



WINTER GARDEN  
COMMERCE CENTER

FOR  
LEASE

WINTER GARDEN COMMERCE CENTER

661 GARDEN COMMERCE PARKWAY | WINTER GARDEN, FL



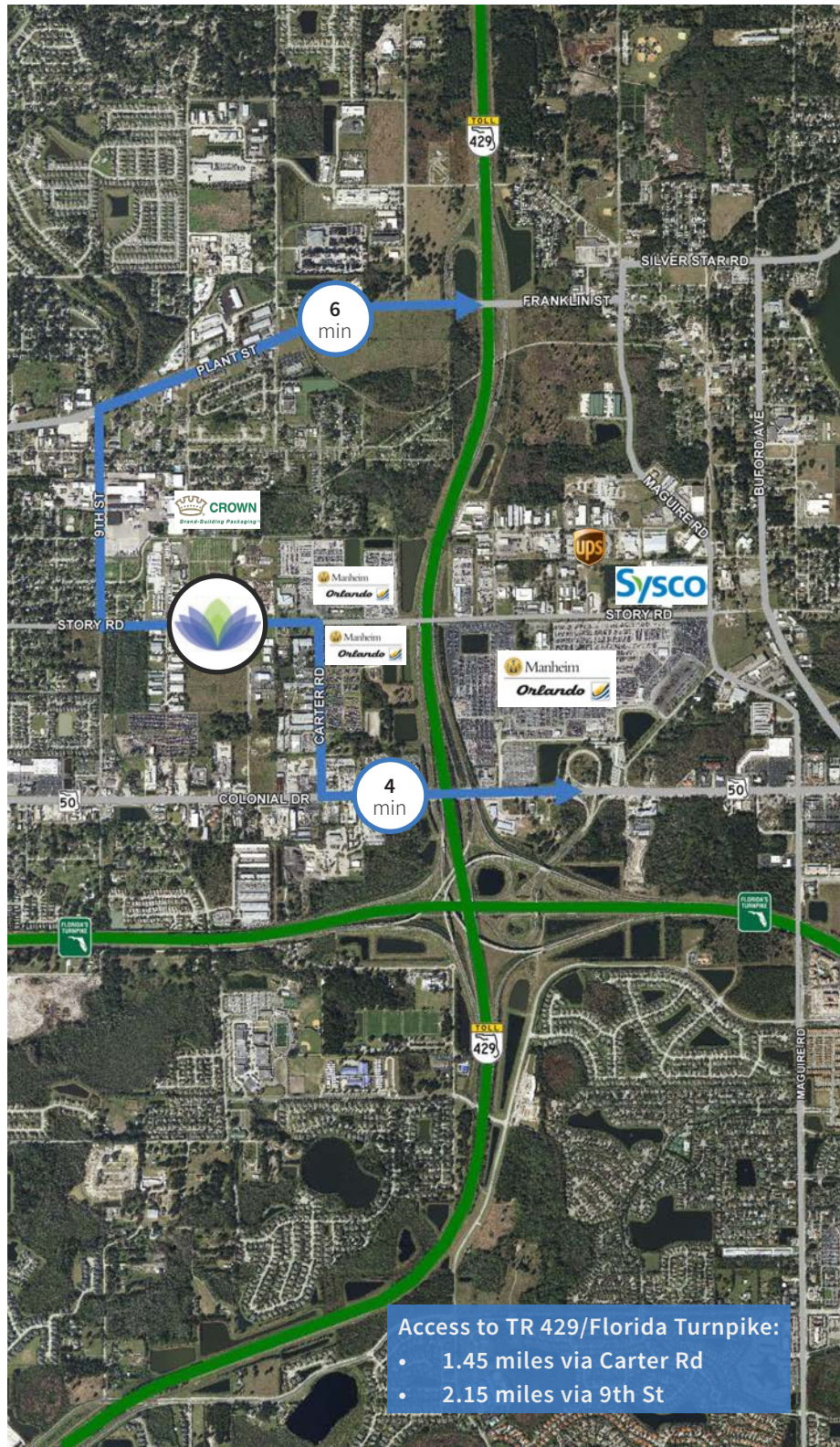
CITE PARTNERS

## DEVELOPMENT OVERVIEW

Winter Garden Commerce Center is a Class A industrial and office park located in the city of Winter Garden with immediate access to the Western Beltway (Toll Road 429), Florida Turnpike, and East-West Expressway (Toll Road 408). It offers Class A industrial buildings in a park-like setting. Winter Garden has a number of amenities surrounding WGCC and is adjacent to executive housing and an excellent workforce.

## PROPERTY SPECIFICATIONS

- Four buildings totaling 140,933 SF
- Spaces from 3,223 to 31,806 SF
- 20' to 24' clear height
- Rear load
- Dock high and grade level
- CMSA/ESFR sprinklers
- Tilt wall construction
- 140' truck shared courts
- 9.67 acres
- Zoned PID, City of Winter Garden
- Allowable uses include:
  - Warehousing, wholesaling, and storage facilities within enclosed structures
  - Light manufacturing, processing, and assembly, including precision manufacturing, electrical machinery, instrumentation, and similar uses
  - Research and development facilities, provided that all activities are within an enclosed structure
  - Public utility equipment and facilities
  - Commercial Garages, excluding service or repair of passenger automobiles for the public
  - Professional and business offices





**BUILDING SPECS**

**Building 100**  
661 Garden Commerce Pkwy

- 28,306 SF
- Available: 3,223 SF
- 20' clear height
- 18 - 12' x 12' grade doors
- 40' x 40' column spacing
- 80' building depth
- 2.28/1,000 SF parking ratio
- Frontage on Story Rd
- \$10.00/SF TI Allowance
- **\$12.00/SF NNN**

**Building 200**  
671 Garden Commerce Pkwy

- 31,806 SF
- Available: 31,806 SF
- Spaces from 3,600 SF
- 20' clear height
- 18 - 12' x 12' grade doors
- 40' x 45' column spacing
- 90' building depth
- 2.28/1,000 SF parking ratio
- Frontage on Story Rd
- \$10.00/SF TI Allowance
- **From \$10.00/SF NNN**

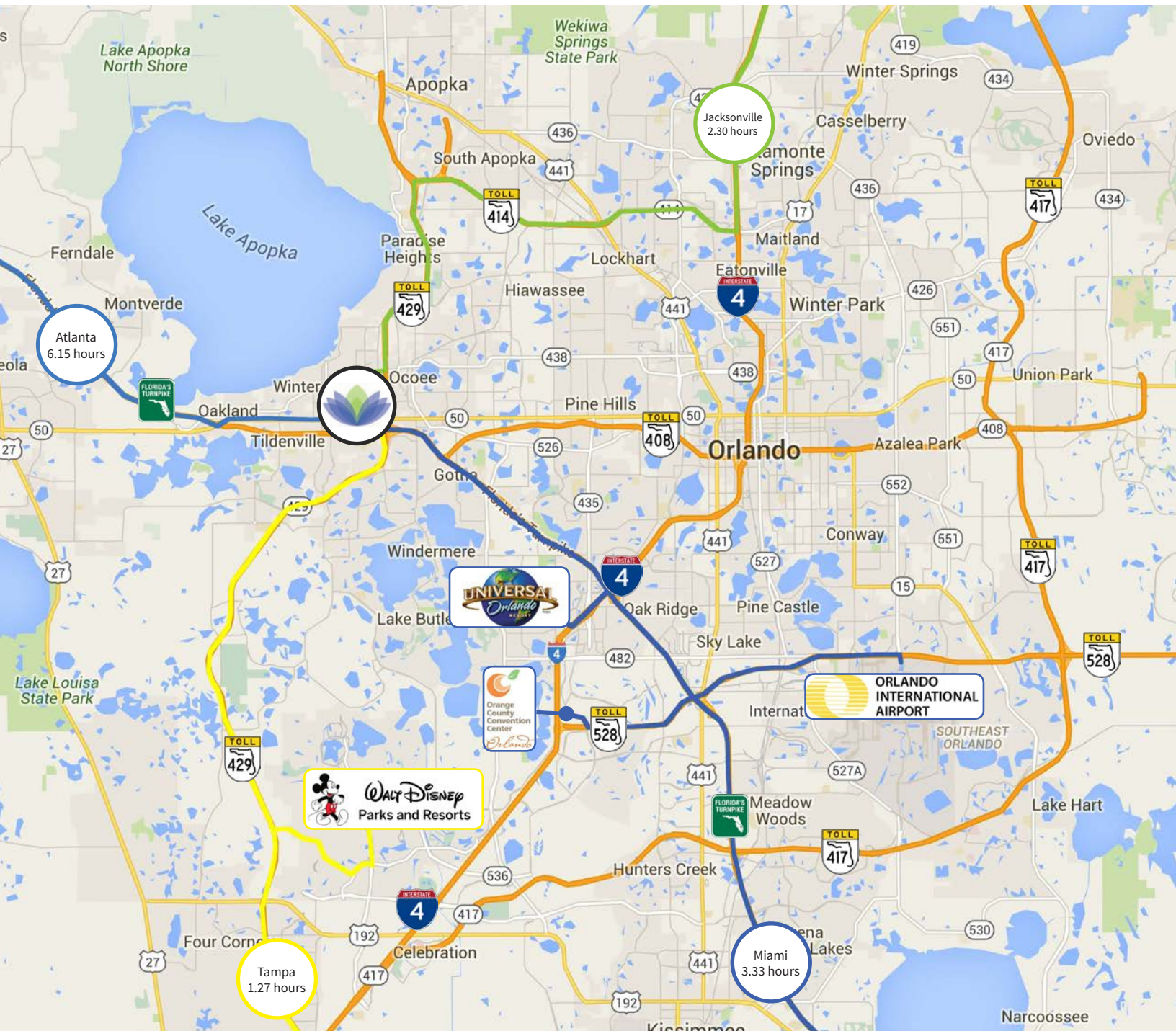
**Building 300**  
681 Garden Commerce Pkwy

- 29,978 SF
- **100% LEASED!**
- 24' clear height
- 15 - 9' x 10' dock doors
- 2 - 12' x 14' ramped doors
- 44' x 55' column spacing
- 110' building depth
- 1.62/1,000 SF parking ratio
- \$8.00/SF TI Allowance

**Building 400**  
691 Garden Commerce Pkwy

- 50,843 SF
- **100% LEASED!**
- 24' clear height
- 21 - 9' x 10' dock doors
- 2 - 12' x 14' ramped doors
- 44' x 55' column spacing
- 135' - 155' building depth
- 1.62/1,000 SF parking ratio
- \$8.00/SF TI Allowance

# Winter Garden Commerce Center



Drive Times to				2015 Demos	1 Mile	3 Miles	5 Miles
Tampa	1.27 hours	Universal Studios	19 min.	Population	5,027	57,062	122,887
Jacksonville	2.30 hours	Walt Disney World Resort	18 min.	Households	1,555	19,641	41,697
Miami	3.33 hours	Orange County Convention Center	25 min.	Med HH Income	\$35,560	\$56,653	\$58,783
Atlanta, GA	6.15 hours	Orlando International Airport	25 min.	Businesses	560	2,478	3,817

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