



HIGHLIGHTS:

Prime Industrial/ Development Opportunity

0.66 ACRELOT

1,054 SF OFFICE SPACE

5,060 SF **WAREHOUSE SPACE**

18 FT **CLEAR HEIGHT**

4, Grade Level **BAY DOORS**

C3 ZONING

NOTABLE FEATURES:

Updated LED Lighting



The Asset

Discover a prime opportunity at 649 Nicolet Ave, where functionality meets flexibility in the heart of Winter Park. This 0.66-acre property features a blend of office and warehouse spaces. The warehouse offers easy access through four grade-level bay doors, making logistics a breeze. With its strategic location and versatile C3 zoning, this property is the perfect canvas for your business to thrive.

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Area Highlights





Exterior/Interior Images









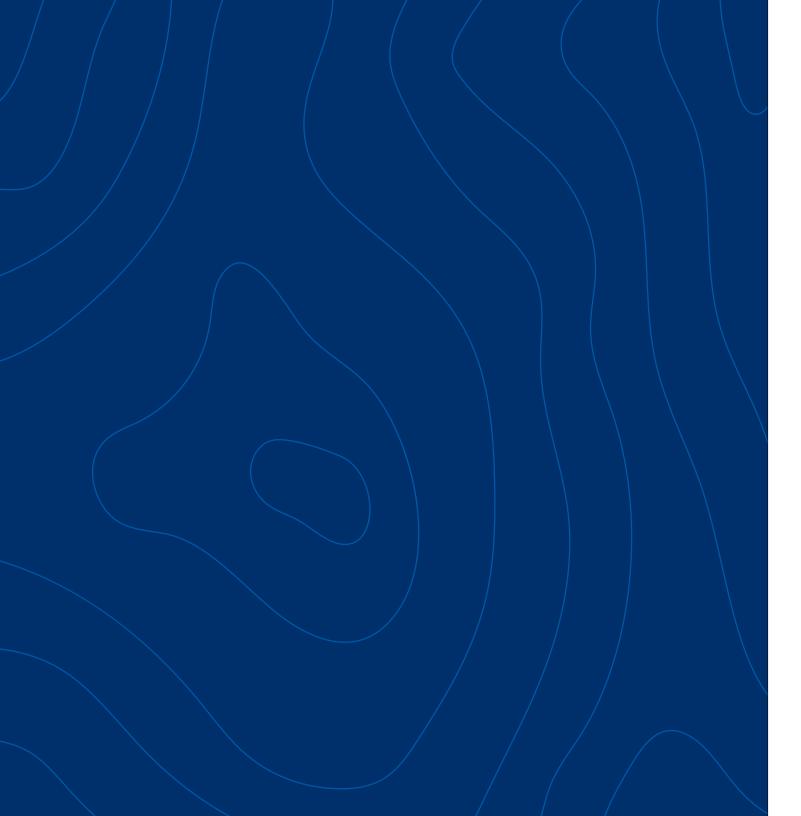


Aerial Images











Let's Connect

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