FOR LEASE

BAY SPACE

ACRE COMMERCIAL



OFFICE + WAREHOUSE FLEX · WINTER GARDEN

WINTER GARDEN BUSINESS PARK

Office in front. Shop in back. Customers all around.

1218 – 1232 Winter Garden Vineland Road | Winter Garden, Florida 34787

1,348 SF
Finished office-and-warehouse bay in Building 1232, move-in ready

$110K
Median household income within 3 miles

Grade LEVEL
Rear loading doors behind a glass storefront

1 MILE
To SR 50 and Florida's Turnpike

THE OPPORTUNITY

Small-bay flex in the heart of West Orange County.

Winter Garden Business Park is an eight-building, 91,700 SF office and warehouse campus with direct frontage on Winter Garden Vineland Road, one mile from SR 50 and Florida's Turnpike. One suite is available: a finished 1,348 SF office-and-shop bay in Building 1232, with a glass storefront up front and a grade-level rear door in back.

1

Storefront in front, roll-up door in back

Every suite pairs a glass storefront under a blue awning with grade-level rear loading, 10'8" clear height and sprinklers. Serve customers at the front door and move product, tools or equipment through the back.

2

The right customers, right outside

Median household income tops $110,000 within three miles and the ten-mile population is half a million. A Publix-anchored center sits next door, and Winter Garden Village and AdventHealth are under three miles away.

3

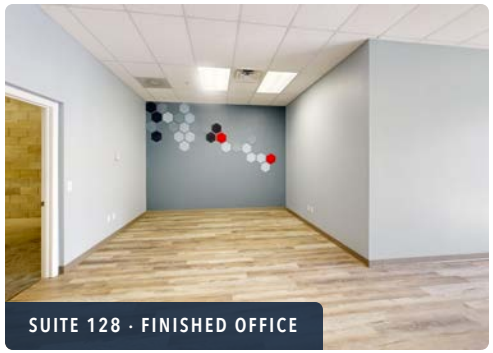
Easy in, easy out

SR 50 and the Turnpike are a mile away, SR 429 five minutes. Parking at 3.15 per 1,000 SF (289 spaces), monument and building signage, and on-site self storage for overflow inventory.



GLASS STOREFRONTS · BUILDING 1226


GRADE-LEVEL REAR LOADING

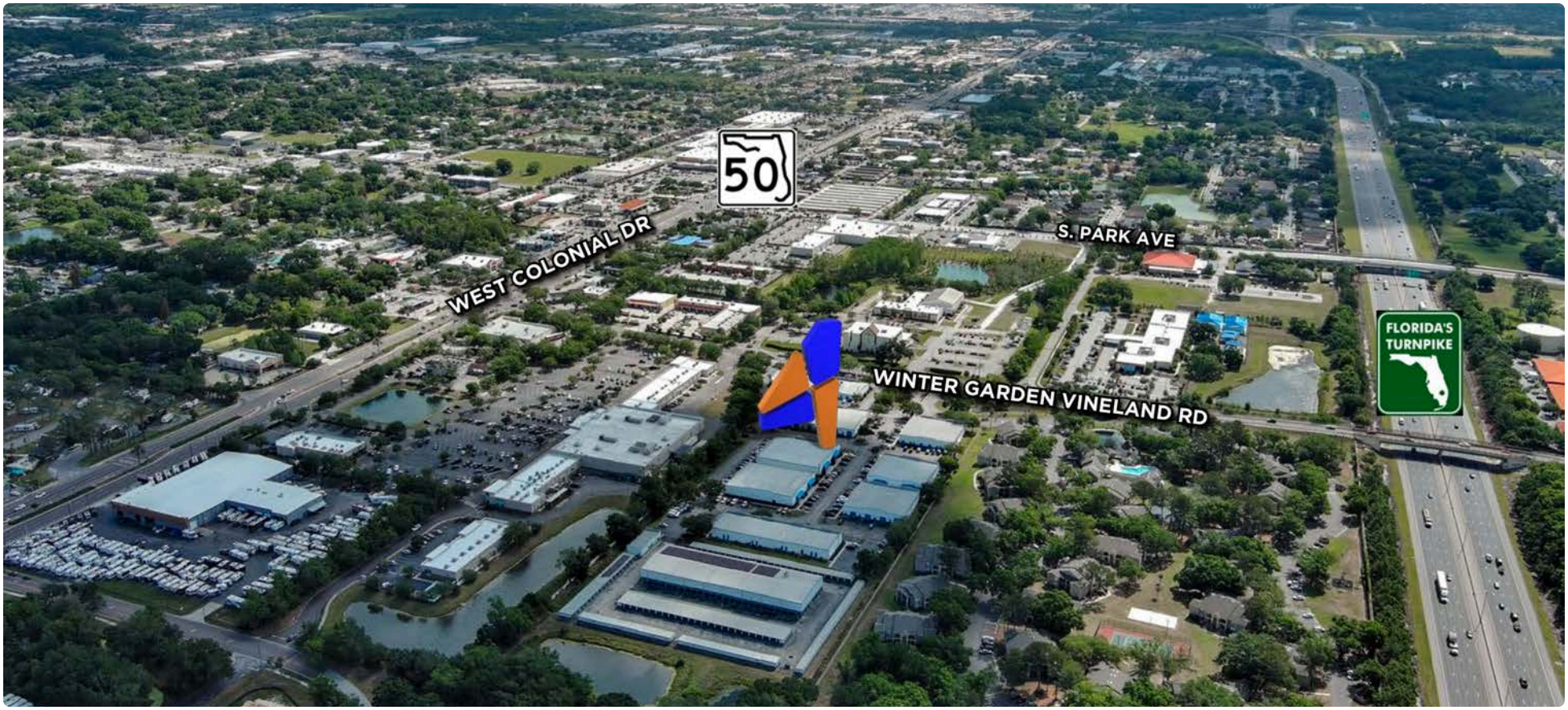

SUITE 128 · FINISHED OFFICE

BUILDINGS Eight · single-story flex	**TOTAL CAMPUS** ± 91,700 SF · 7.01 AC	**AVAILABLE** 1 suite · 1,348 SF
CLEAR HEIGHT 10'8" · sprinklered	**PARKING** 3.15 / 1,000 · 289 spaces	**SIGNAGE** Monument & building
ZONING WG-PCD	**PROPERTY USE** Office / Flex	**LEASE RATE** Call for details

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4 ACRE COMMERCIAL

BAY SPACE



LOCATION & ACCESS

Frontage on Winter Garden Vineland Road, a mile from the Turnpike

SR 50 · West Colonial Dr	1 min	SR 429 · Western Beltway	5 min
Florida's Turnpike	3 min	SR 408 · East-West Expy	7 min
Downtown Winter Garden	5 min	Winter Garden Village	6 min
AdventHealth Winter Garden	6 min	Downtown Orlando	20 min

Drive times approximate, in typical traffic.

MARKET · 3-MILE RADIUS

Median HH income	$110,694
Population	56,559
Daytime employees	26,844
Population · 10 mi	500,519
Daytime employees · 10 mi	180,966

AROUND THE PARK

Winter Garden and Horizon West are among the fastest-growing communities in Central Florida, and this corridor is where they shop and get things done: a Publix-anchored center next door, roughly 50,000 vehicles a day on SR 50 and 16,000 on Winter Garden Vineland Road, Winter Garden Village at Fowler Groves and AdventHealth Winter Garden under three miles south, and historic Plant Street five minutes away.

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4 ACRE COMMERCIAL BAY SPACE

AVAILABILITY

One suite. Office up front, shop in back.

A finished 1,348 SF office-and-shop bay in Building 1232, with its own glass storefront under the blue awning and a grade-level rear door to the loading side.

BLDG	SUITE	SIZE	LAYOUT	IDEAL FOR
1232	Suite 128	1,348 SF	Finished office with private office and 25' × 23' open area up front; 29' × 23' warehouse with utility room and restroom in back	Service contractors, e-commerce, showroom with stock

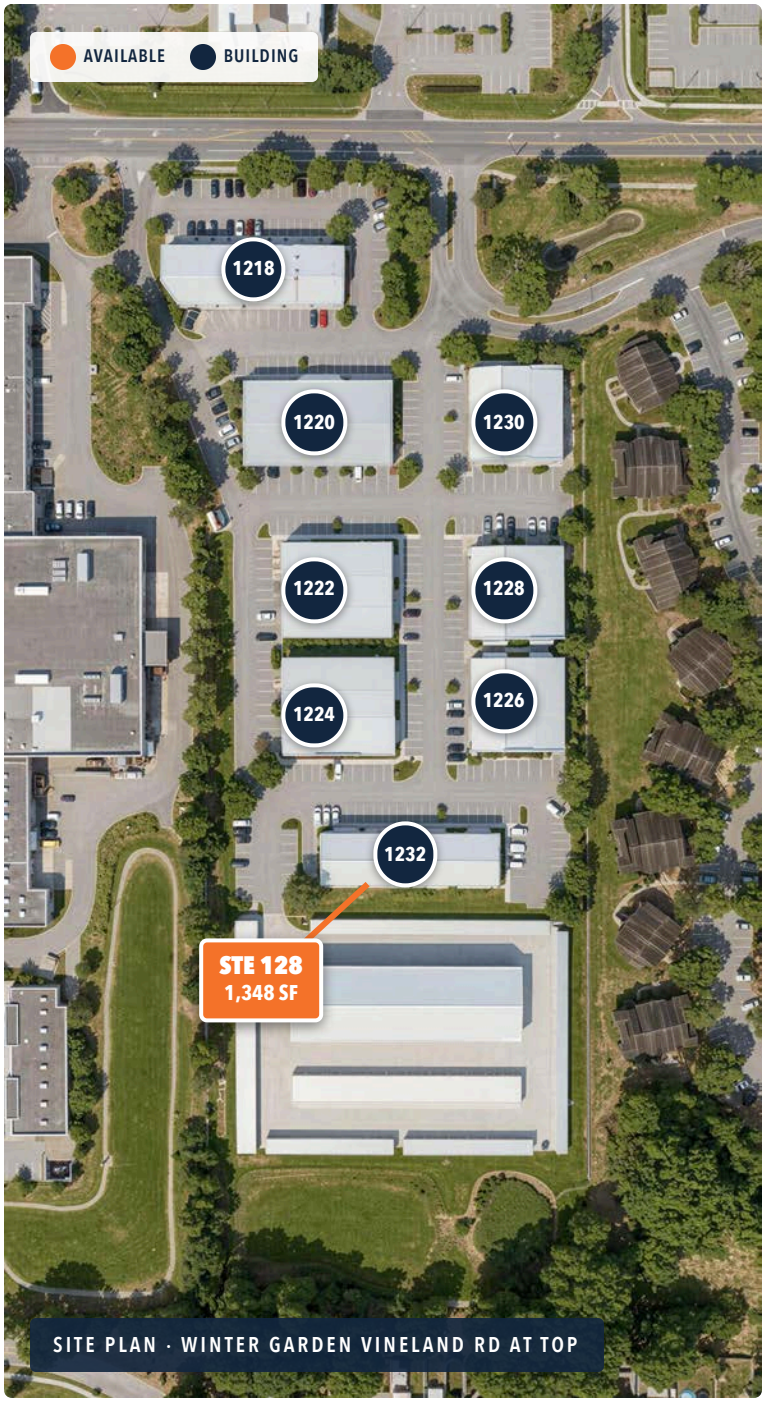
LEASE RATE
Call for details

CLEAR HEIGHT
10'8" · sprinklered

VIRTUAL TOURS
3D tours available

AVAILABILITY
Immediate

Floor plans and dimensions are approximate. Grade-level rear access, 16'4" deck height and fully sprinklered buildings; reserved parking available.



SITE PLAN · WINTER GARDEN VINELAND RD AT TOP

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BAY SPACE

BUILDING 1232 · OFFICE + WAREHOUSE

1232 Suite 128

1,348 SF



1232 · SUITE 128 ENTRY

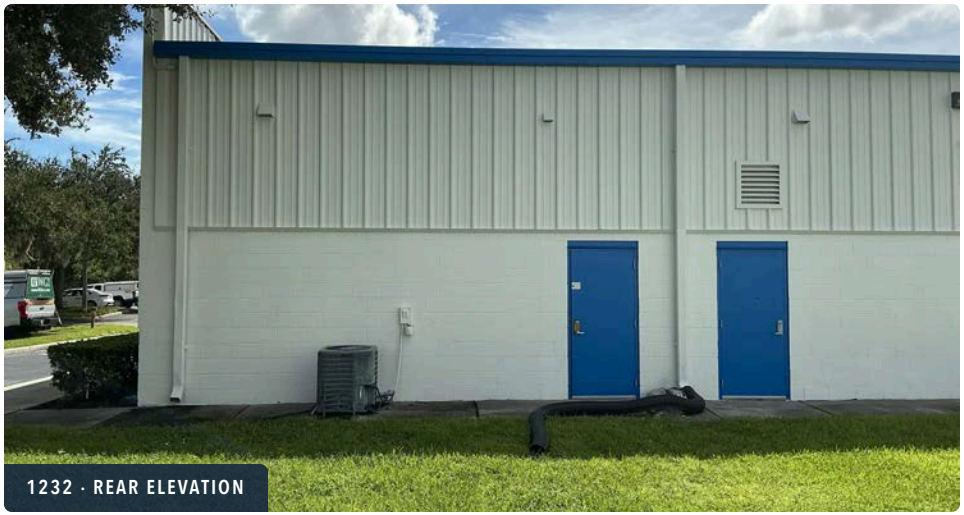
A finished front door and a rear door to the loading side

Building 1232 sits at the quiet back corner of the park with its own parking field. Suite 128 has a glass storefront under the blue awning, a finished office front with new plank flooring, and a rear door to the loading side of the building – a working bay for a business that meets customers up front and keeps the shop, stock or tools in back.

- Grade-level rear access on the loading side
- 10'8" clear · 16'4" deck · fully sprinklered
- Suite 128 office finished with new plank flooring
- Building and monument signage opportunities



REAR LOADING · ROLL-UP DOORS



1232 · REAR ELEVATION

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4 ACRE COMMERCIAL

BAY SPACE

BUILDING 1232 · OFFICE + WAREHOUSE

Suite 128

1,348 SF

Half office, half shop. The front is finished and ready — plank flooring, a private office and a 25' × 23' open area with the storefront glass — and the back is a 29' × 23' warehouse with its own utility room and restroom, open for racking, a workshop or inventory.

LAYOUT

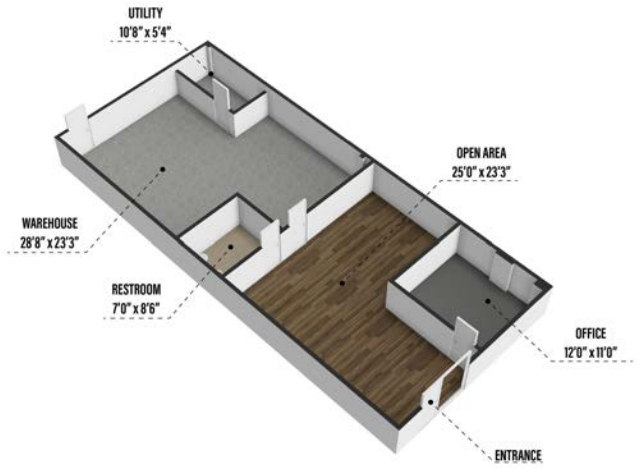
Open area	**25'0" × 23'3"**
Private office	**12'0" × 11'0"**
Warehouse	**28'8" × 23'3"**
Utility room	**10'8" × 5'4"**
Restroom	**7'0" × 8'6"**
Entries	**Front + rear**

IDEAL FOR

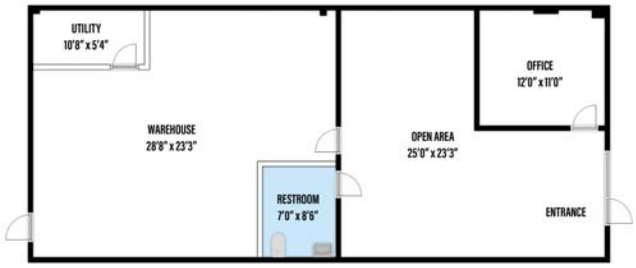
Service contractors, e-commerce and fulfillment, showroom-plus-stock retailers, installers

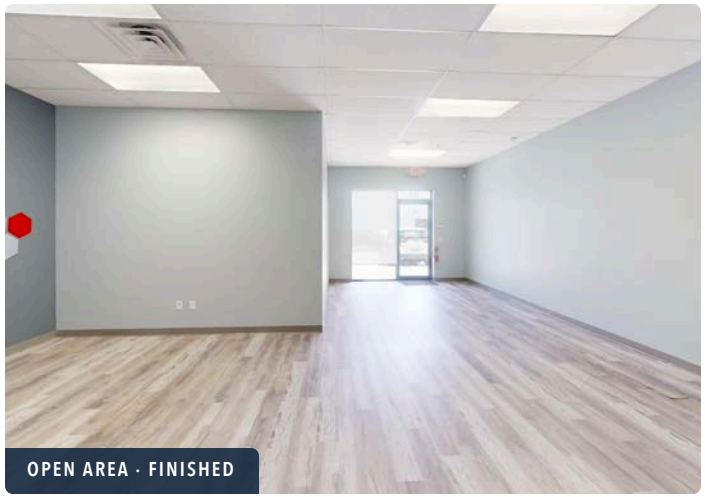
TAKE THE 3D VIRTUAL TOUR

3D VIEW

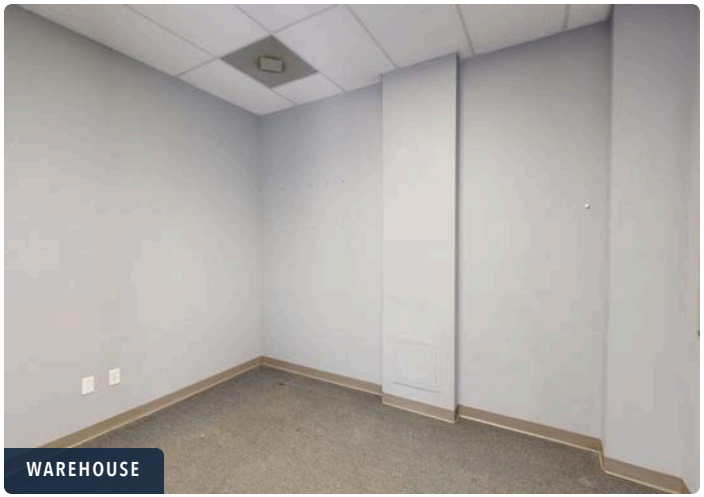


FLOOR PLAN





OPEN AREA · FINISHED



WAREHOUSE

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4ACRE COMMERCIAL · BAY SPACE

SCHEDULE A TOUR

WINTER GARDEN BUSINESS PARK

Let's find the suite that fits.

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