



# NEW LIGHT INDUSTRIAL BUILDING FOR SALE

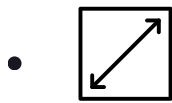
AVAILABLE  
FOR SALE  
**\$4,900,00**



## ABOUT PROPERTY

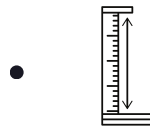
New Winter Garden Industrial Flex Space comes with Five (5) premier accommodations for businesses seeking modern, sophisticated light industrial facilities. Strategically located, this property boasts soaring 34-foot ceilings, expansive warehouse areas for storage and operations, and two-story office 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**  
407.925.1716  
MARK@ROI AVE.COM

# SITE OVERVIEW

## LOT SIZE

SQ FT 37,297

ACRE .86

## PARKING

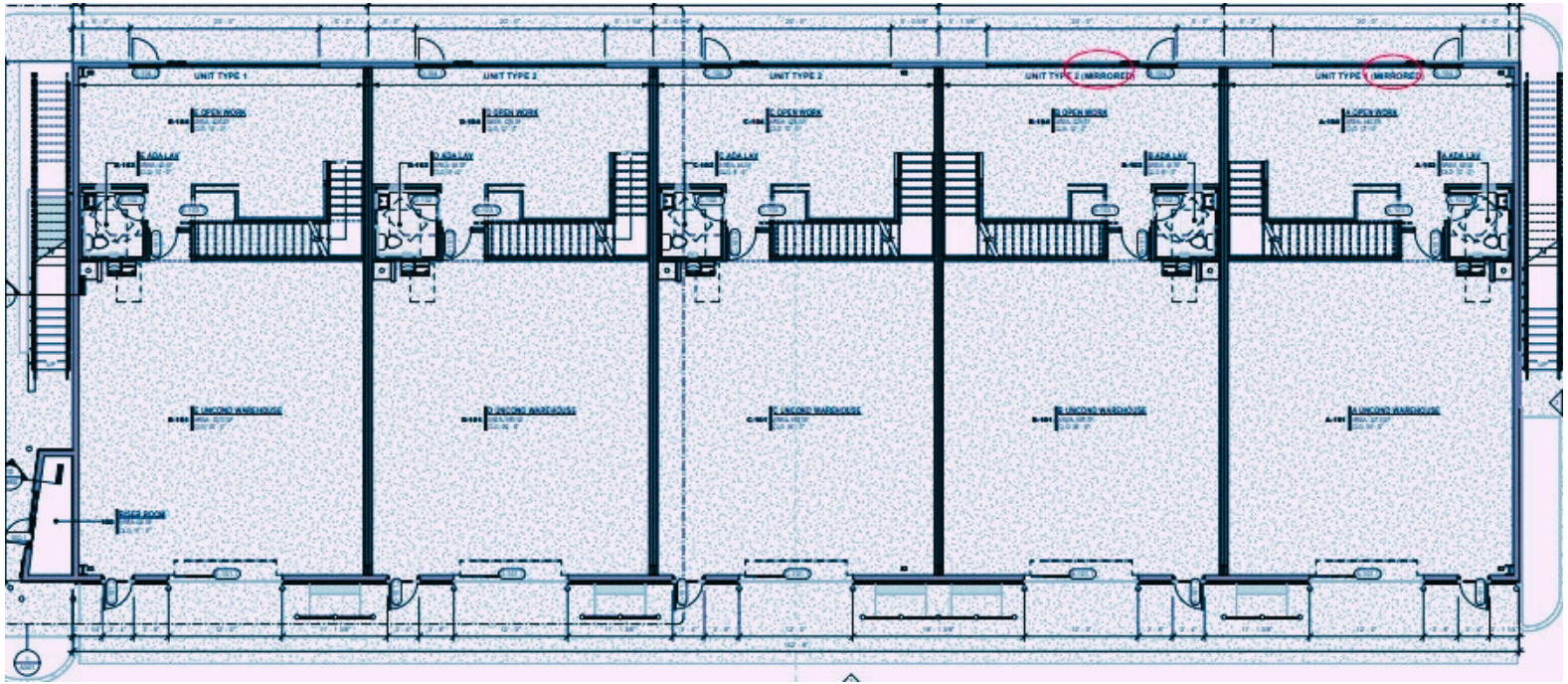
18 PARKING  
SPOTS PLUS  
2 PER GARAGE  
(SIDE)

## DIVIDED INTO 5 FLEX UNITS

COMBINED  
APPROX. 11865  
TOTAL BLDG.  
SQ FT



# MAIN LEVEL FLOOR PLAN



## 705 HENNIS RD. WINTER GARDEN

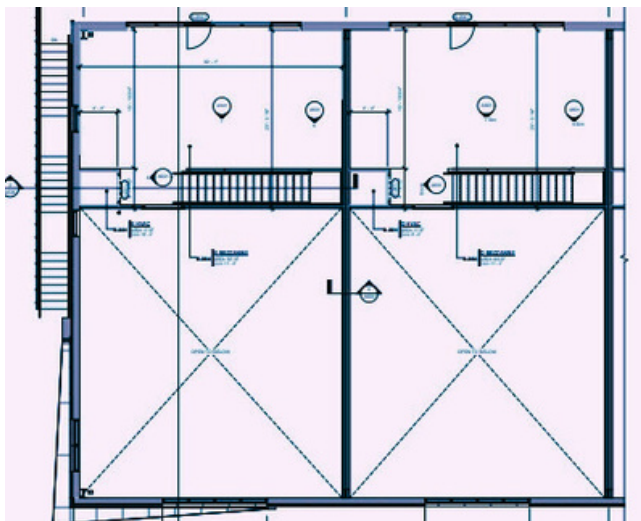
Industrial Flex Space

Each individual 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

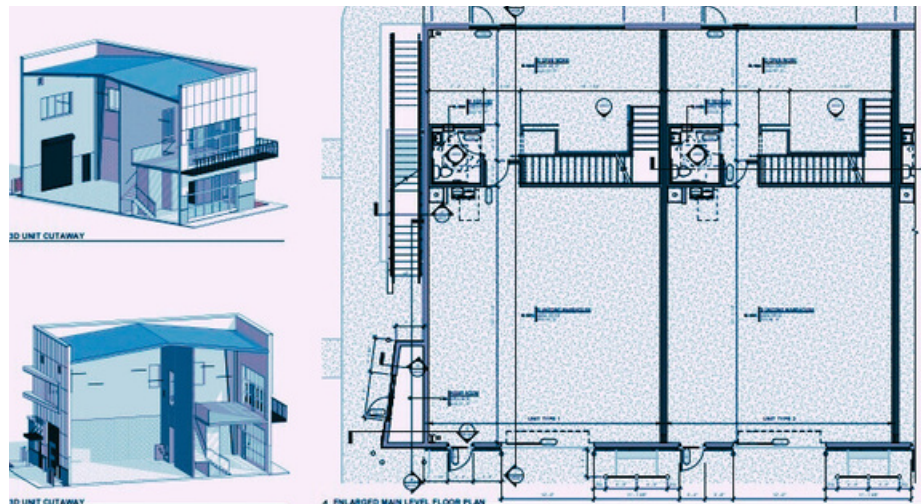
Each individual Office Area Specs: - 2-story, approximately 1,281 SQ FT. of air conditioned space. Modern layout with natural light. Ideal for retail/showroom, office, or administrative area



# SECOND FLOOR PLAN



# ENLARGED WITH 3D



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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

