



707 NICOLET AVENUE, WINTER PARK, FL 32789

**FLEX BUILDING WITH OUTDOOR
STORAGE YARD IN WINTER PARK**

PROPERTY DETAILS

- Building Size: 16,586 SF
- Office: 7,810 SF
- Warehouse: 8,776 SF
- Lot Size: 1.41 Acres
- Zoning: C-3

PROPERTY HIGHLIGHTS

- Huge fenced outdoor storage yard - a rarity in Winter Park
- Ample Parking
- Proximity to I-4, 17-92, and Fairbanks Ave.
- C-3 zoning allows for many uses including outdoor storage
- Block Construction

For More Information: **Solomon Attaway**
407-516-4562
solomon@v3capital.com

Caden Florence
407-307-4477
caden@v3capital.com

707 NICOLET AVENUE, WINTER PARK, FL 32789

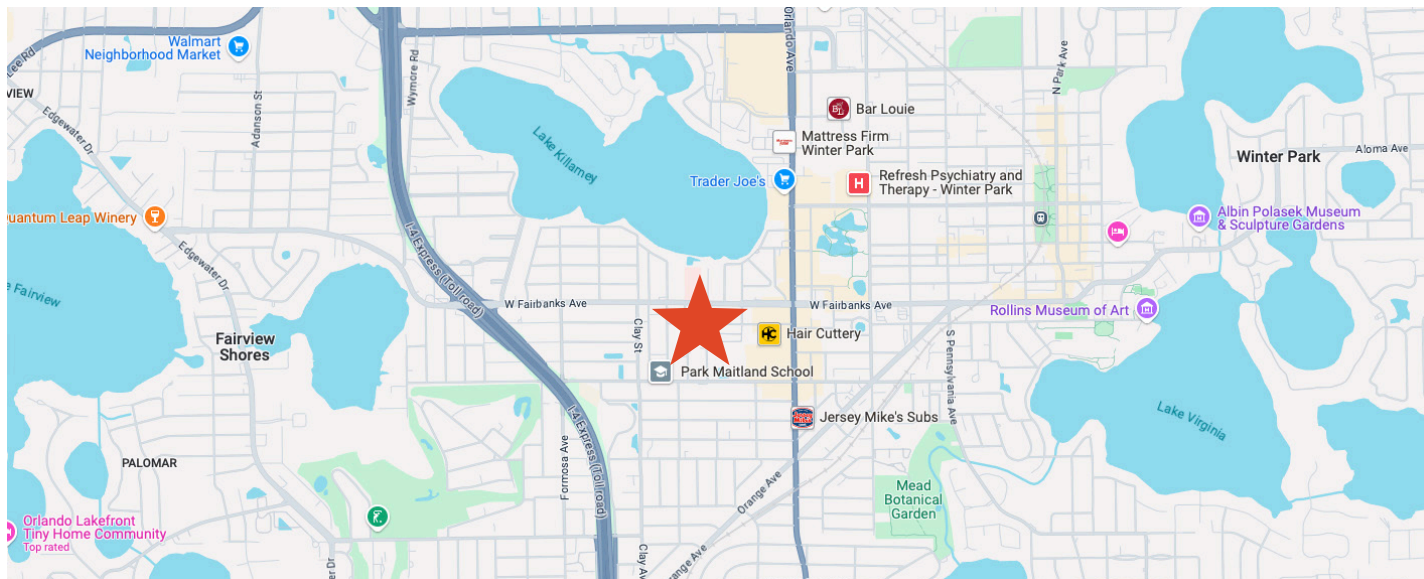
AERIAL



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.

707 NICOLET AVENUE, WINTER PARK, FL 32789

LOCATION



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.

707 NICOLET AVENUE, WINTER PARK, FL 32789

LOCATION



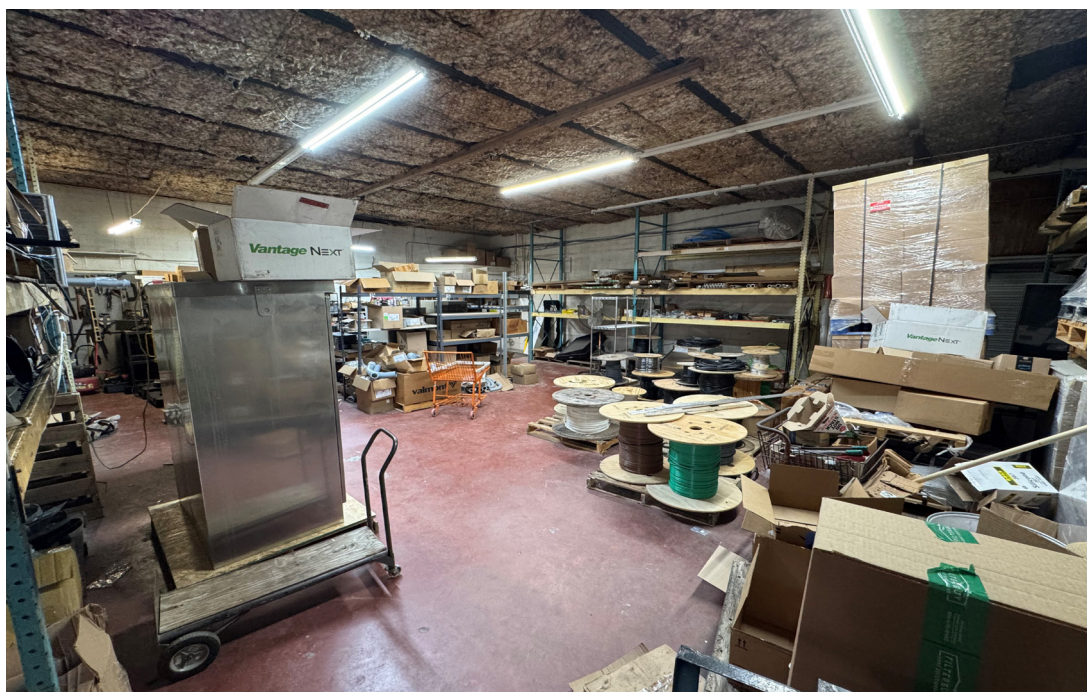
BUILDING FRONT



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.

707 NICOLET AVENUE, WINTER PARK, FL 32789

**WAREHOUSE
INTERIOR**



707 NICOLET AVENUE, WINTER PARK, FL 32789

YARD



707 NICOLET AVENUE, WINTER PARK, FL 32789

FLOORPLAN





FOR MORE INFORMATION, PLEASE CONTACT:

Solomon Attaway
407-516-4562
solomon@v3capital.com

Caden Florence
407-307-4477
caden@v3capital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.
Apopka, FL 32703
407-848-1663
V3Capital.com