



FOR SALE

Winter Springs Flex/Industrial
Investment Opportunity

360 Old Sanford Oviedo Rd, Winter Springs, FL

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Winter Springs Flex/Industrial Investment Opportunity



PROPERTY SUMMARY

- Rare Winter Springs owner/user flex industrial investment opportunity.
- Ideal business compound with two buildings totaling 22,250 SF (Bldg.1: 10,250 SF and Bldg. 2: 12,000 SF)
- Each building has a dock high and grade level door - 3 phase power
- Built 1981/1984 – Metal / concrete block construction
- Clear height: Building 1 - 17'-20' & Building 2 - 12'-14'
- Zoned I-1 – City of Winter Springs (Light Industrial)
- Ideal property for many types of businesses
- Strategically located within 15 minutes from I-4 and 417 via SR 434

SALE HIGHLIGHTS

- Sale Price: \$4,000,000
- Price per SF: \$179.78/SF
- Lot Size: 1.44 Acres
- Building Size: 22,250 SF

Juan Jimenez, MSRE, CCIM

📞 407-844-5238

✉️ Juan@procresfl.com

Danny Jaca

📞 407-234-7691

✉️ Djaca@procresfl.com



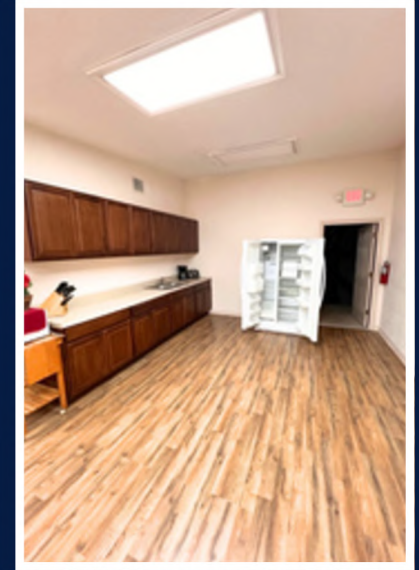
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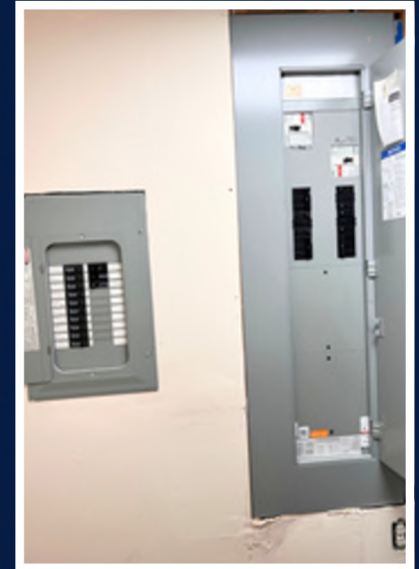
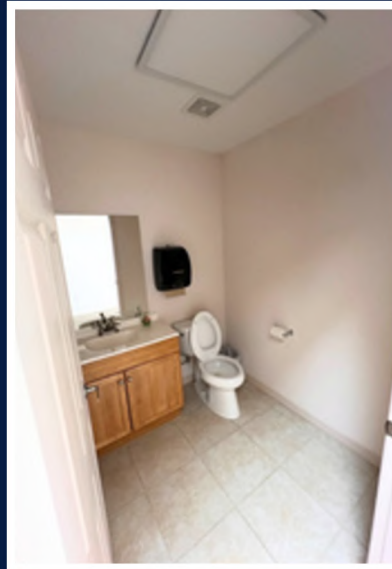
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PROPERTY PHOTOS

BUILDING 1

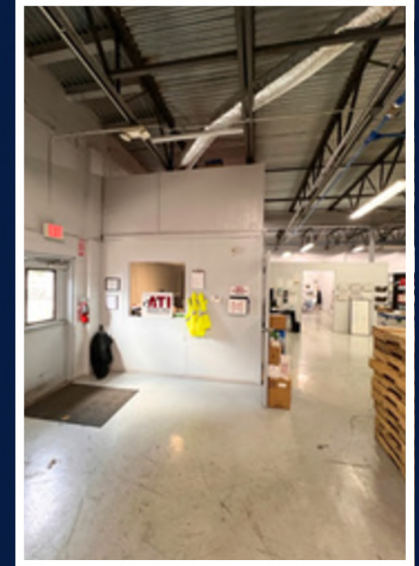


- 10,250 SF (4,500 SF office - 5,750 SF Warehouse)
- Metal construction
- Built in 1981
- 3 Phase Power
- Clear height: 12'-14'
- Dock high door: 12'x10'
- Grade level door: 14'x14'
- Office space air conditioned



PROPERTY PHOTOS

BUILDING 2



- 12,000 SF
- Concrete block construction
- Built in 1984
- 3 Phase Power
- Clear height: 12'-14'
- Dock high door: 12'x12'
- Grade level door: 12'x12'
- Entire building is air conditioned





151,904
cars per day

39,000 cars per day

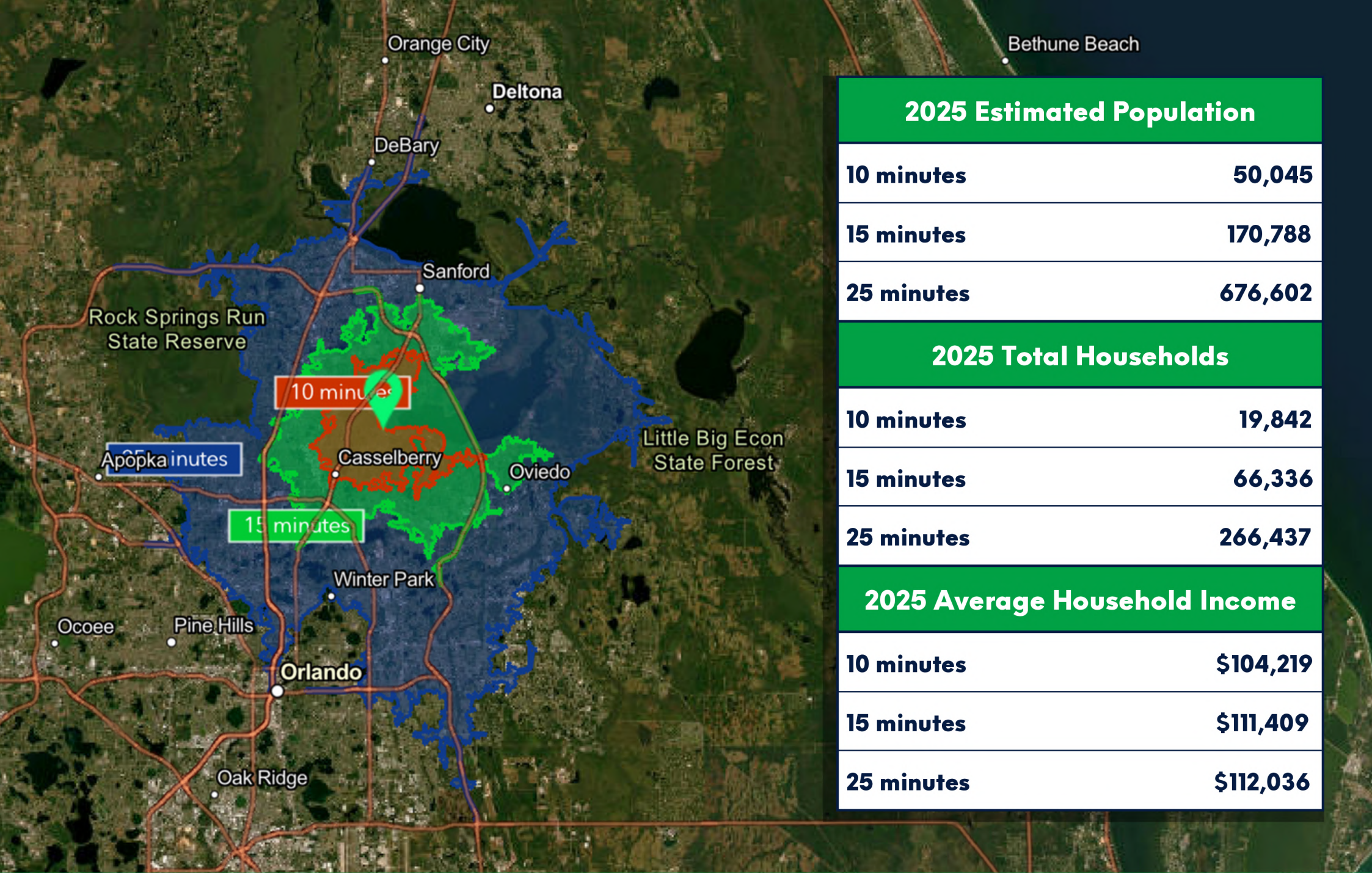
N US HWY 17 92

E STATE RD 434

34,500 cars per day



AREA MAP



2025 Estimated Population

10 minutes	50,045
15 minutes	170,788
25 minutes	676,602

2025 Total Households

10 minutes	19,842
15 minutes	66,336
25 minutes	266,437

2025 Average Household Income

10 minutes	\$104,219
15 minutes	\$111,409
25 minutes	\$112,036

DRIVE-TIME DEMOGRAPHICS



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