



# Winter Garden Business Park

1218-1232 Winter Garden Vineland Road

Winter Garden, FL 34787



## Office/Flex/Retail/Warehouse For Lease

### Opportunity

Winter Garden Business Park is a Class B, 7.01± acre commerce park comprised of 91,734± sf and offering the full range of office/flex/warehouse and retail space. With direct frontage on a major local thoroughfare and access to the region's primary shopping districts, upscale housing and tolled expressway systems, the property is ideal for healthcare, professional office/business services, and service oriented retail.

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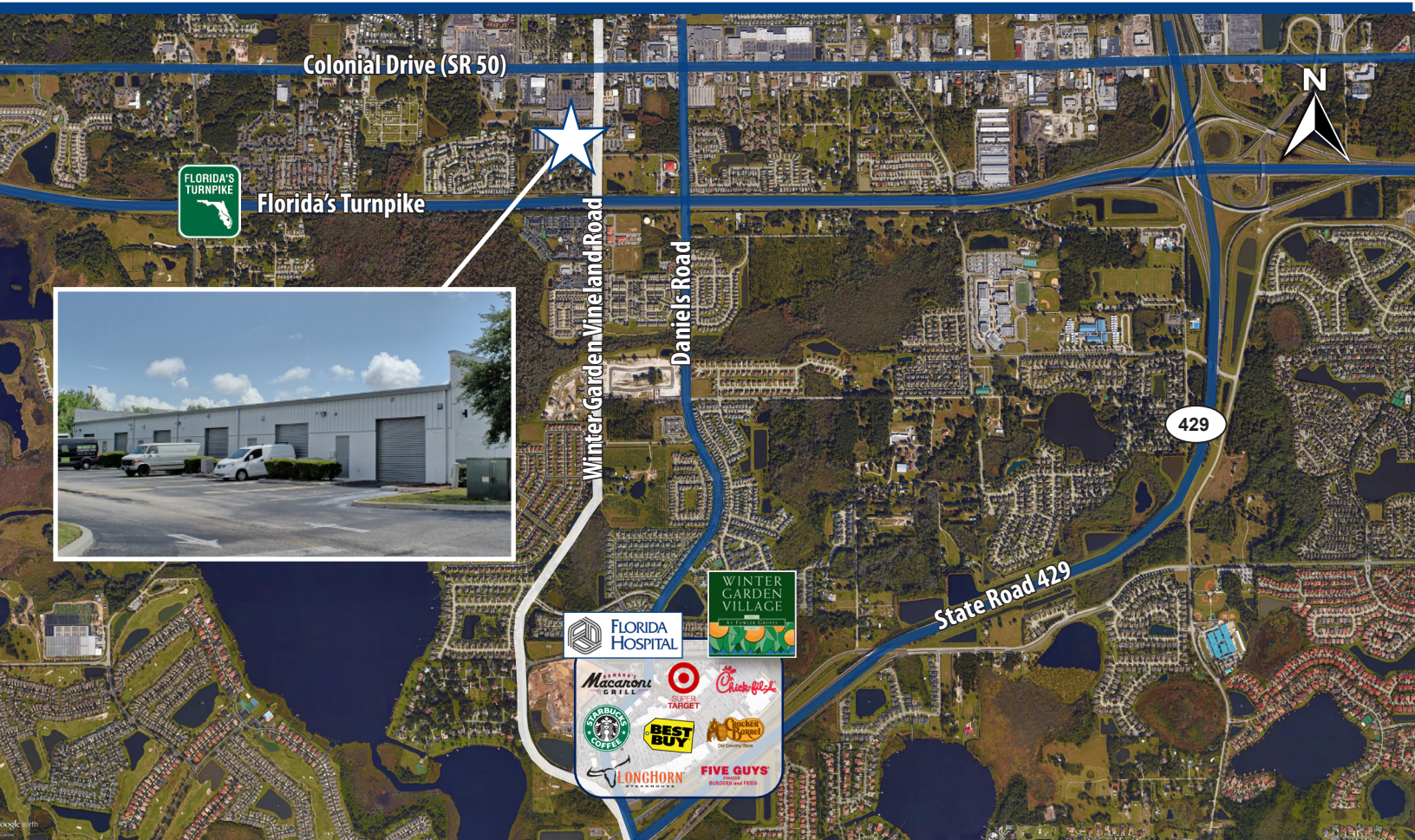
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### Property Details

- Ample parking at 289 spaces or 3.15/1,000 SF
- On-site, third party self storage facility
- Floor to ceiling glass exposure
- Retail frontage and pylon signage on Winter Garden Vineland Road
- Grade level, rear loading flex/warehouse space
- 2.6 miles from the Winter Garden Village at Fowler Groves and the recently built Florida Hospital Winter Garden Campus
- Convenient access to Colonial Drive (SR 50), State Road 429, and the Florida's Turnpike



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