

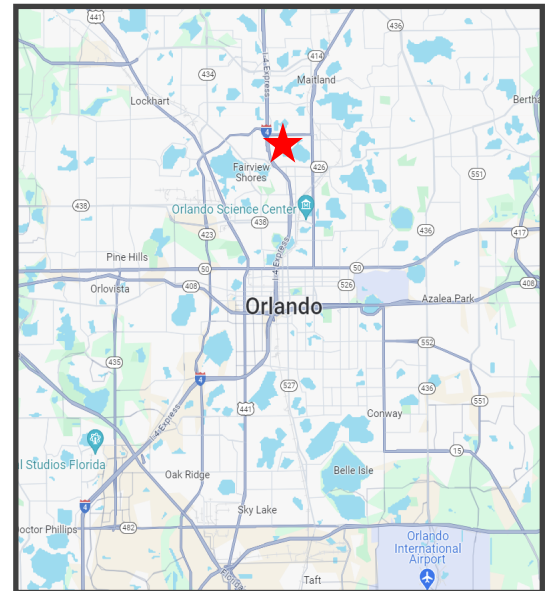
**FOR SALE**  
**\$2,800,000 AS-IS**



**1905 Kentucky Ave, Winter Park, FL 32789**

**Property Details:**

- 7,500 sf on 0.32 AC
  - 6,000 SF clear-span warehouse
  - 20'-22' Clear Height
  - (1) 12'x12' roll-up door
  - (1) 8'x10' roll-up door,
  - (2) 8'x8' roll-up doors.
  - 1,500 SF office/residential
  - Warehouse is *partially* AC'd
- 10 parking spaces
- New Roof
- Zoned: C-3
- Direct Access to I4 (0.2 miles)
- Within a 5 mile radius from Winter Park, Maitland, and Down-town Orlando.

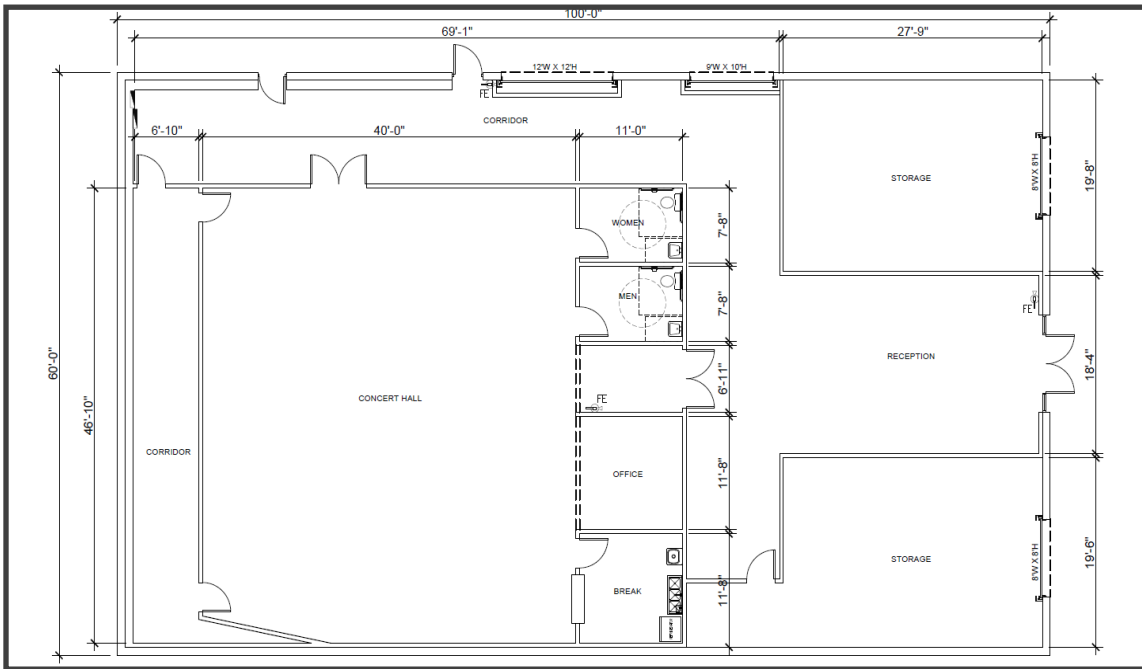


**CORY KROEGER**  
Mobile: 407.402.8581  
cory@kroegercommercial.com

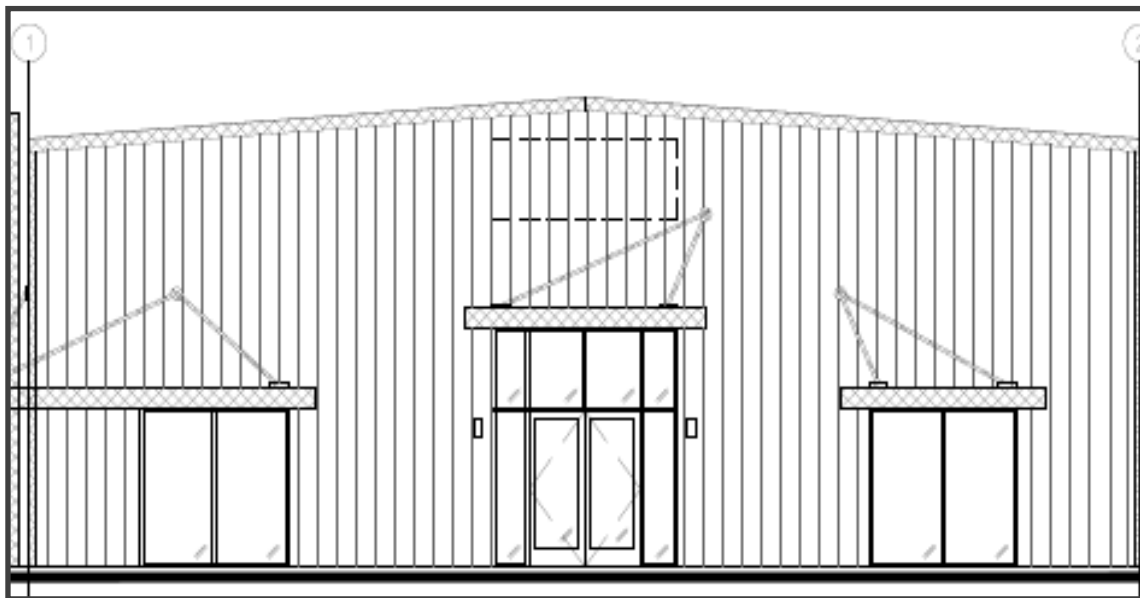
**WILSON McDOWELL**  
Park Industrial, LLC  
Mobile: 407.592.4487  
wilson@park-industrial.com

**KROEGER & CO.**  
750 Jackson Ave #104 Winter Park, FL 32789  
Phone: 407.696.3088  
www.kroegercommercial.com

**EXISTING FLOOR PLAN:**



**PROPOSED SOUTH ELEVATION:**

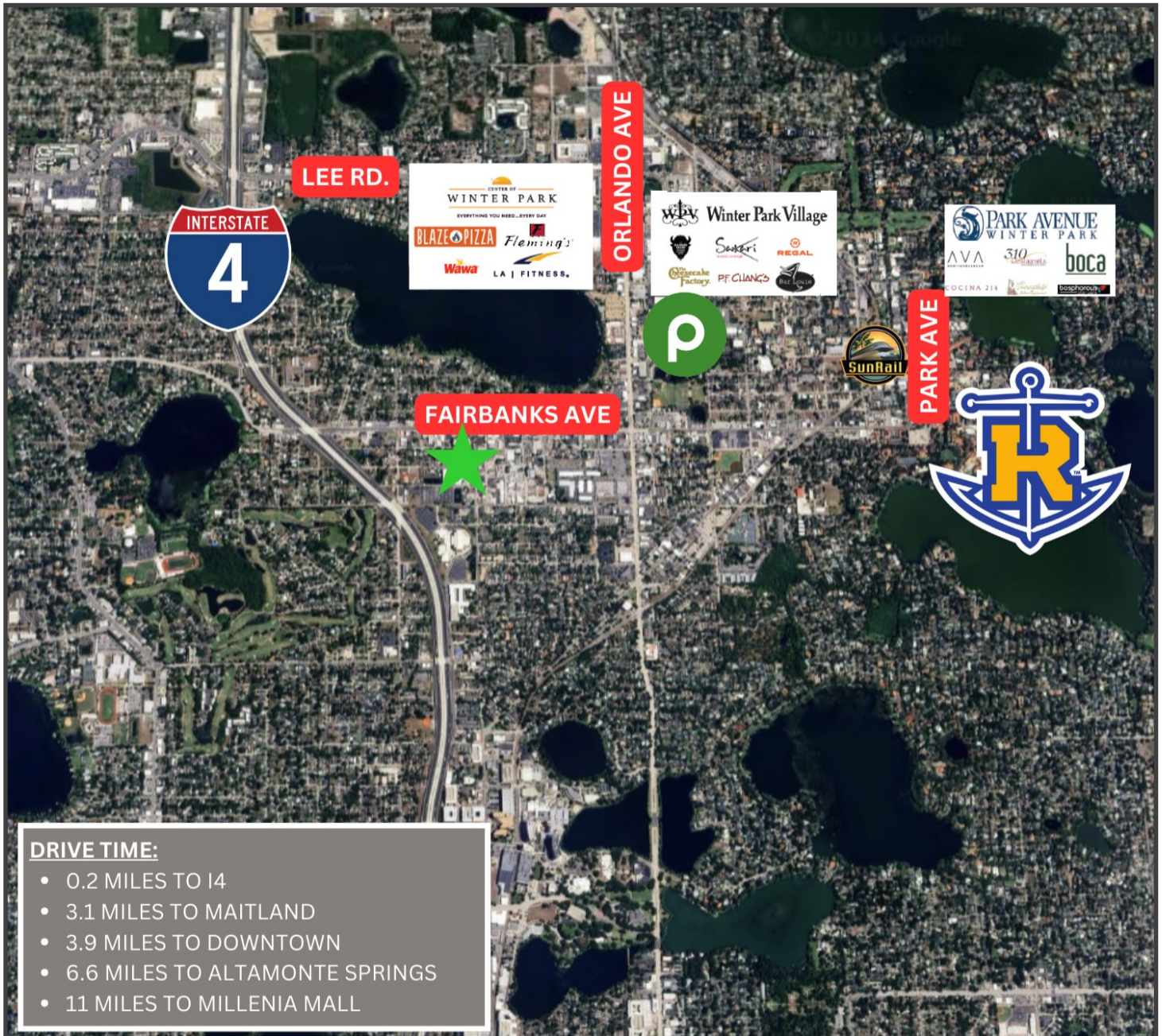


**CORY KROEGER**  
Mobile: 407.402.8581  
cory@kroegercommercial.com

**WILSON McDOWELL**  
Park Industrial, LLC  
Mobile: 407.592.4487  
wilson@park-industrial.com

**KROEGER & Co.**  
750 Jackson Ave #104 Winter Park, FL 32789  
Phone: 407.696.3088  
www.kroegercommercial.com

**LOCATOR MAP:**



**DRIVE TIME:**

- 0.2 MILES TO I4
- 3.1 MILES TO MAITLAND
- 3.9 MILES TO DOWNTOWN
- 6.6 MILES TO ALTAMONTE SPRINGS
- 11 MILES TO MILLENIA MALL

**CORY KROEGER**  
Mobile: 407.402.8581  
cory@kroegercommercial.com

**WILSON McDOWELL**  
Park Industrial, LLC  
Mobile: 407.592.4487  
wilson@park-industrial.com

**KROEGER & CO.**  
750 Jackson Ave #104 Winter Park, FL 32789  
Phone: 407.696.3088  
www.kroegercommercial.com