



FOR SALE



649 Nicolet Ave  
Winter Park, Fl 32789

Industrial Warehouse with  
Adjacent Office

\$2,850,000

  
STREAM



#### HIGHLIGHTS:

## Prime Industrial/ Development Opportunity

0.66

ACRE LOT

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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