

# FOR LEASE OR SALE | SPORTS COMPLEX/INDUSTRIAL BUILDING

**4304 METRIC DRIVE**  
WINTER PARK, FL 32792



100% AIR CONDITIONED | AVAILABLE IMMEDIATELY

## PROPERTY OVERVIEW

|                         |                                                              |
|-------------------------|--------------------------------------------------------------|
| <b>TOTAL BUILDING:</b>  | 54,349 SF                                                    |
| <b>SPACE BREAKDOWN:</b> | 40,481 SF Ground Floor<br>13,868 SF Mezzanine/Bar Restaurant |
| <b>CLEAR HEIGHT:</b>    | 21'                                                          |
| <b>DOORS:</b>           | Four (4) Dock Doors   Two (2) Drive-in                       |
| <b>PARKING:</b>         | Abundant                                                     |
| <b>LEASE RATE:</b>      | \$15.50/SF NNN                                               |
| <b>SALE PRICE:</b>      | \$9,000,000                                                  |

## LOCATION

Located in Winter Park, this property benefits from excellent access to major thoroughfares, including State Road 436 (Semoran Boulevard) to the east and U.S. Highway 17-92 to the west, providing smooth connectivity to Interstate 4 and the greater Orlando metropolitan area. Nearby roads such as Hanging Moss Road and Forsyth Road further enhance local access and circulation.

## CONTACT:

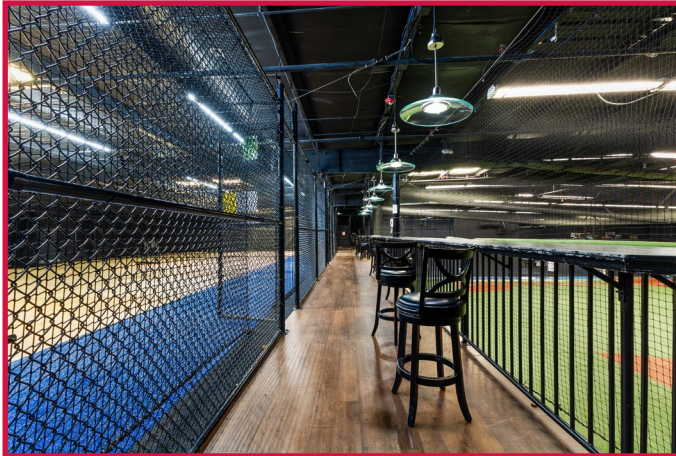
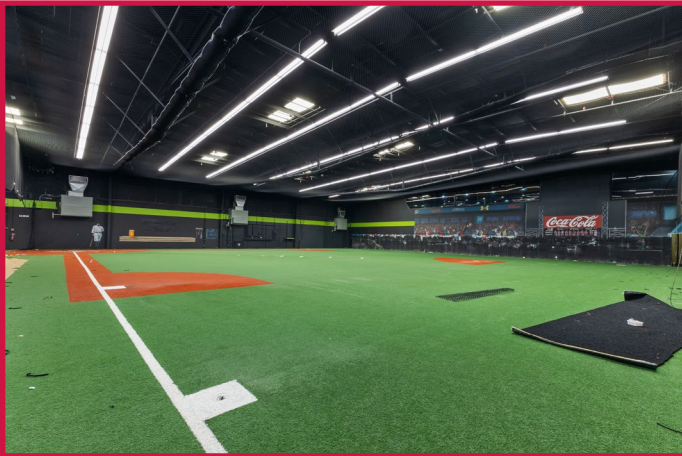
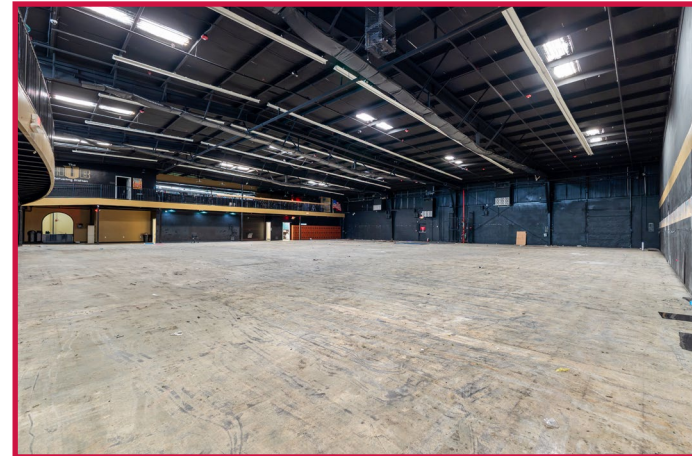
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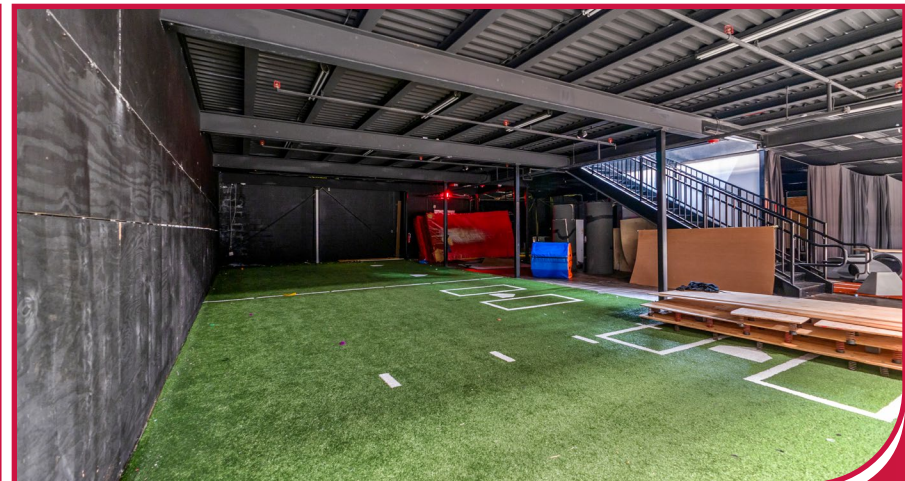
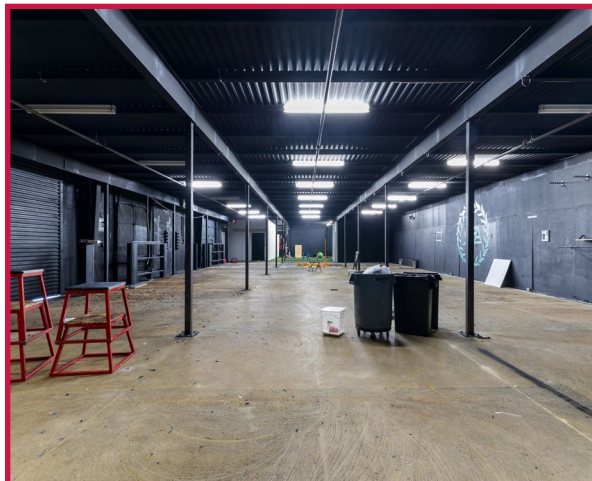
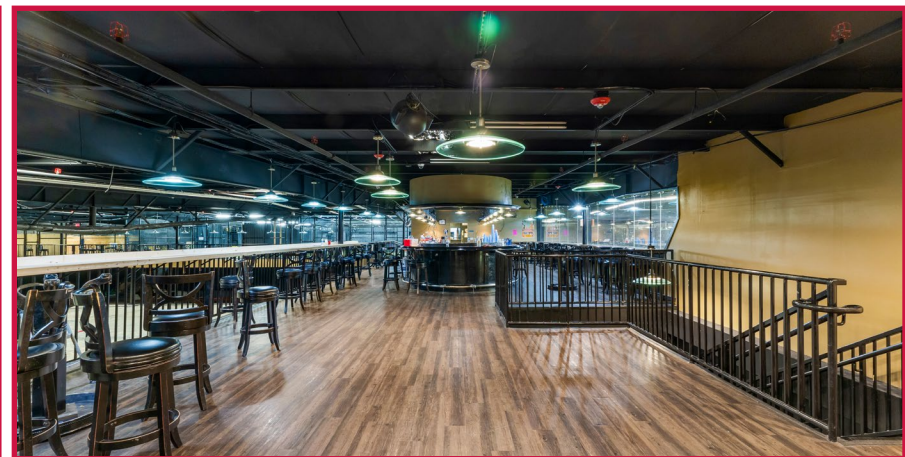
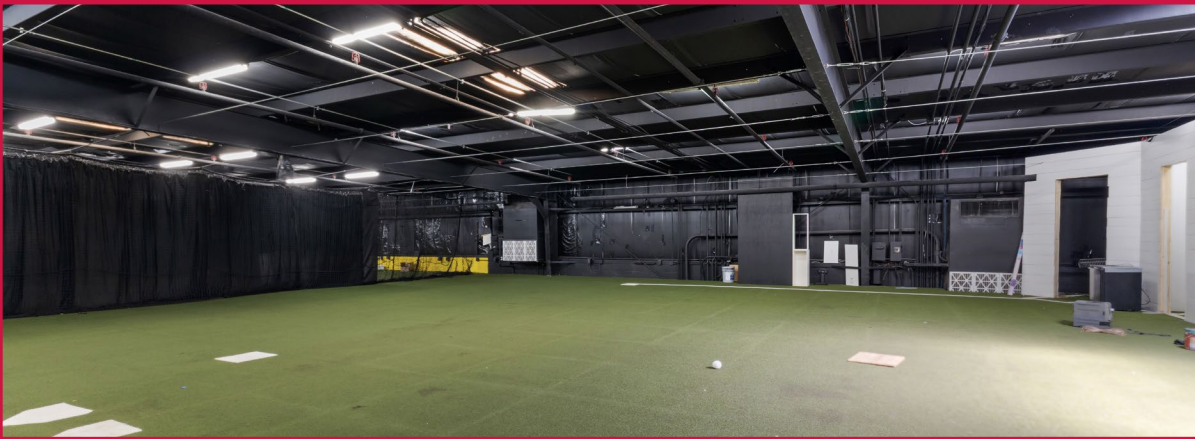
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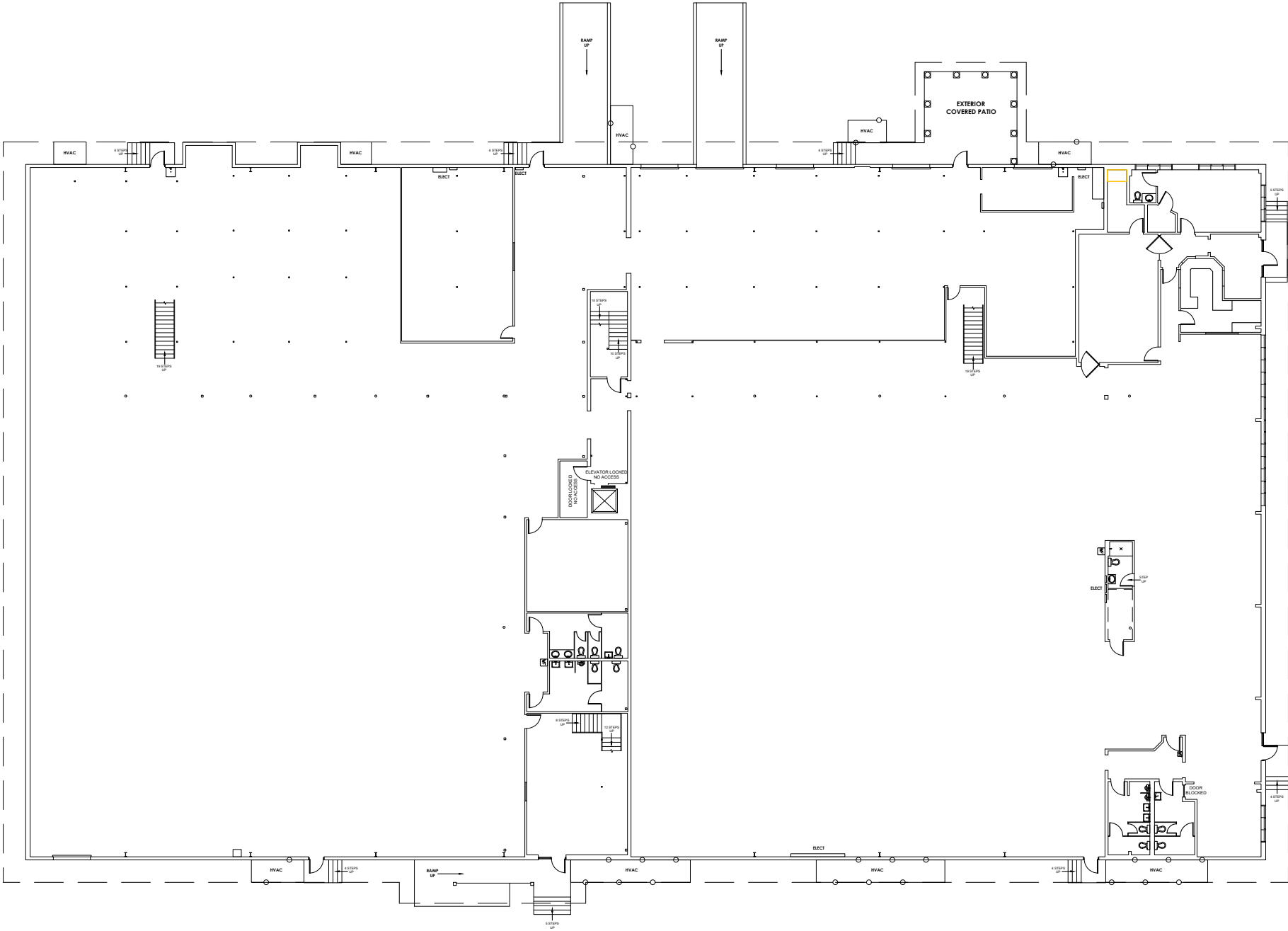
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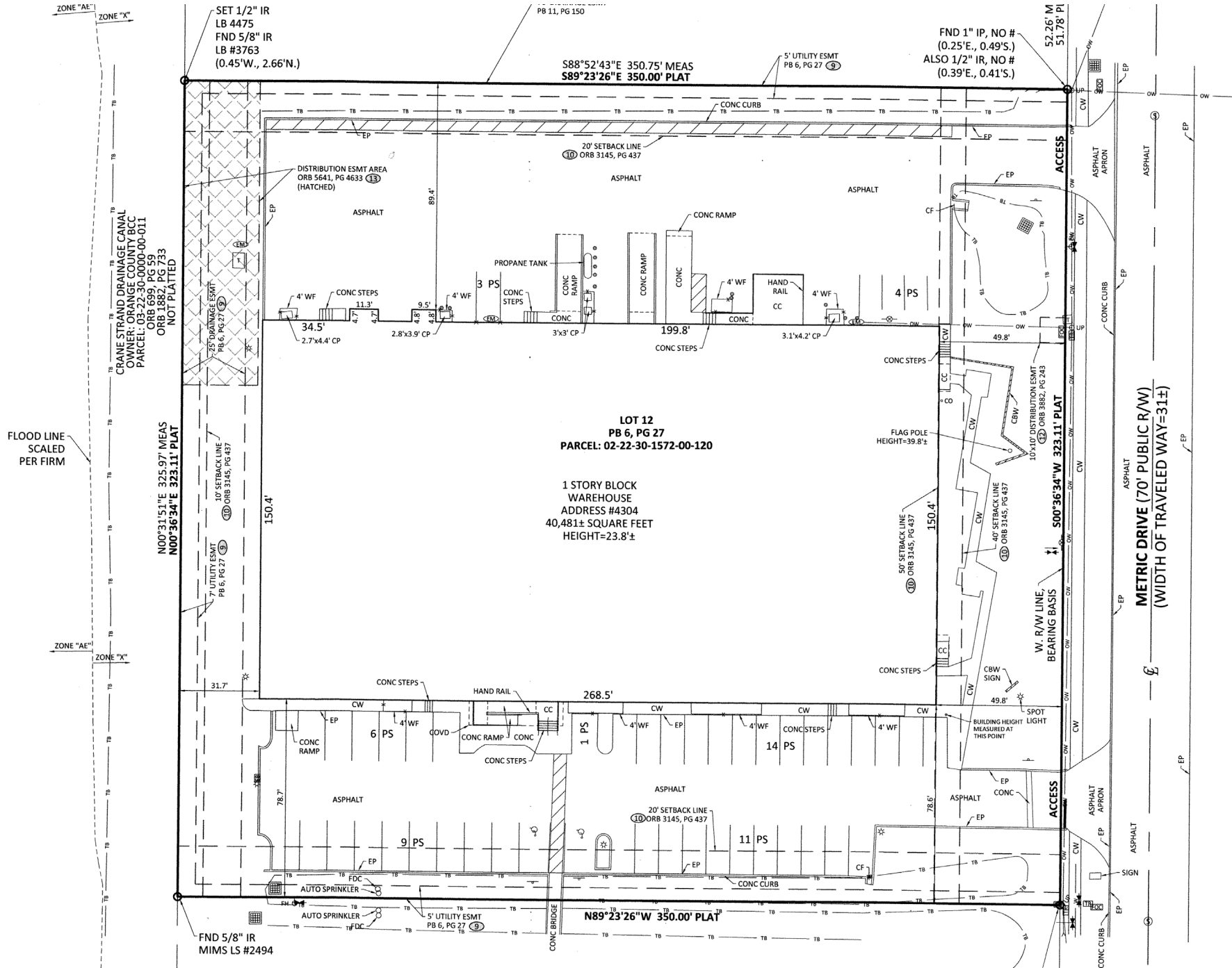
This unique lease opportunity offers a premier sports complex located within a versatile industrial building, featuring 40,481 square feet of ground-floor space designed for athletic and recreational use. Complementing the main floor is a 13,868 square foot mezzanine ideal for a bar and restaurant, providing elevated views of the complex and enhancing the overall guest experience. The facility boasts an abundance of on-site parking, accommodating high-volume attendance and making it ideal for leagues, events, and daily traffic. With its expansive layout, flexible zoning, and modern industrial character, this property is perfectly suited for a dynamic sports and entertainment destination.













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