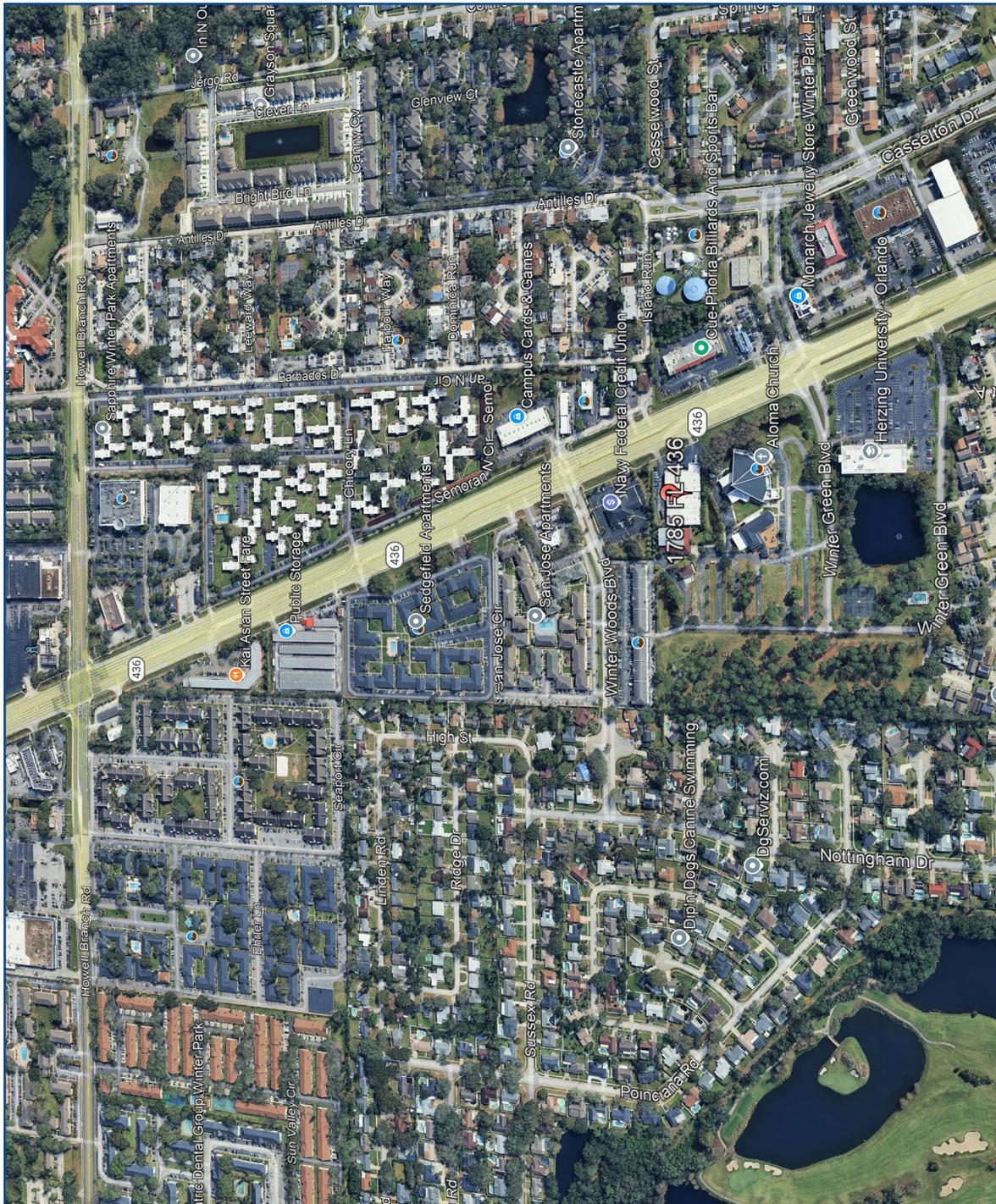
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Aerial

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