

FOR LEASE OR SALE | FREE STANDING DOCK HIGH INDUSTRIAL BUILDING

14748 W. COLONIAL DRIVE

WINTER GARDEN, FL 34787



POTENTIAL TO HAVE 100% AIR-CONDITIONED WAREHOUSE

PROPERTY OVERVIEW

TOTAL SIZE: 35,806 SF

SPACE BREAKDOWN: 3,530 SF Office | 32,276 SF Warehouse

LOADING: 2 Dock High Doors / 4 Drive In Ramps

FIRE SUPPRESSION: Yes

ZONING: WG-C2

LEASE RATE: \$12.75/SF NNN | **OPEX:** \$3.50/SF

SALE PRICE: \$7,350,000

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LOCATION

Located along the highly traveled W. Colonial Drive corridor, this freestanding dock-high industrial building offers a rare opportunity in the tight Winter Garden market. Single-tenant industrial spaces of this kind are exceptionally hard to find in this area, making this a unique leasing opportunity. The property benefits from excellent visibility, easy access to major transportation routes including Florida's Turnpike and SR-429, and proximity to a growing residential and commercial base. This strategic location supports both local distribution and regional operations in one of Central Florida's most sought-after submarkets.

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14748 W. COLONIAL DRIVE | 46,363 AADT





Building Type: Dock High & Grade Level

Building Size: 35,806 SF

Clear Height: 18' - 21'

Building Depth: 195'

Car Parking: 35 Lined Spaces

Truck Court: Fenced In

Loading: Two (2) Dock Wells
(with Edge of Dock Levelers)
Four (4) Drive In Doors

Lighting: LED Warehouse Lighting

Equipment: Duct Work and Insulation in place,
ability to add HVAC for low cost

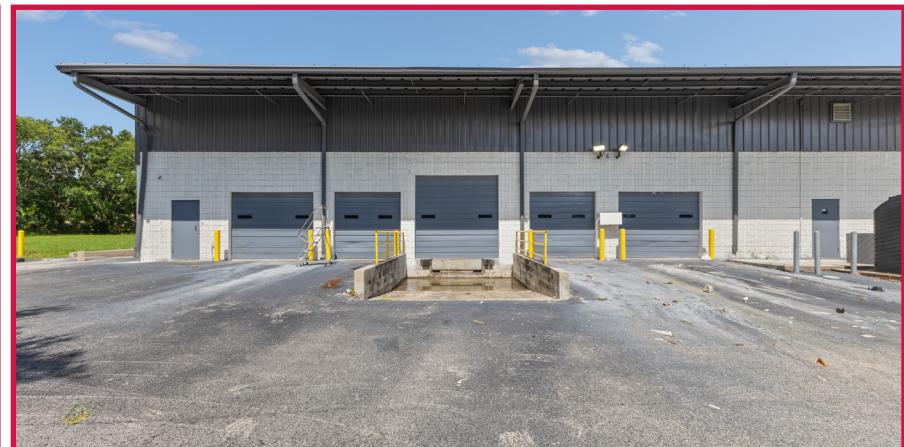
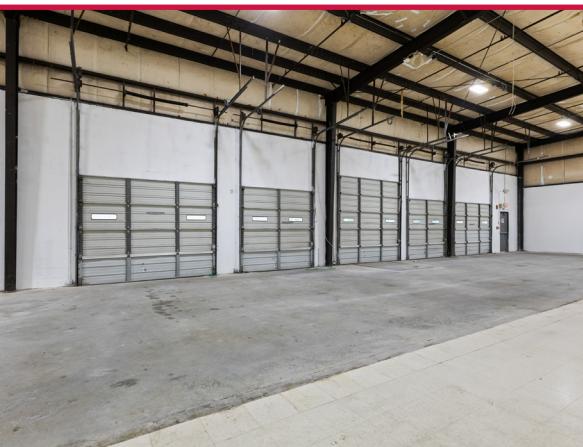
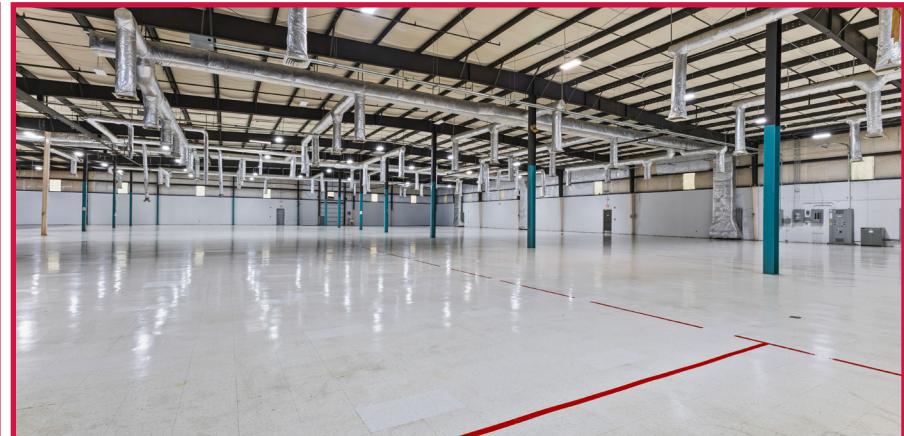
Power: Heavy Power

Fire Protection: Wet System

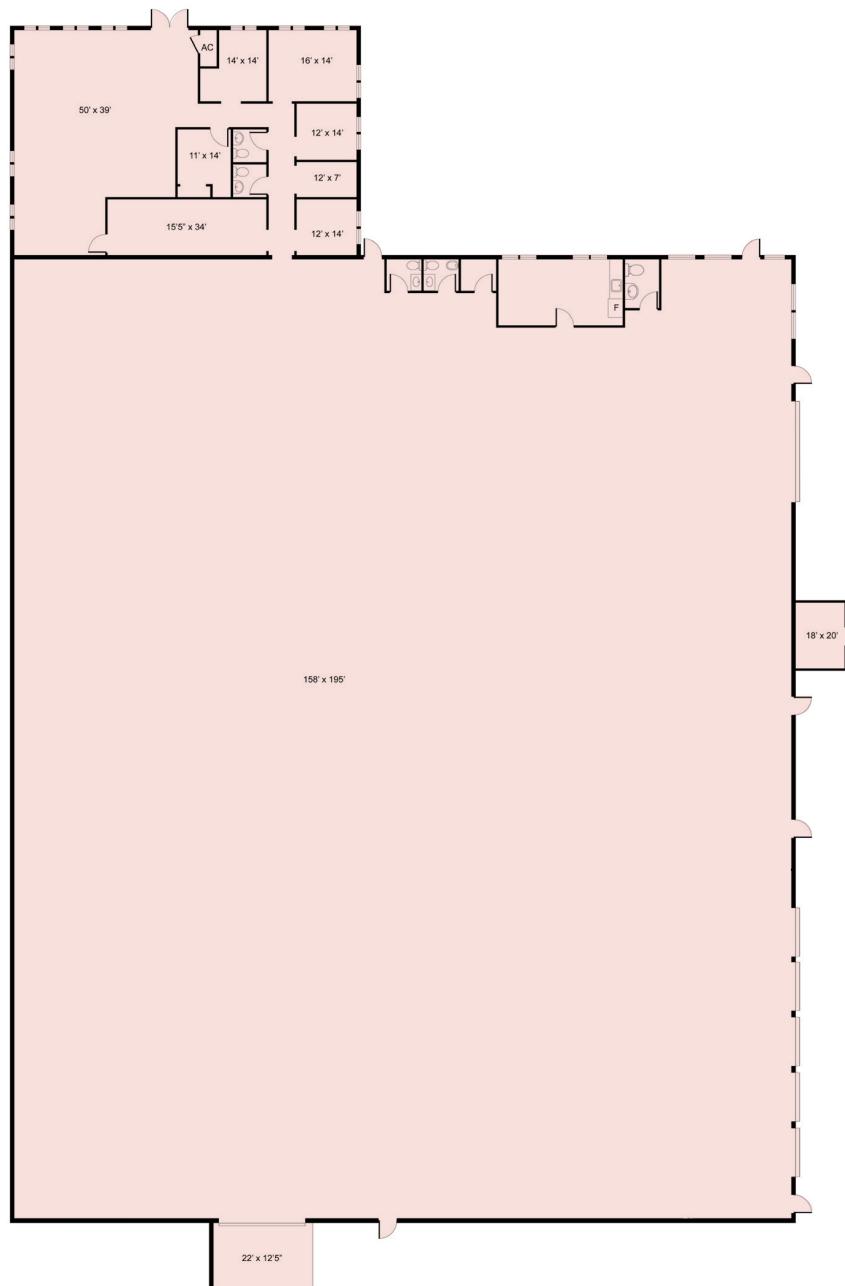
Zoning: WG-C2 (City of Winter Garden)

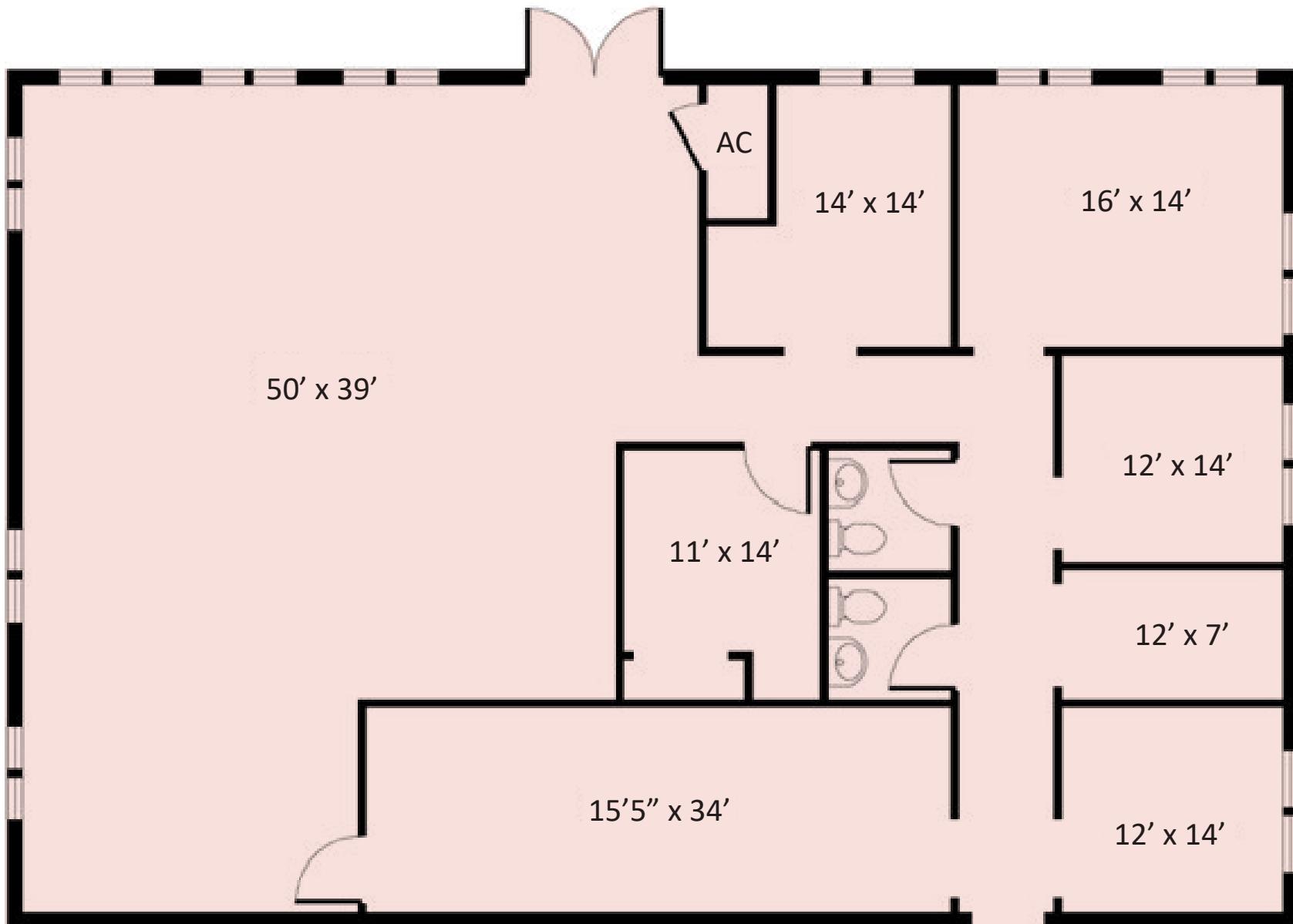


PROPERTY PHOTOS | 14748 W. Colonial Drive | Winter Garden, FL 34787



BUILDING PLAN | 14748 W. Colonial Drive | Winter Garden, FL 34787





PROXIMITY MAP | 14748 W. Colonial Drive | Winter Garden, FL 34787



State Road 429

1.5 Miles

Florida's Turnpike

4.5 Miles

Tampa

83 Miles

Jacksonville

152 Miles

Miami

240 Miles

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