



Enlarged Front Elevation

**Beulah Commerce Center - Building #1**  
Beulah Rd. & Gillard Ave. - Winter Garden, FL

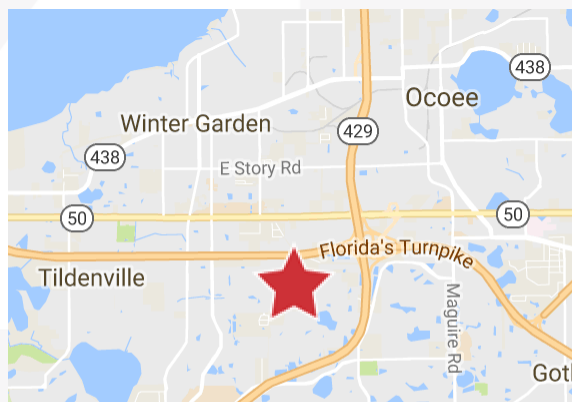
## Beulah Commerce Center

Winter Garden, Florida 34787

### Property Highlights

- New Office/Warehouse & Flex Buildings Under Construction - Available late Summer 2018
- 3 Buildings totaling 96,140 SF on 12.54 acres
- Ceiling Height: 17' - 20'
- Construction: E.I.F.S. & METAL
- Zoning: PCD
- Parking: 3.5/1000 SF for Building 1 and 2/1,000 SF for Building 2
- Water & Sewer: City of Winter Garden
- Fire sprinklered
- Monument signage available

OFFERING SUMMARY	
<b>Available SF</b>	2,000 - 54,540 SF
<b>Lease Rate</b>	\$8.50 - 12.50/SF NNN
<b>Lot Size</b>	12.54 Acres
<b>Property Size</b>	96,140 SF



For more information

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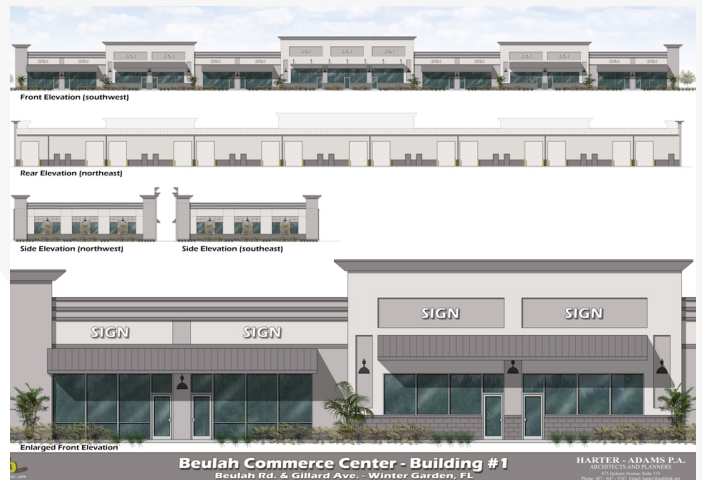
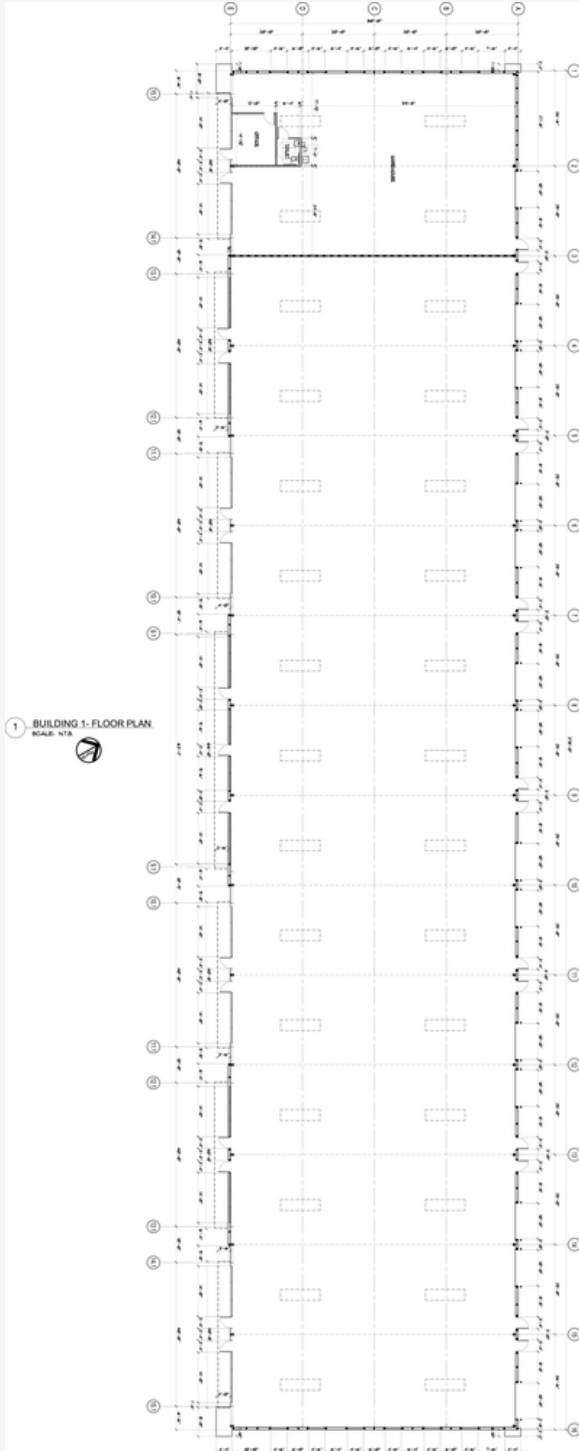
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**Lease Rate: \$8.50 - \$12.50/SF NNN**

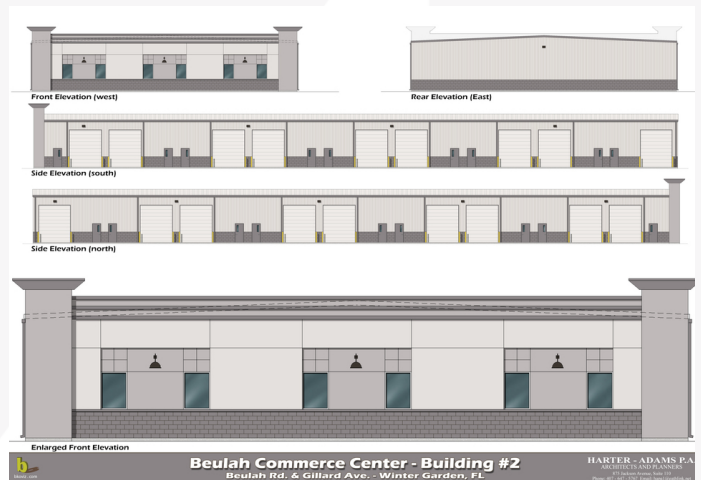
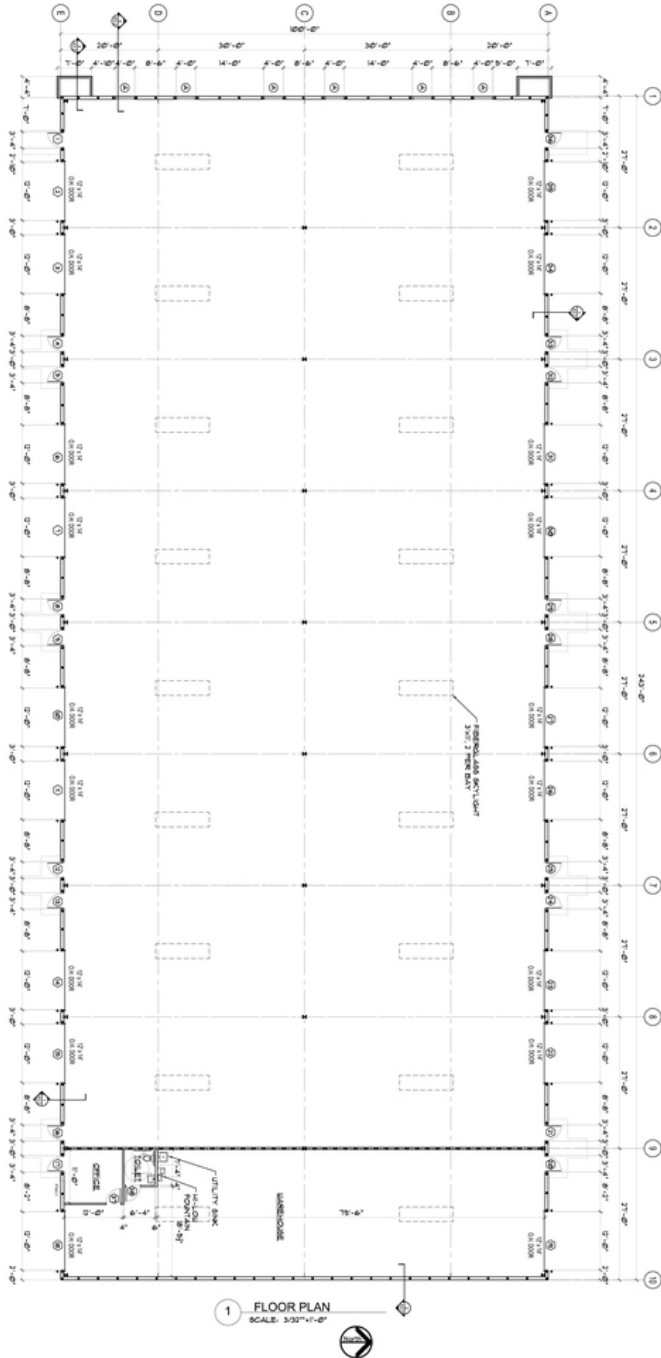
## 1401 BEULAH ROAD, SUITES 100-128

- 30,240 SF
- 15 bays - 13 bays @ 2,000 SF each and 2 end cap bays @ 2,120 SF each
- Glass storefront
- 10' x 14' grade level rear overhead doors
- Build-out to include 2 offices and 1 restroom
- From \$12.50/SF NNN (\$3.00/SF estimated operating expense)
- 3.5 parks/1,000 SF



## 1301 GILLARD AVENUE, SUITES 100-117

- 24,300 SF
- 9 drive-thru bays (2,700 SF each)
- 12' x 14' grade level overhead doors
- Build-out to include 1 office and 1 restroom
- From \$8.50/SF NNN (\$2.20/SF estimated operating expense)
- 2 parks/1000 SF

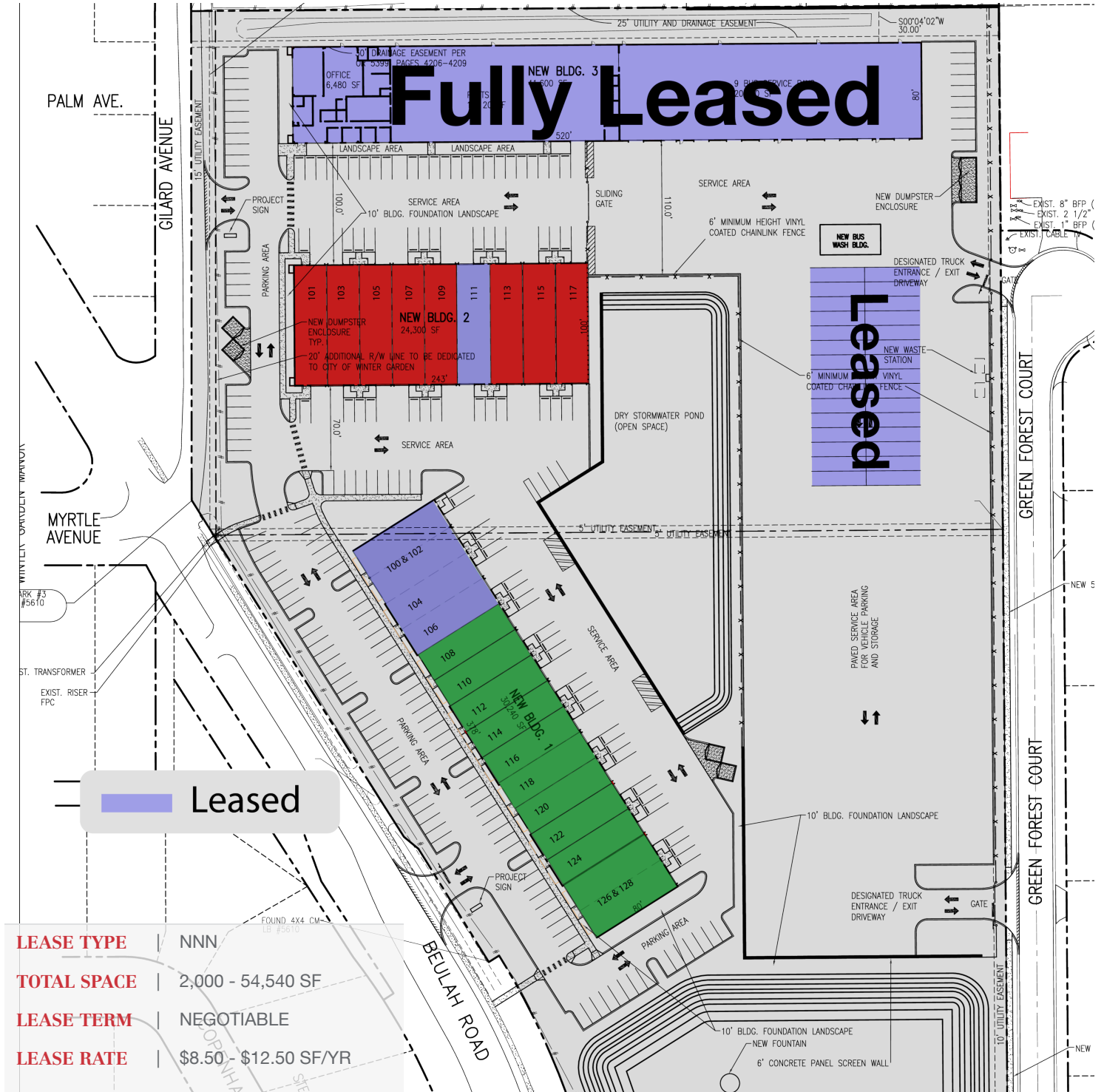




# Site Map







SUITE	TENANT	SIZE (SF)
1301 Gillard Avenue - Building 2 - From \$8.50/SF NNN	Available	24,300 SF
Suite 101	Available	2,700 SF
Suite 103	Available	2,700 SF
Suite 105	Available	2,700 SF
Suite 107	Available	2,700 SF
Suite 109	Available	2,700 SF
Suite 113	Available	2,700 SF
Suite 115	Available	2,700 SF
Suite 117	Available	2,700 SF
1401 Beulah Road - Building 1 - From \$12.50/SF NNN	Available	30,240 SF
Suite 108	Available	2,000 SF
Suite 110	Available	2,000 SF
Suite 112	Available	2,000 SF
Suite 114	Available	2,000 SF
Suite 116	Available	2,000 SF
Suite 118	Available	2,000 SF
Suite 120	Available	2,000 SF
Suite 122	Available	2,000 SF
Suite 124	Available	2,000 SF
Suite 126 & 128	Available	4,120 SF