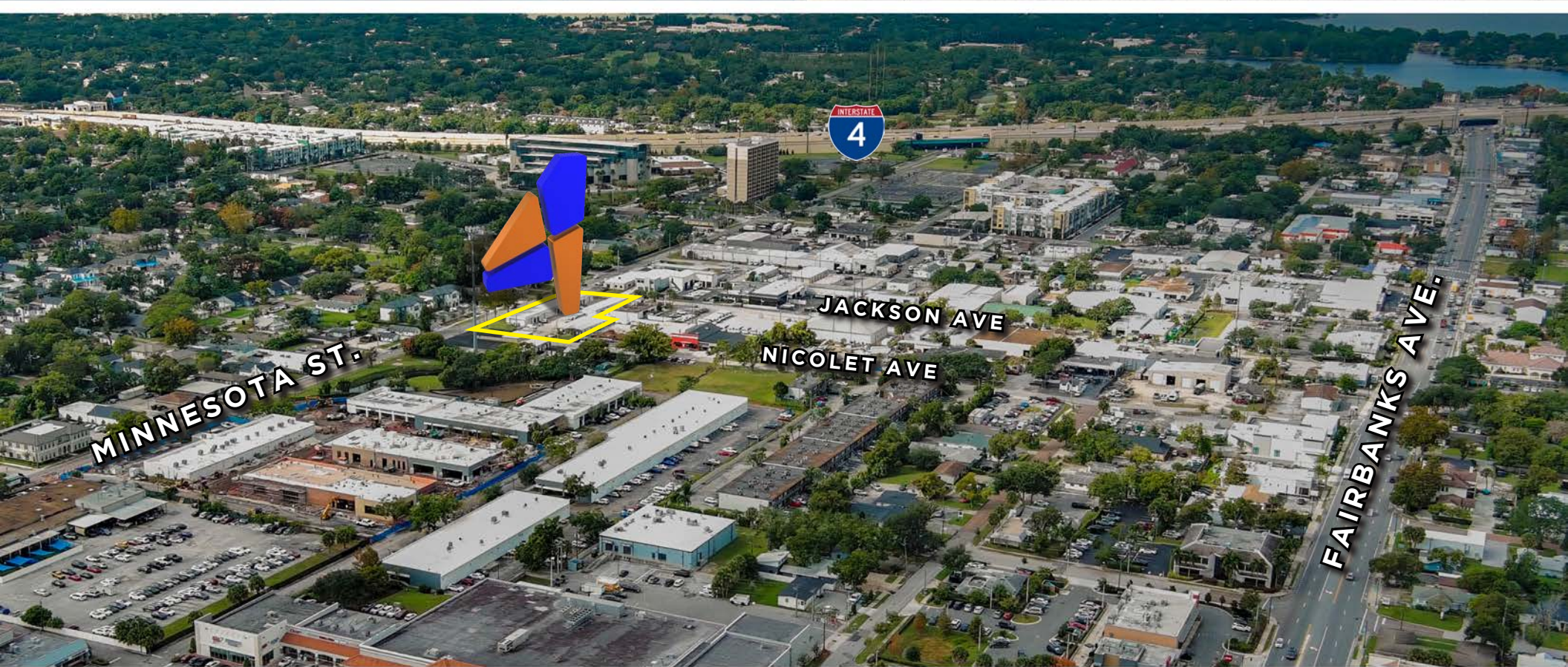




**FOR LEASE**

Versatile Industrial Suite  
for Small Flex Office

**1 Available Space:** 1,148 SF Small Office+Warehouse



**GX FLEX PARK: 833 NICOLET AVE • WINTER PARK, FL 32789**





## PROPERTY OVERVIEW

These two exceptional industrial spaces—841 Nicolet Ave, Unit 6 (1,148 sq ft) and 886 Jackson Ave, Unit E-F (508 sq ft)—represent compelling opportunities in Winter Park's highly desirable industrial submarket. Both properties offer functional, well-maintained spaces ideally suited for light distribution, storage, contractor operations, and service-oriented businesses. Featuring grade-level roll-up doors, 12-foot ceiling clearance, and drive-up access, these units provide the flexibility and accessibility modern businesses require. Strategically positioned near Fairbanks Avenue with immediate proximity to I-4. The surrounding Winter Park submarket adds substantial value through its strong demographics, business stability, and reputation for safety and cleanliness, while nearby retail corridors, restaurants, and fuel stations ensure convenient day-to-day operations for long-term tenants.

## HIGHLIGHTS

- **Unit 6:** fully air-conditioned industrial bay with open floor plan
- **Unit E-F:** contiguous storage space with two grade-level roll-up doors
- **Access & Loading:** Multiple grade-level roll-up doors with drive-up access and convenient parking
- **Prime Location:** Winter Park submarket with immediate access to Fairbanks Avenue and I-4
- **Transportation Connectivity:** Minutes to downtown Orlando, Maitland, Baldwin Park, and Altamonte Springs
- **Submarket Strength:** Located in one of Central Florida's most desirable industrial areas with strong demographics

## DETAILS

<b>Available:</b>	841 Nicolet Ave, Unit 6   1,146 SF   \$3,200/Month
	886 Jackson Ave, Unit E+F   508 SF   \$1,100/Month
<b>Parcel ID:</b>	12-22-29-5004-05-060
<b>Land Size:</b>	±40,560 SF / 0.93 AC total
<b>Zoning:</b>	C-3
<b>Type:</b>	Industrial
<b>Signage:</b>	Building, Monument



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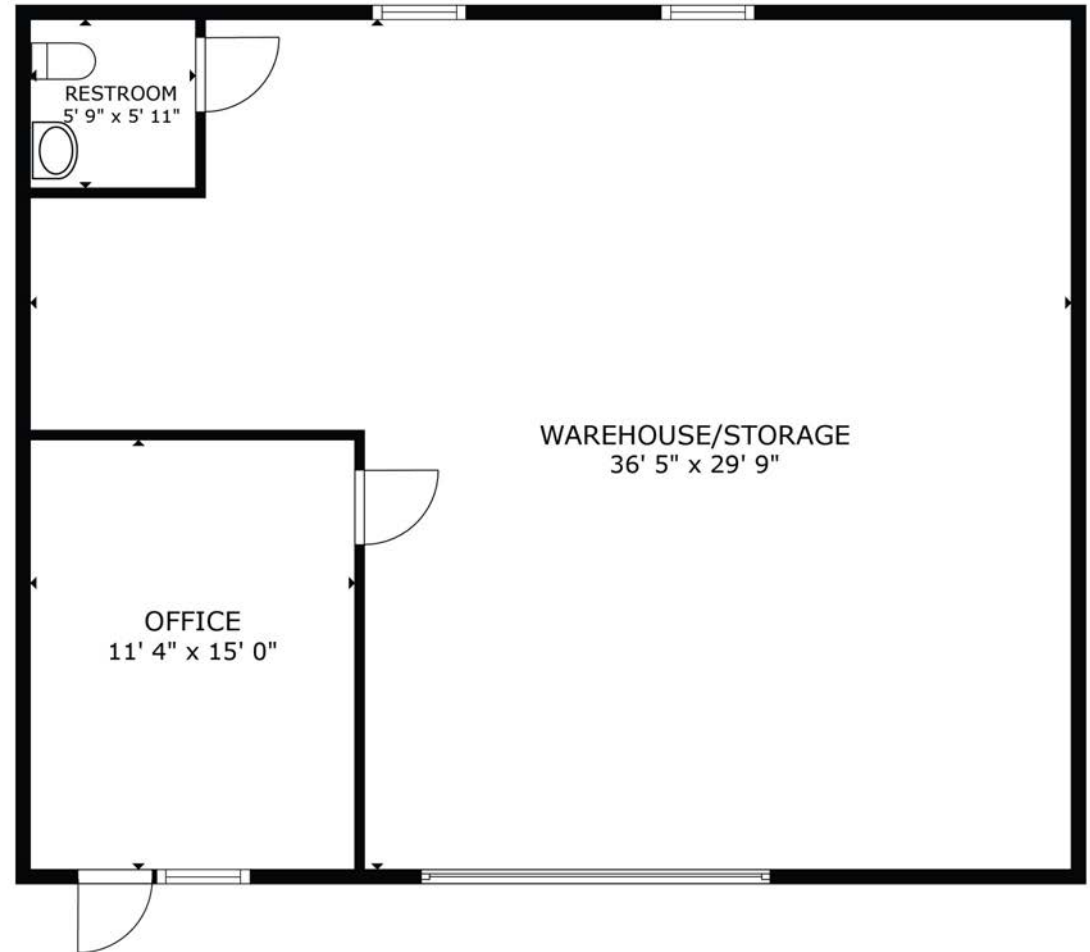
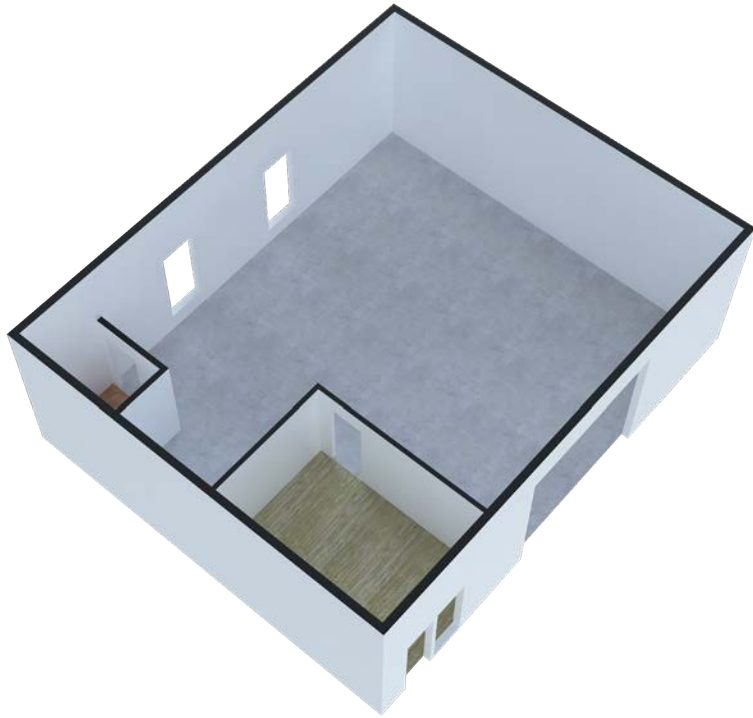
UNIT 6  
1,148 SF



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# FLOOR PLAN | UNIT 6 | 1,148 SF



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# INTERIORS | UNIT 6 | 1,148 SF



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