

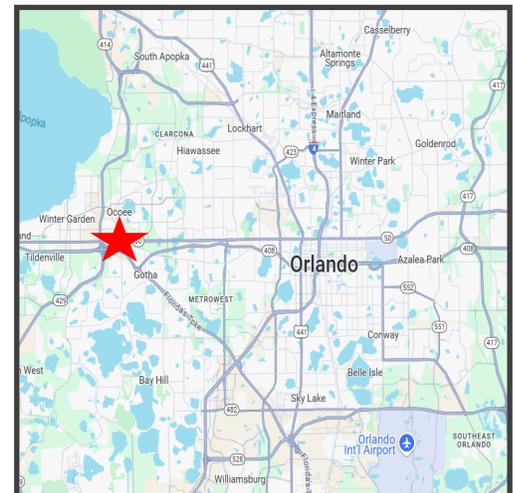
\$37,500 Monthly NNN/ 5,255 SF on 3.61 Acres



321 Hennis Rd. Winter Garden, FL 34787

Property Details:

- 5,255 SF on 3.61 AC
- **Bldg 1— 1,855 SF**
 - 100% office
 - 2 restrooms
 - Fully remodeled
- **Bldg 2— 3,400 SF total**
 - Block construction
 - 17' clear
 - 3 drive through bays
 - 2, 14'w x16'h grade doors
 - 4, 14'w x 14'h grade doors
- Fully Fenced
- City Water/Sewer
- **Zoned I-2 General Industrial**, which allows for outdoor storage.
- Available Immediately



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KROEGER & CO.
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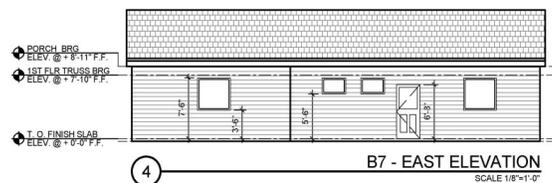
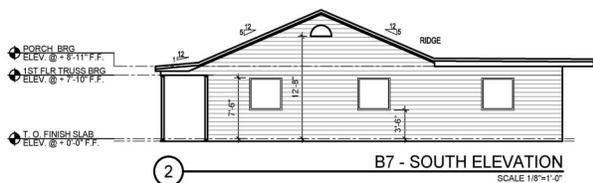
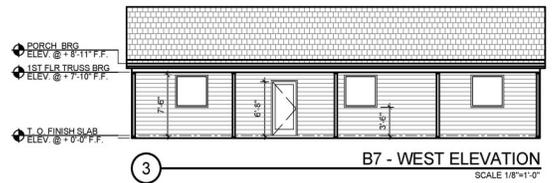
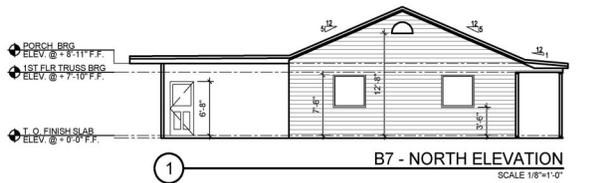
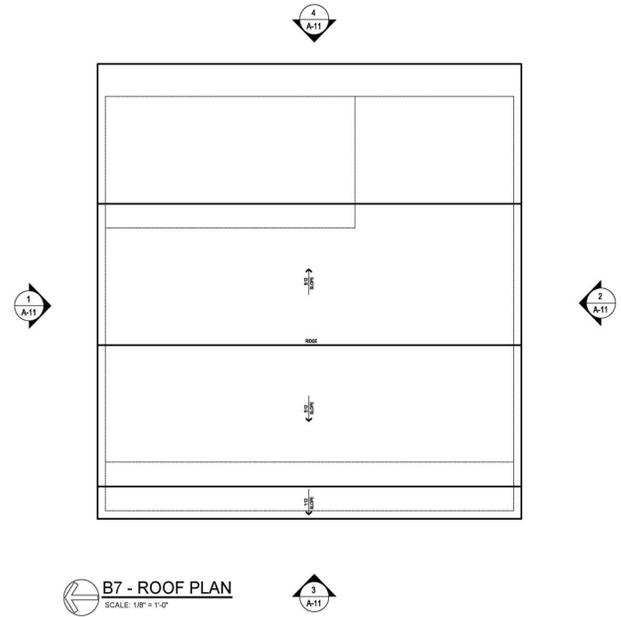
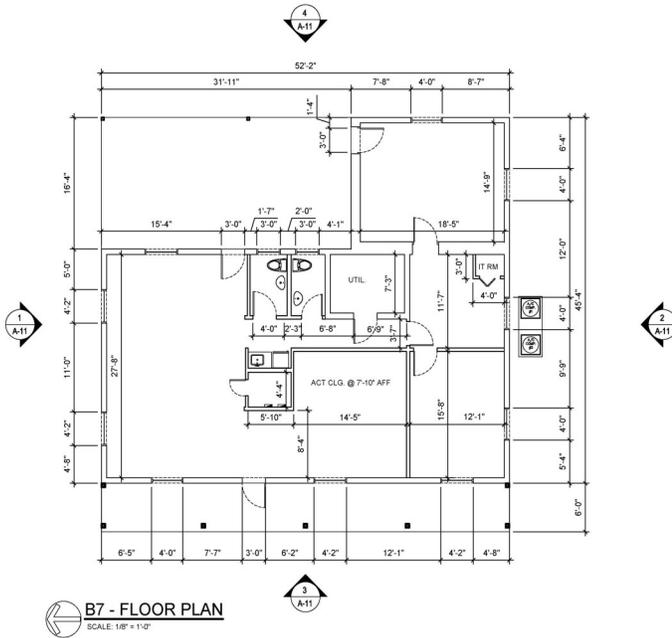


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Building #1 Floor Plan — 1,855 SF Office

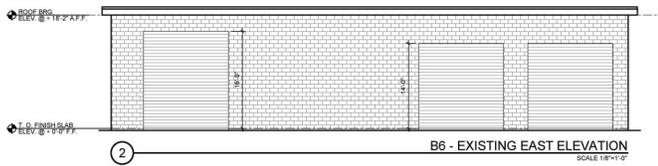
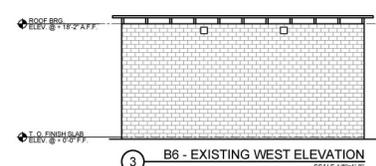
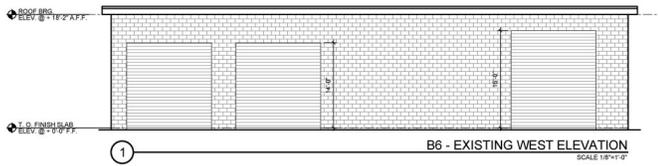
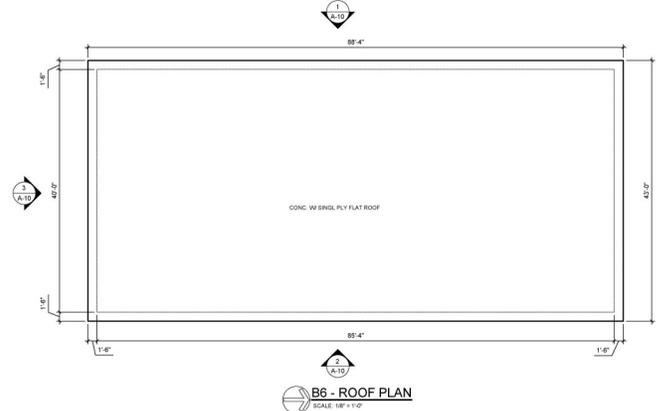
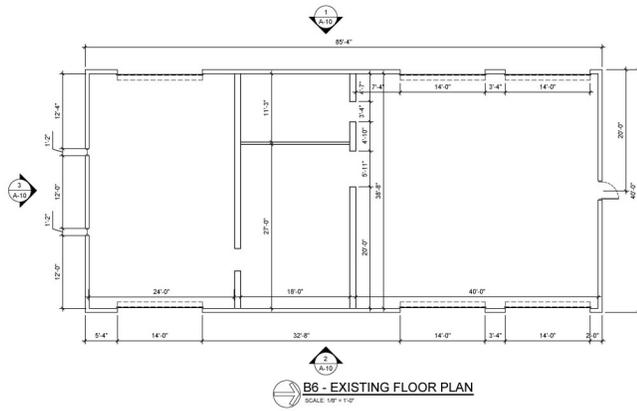


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Building #2 Floor Plan — 3,400 SF Warehouse

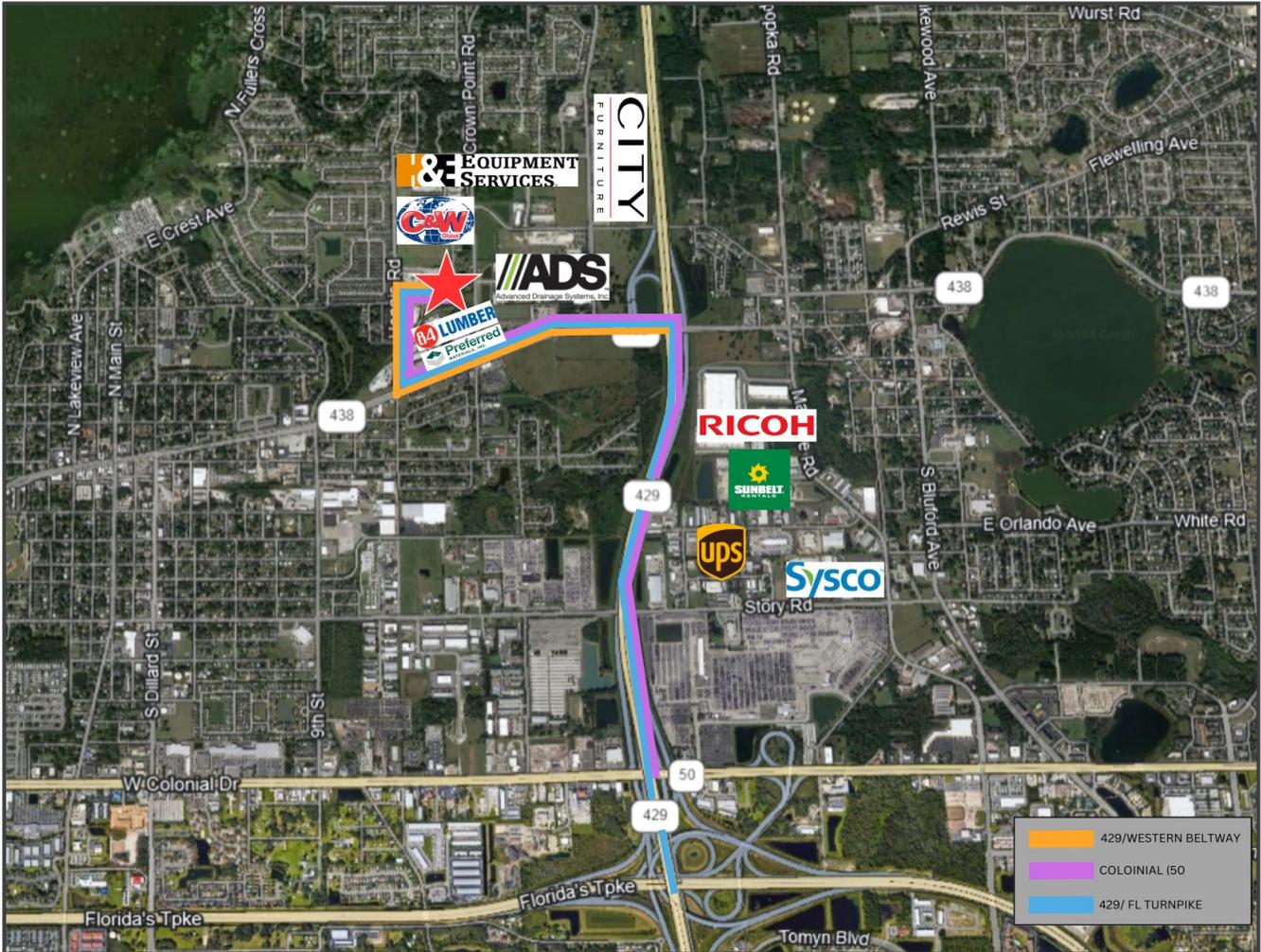


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Locator Map



ROADWAY	MILEAGE & DRIVE TIME
429/WESTERN BELTWAY	1.3 MILES LESS THAN 4 MIN
COLONIAL (50)	2 MILES LESS THAN 5 MIN
429/ FLORIDA TURNPIKE	2.7 MILES LESS THAN 7 MIN

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