

221,469 SF FOR SUBLEASE

AVAILABLE FOR SUBLEASE

851 E MAPLE ST, WINTER GARDEN, FL 34787

HIGHLIGHTS

- Sublease through August 2032
- Two 5-Year Extension Options
- \$4M in Recent Improvements
- 7,256 SF Office
- 24'-30' Clear Height
- Dock-High and Drive-In Loading
- Rail-Served Doors

JIM CLARITY

Advisor

+1 352-672-1256

JClarity@HLIPartners.com

GENA FILION

Vice President

+1 407-962-6562

GFilion@HLIPartners.com

JOE HILLS

Principal

+1 407-718-3096

JHills@HLIPartners.com



BUILDING SPECIFICATIONS:

221,469 SF



Master Lease Expiration: August 2032
Two (2) 5-Year Ext. Options

Available Size: 221,469 SF

Building Size: 221,469 SF

Loading: Front & Side Load

Ceiling Height: 24'-30'

Office Space: ±7,256 SF

Loading Doors: 14 Dock High Doors
1 Drive-In Ramp w/
Oversized Door

Column Spacing: 59' x 20'

Truck Court: 150'-180'

Employee Parking: 184 Spaces

Sprinkler System: ESFR

Power: 3 Phase, 480v, 3000A

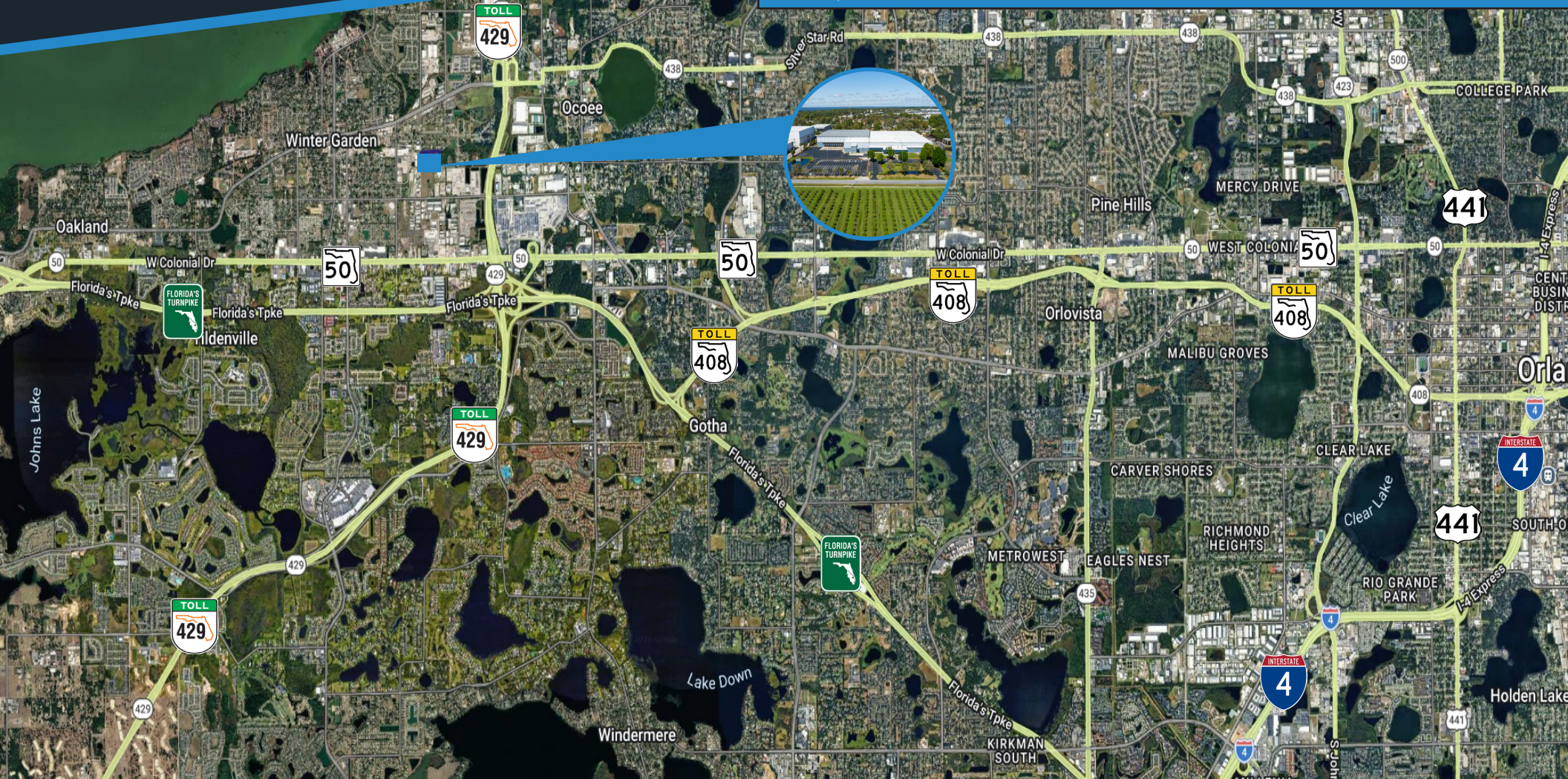
Comments: \$4M in Recent
Improvements (power,
fire sprinklers, office, elec-
tric, etc)

CENTRALIZED LOCATION CLOSE TO ALL MAJOR ROADWAYS



- 1.1 Miles to SR-50
- 1.6 Miles to SR-429
- 2.2 Miles to Florida's Turnpike
- 5.3 Miles to SR-408
- 13.1 Miles to I-4

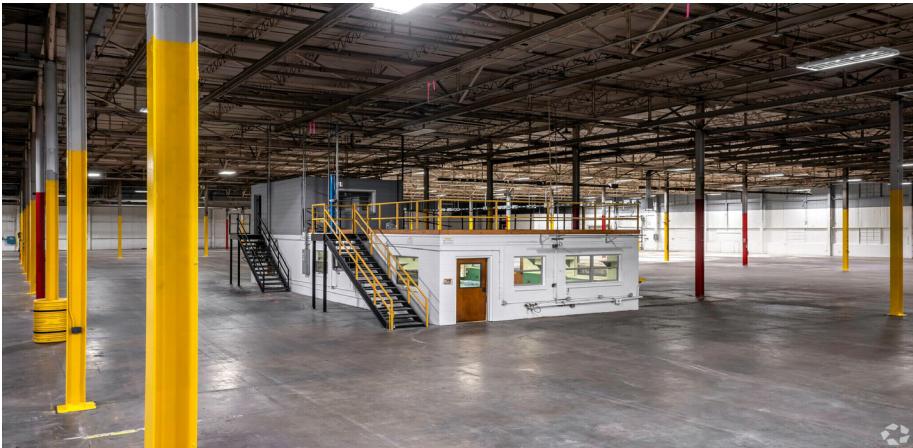
This industrial building for sublease, located at 851 E Maple St, in Winter Garden, FL, is positioned in the West Orange County / Winter Garden industrial submarket, one of Central Florida's fastest-growing logistics corridors. The property offers excellent regional connectivity with convenient access to Florida's Turnpike, SR-429, SR-408, I-4, and the greater Orlando metropolitan area. This site is well-suited for manufacturing, distribution, and logistics users requiring multimodal transportation.



LOCATION OVERVIEW

REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	64,808	141,236	595,895
Households	22,592	48,400	210,193
Employees	30,857	43,330	206,070
Avg. HH Income	\$117,730	\$125,328	\$107,418



YOUR PARTNERS IN COMMERCIAL REAL ESTATE



JIM CLARITY

Advisor

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Vice President

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