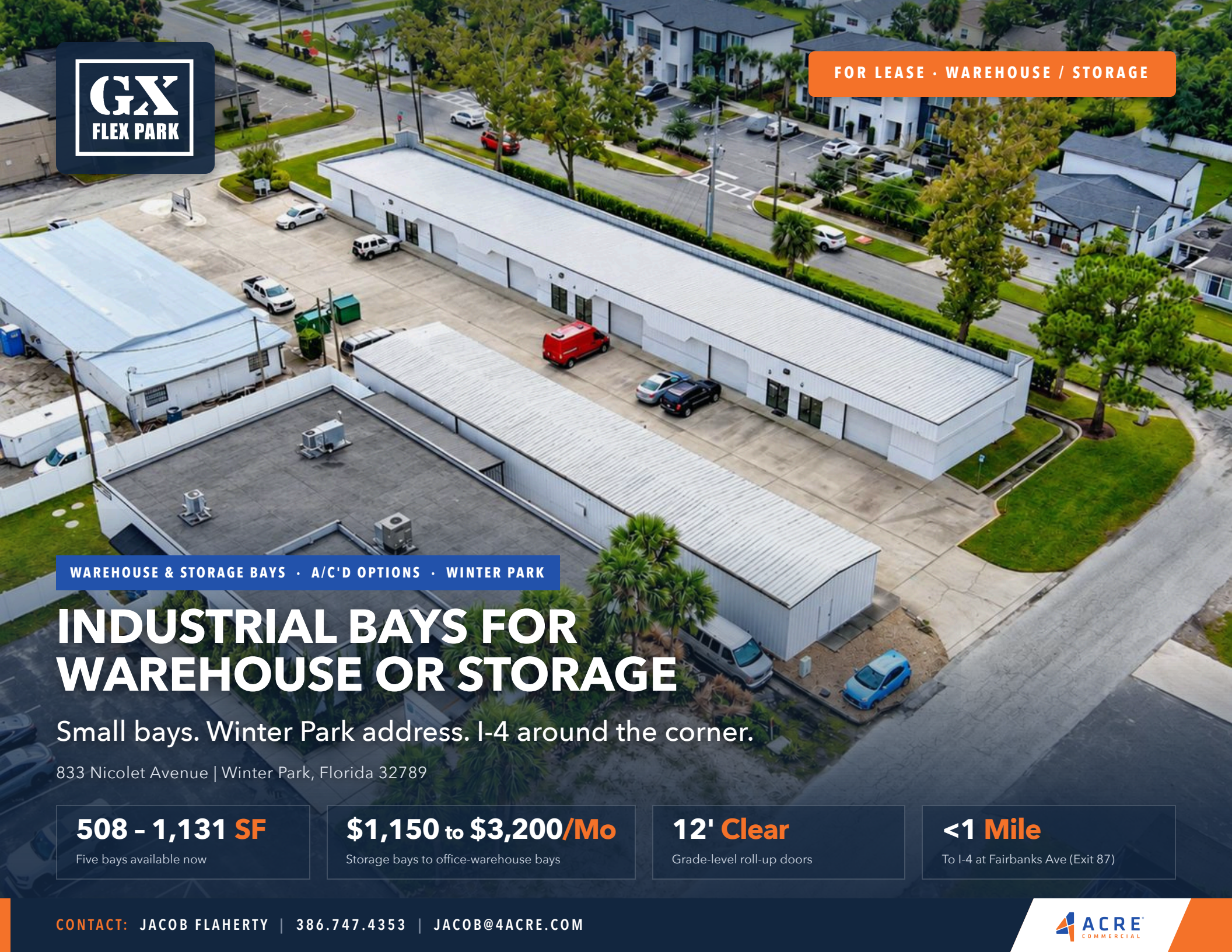


GX FLEX PARK

FOR LEASE · WAREHOUSE / STORAGE

WAREHOUSE & STORAGE BAYS · A/C'D OPTIONS · WINTER PARK

INDUSTRIAL BAYS FOR WAREHOUSE OR STORAGE

Small bays. Winter Park address. I-4 around the corner.

833 Nicolet Avenue | Winter Park, Florida 32789

508 – 1,131 SF
Five bays available now

$1,150 to $3,200/Mo
Storage bays to office-warehouse bays

12' Clear
Grade-level roll-up doors

<1 Mile
To I-4 at Fairbanks Ave (Exit 87)

CONTACT: JACOB FLAHERTY | 386.747.4353 | JACOB@4ACRE.COM

4ACRE COMMERCIAL

THE OPPORTUNITY

Drive-up bays in the middle of Winter Park.

GX Flex Park is a small-bay industrial campus on Nicolet Avenue, tucked into Winter Park's established light-industrial pocket between West Fairbanks Avenue and I-4. Five spaces are available now — three 1,131 SF office-and-warehouse bays with glass storefronts, and two 508 SF double-door storage bays — the kind of close-in, drive-up space, with air-conditioned options, that is hard to find this near Park Avenue, Maitland and Downtown Orlando.

1 Air conditioning where it counts

Unit 2 and K+L are fully A/C'd — protection for inventory, tools, records and finishes that Central Florida heat and humidity ruin in an ordinary storage unit.

2 Drive up, roll up, load in

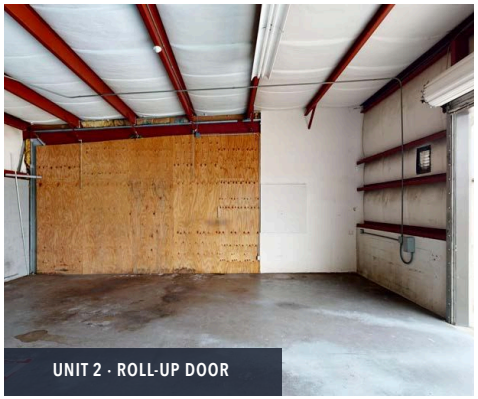
Every bay has grade-level roll-up doors and 12' clear height off a paved, shared court. Back a van or trailer to the door and work out of it.

3 Close to the customers you serve

I-4 Exit 87 is under a mile away, and Winter Park, Maitland, Baldwin Park, College Park and Downtown Orlando are all a short drive — less windshield time between the shop and the job.



GX FLEX PARK · DRIVE-UP COURT



UNIT 2 · ROLL-UP DOOR



K+L · TWO BAY DOORS

AVAILABLE 5 bays · 508 – 1,131 SF	**CLEAR HEIGHT** 12'	**LOADING** Grade-level roll-up doors
LAND ± 40,560 SF · 0.93 AC	**ZONING** C-3 · Industrial	**SIGNAGE** Building & monument
PARCEL ID 12-22-29-5004-05-060	**LEASE RATE** $1,150 – $3,200 / mo	**VIRTUAL TOUR** Unit 2 · Matterport

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LOOKING SOUTH TOWARD DOWNTOWN ORLANDO

LOCATION & ACCESS

Fairbanks Ave meets I-4

Drive times approximate, in typical traffic.

W. Fairbanks Ave	1 min	Maitland	8 min
I-4 · Exit 87	2 min	Baldwin Park	10 min
Park Ave · Rollins	5 min	Downtown Orlando	12 min

MARKET · CITY OF WINTER PARK

Median household income	**$105,724**
Population (2025 est.)	**30,444**
Interstate access	**I-4 · Exit 87**

Source: U.S. Census Bureau QuickFacts – ACS 2020-2024 (income); July 1, 2025 population estimate.

AROUND THE PARK

The Nicolet / Jackson / Minnesota corridor is one of the few pockets of working industrial space inside Winter Park, surrounded by contractors, auto and service businesses and new townhome development. West Fairbanks Avenue (SR 426) runs straight to I-4, Park Avenue and Rollins College, with retail, restaurants and fuel a block south.

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AVAILABILITY

Five bays. Pick the one that fits.

Three office-and-warehouse bays on the Nicolet building and two double-door storage bays on the Jackson building — all off the same paved court.



UNIT	SIZE	RENT	FEATURES	IDEAL FOR
Unit 1 Nicolet building	**1,131 SF**	**$3,200 / mo**	Private office · restroom · storefront entry · grade-level roll-up · 12' clear	Contractors, e-commerce, small office + stock
Unit 2 841 Nicolet Ave	**1,131 SF**	**$3,200 / mo**	Fully A/C'd · private office · restroom · 120/240V single phase, 150 amps · 12' clear	Contractors, e-commerce, small office + stock
Unit 5 Nicolet building	**1,131 SF**	**$3,200 / mo**	Private office · restroom · storefront entry · grade-level roll-up · 12' clear	Showroom + stock, service and trade businesses
Units K+L 886 Jackson Ave	**508 SF**	**$1,150 / mo**	Fully A/C'd · side door entry · two grade-level bay doors · 12' clear	Climate-sensitive inventory, records, equipment
Units C+D 886 Jackson Ave	**508 SF**	**$1,150 / mo**	Two grade-level bay doors · 12' clear · open work area	Trades storage, vehicles, tools, workshop

LEASE RATE
$1,150 – $3,200 / mo

ACCESS
Drive-up · grade level

VIRTUAL TOUR
Unit 2 · 3D tour ›

TOURS
By appointment

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4ACRE COMMERCIAL

NICOLET BUILDING · OFFICE + WAREHOUSE

Nicolet Unit 1

1,131 SF

$3,200 / MONTH



UNIT 1 · ROLL-UP DOOR + STOREFRONT ENTRY

Storefront office up front. Open warehouse behind it.

The same layout as Unit 2, flipped: a glass storefront and private office on one side, an open warehouse with a roll-up door on the other.

- Warehouse 36'5" × 29'9"
- Private office 11'4" × 15'0"
- In-suite restroom
- 12' clear · grade-level roll-up door



NICOLET BUILDING · UNITS 1 AND 2

CONTACT: JACOB FLAHERTY | 386.747.4353 | JACOB@4ACRE.COM

4 ACRE COMMERCIAL

NICOLET BUILDING · FLOOR PLAN

Unit 1

1,131 SF

One open warehouse with the office and restroom tucked along one wall – clear floor for racking, staging or a small shop. The mirror image of Unit 2.

HIGHLIGHTS

- **Private Office**
- **In-Suite Restroom**
- **Grade-Level Roll-Up Door**
- **12' Clear Height**

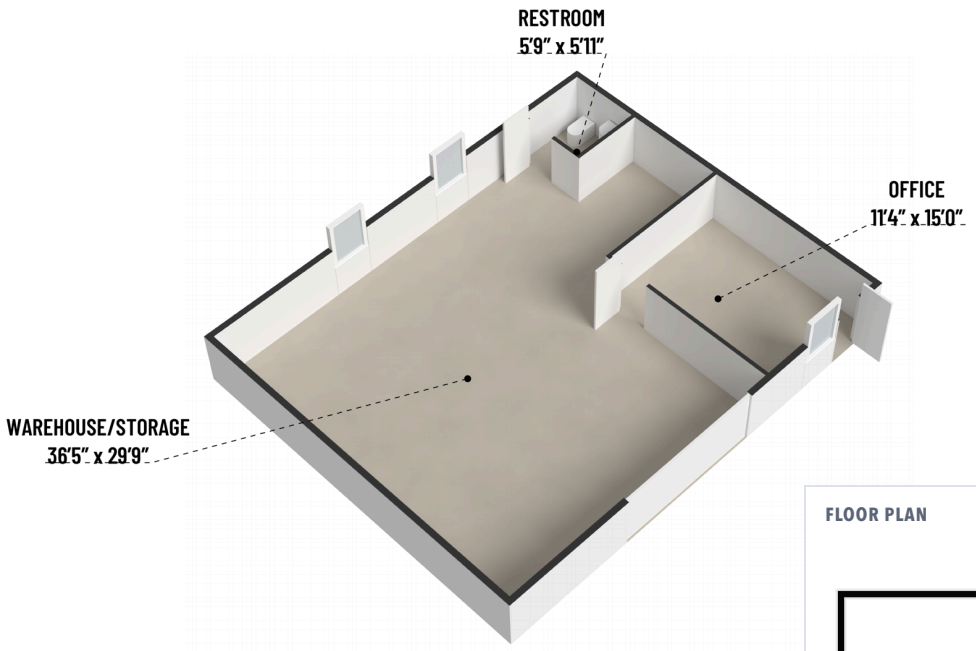
LAYOUT

Warehouse	**36'5" × 29'9"**
Private office	**11'4" × 15'0"**
Restroom	**5'9" × 5'11"**

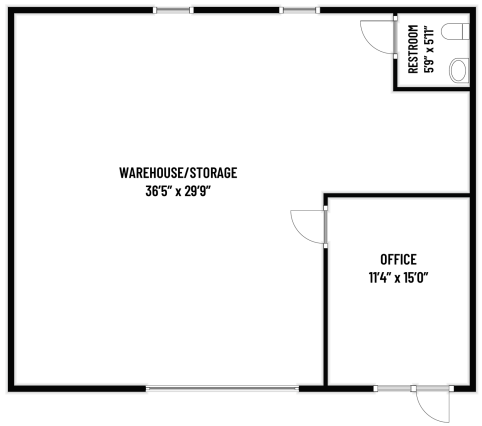
IDEAL FOR

Contractors, e-commerce, small office + stock

3D VIEW



FLOOR PLAN



CONTACT: JACOB FLAHERTY | 386.747.4353 | JACOB@4ACRE.COM

841 NICOLET AVE · OFFICE + WAREHOUSE

841 Unit 2

1,131 SF

$3,200 / MONTH



UNIT 2 · STOREFRONT + ROLL-UP DOOR

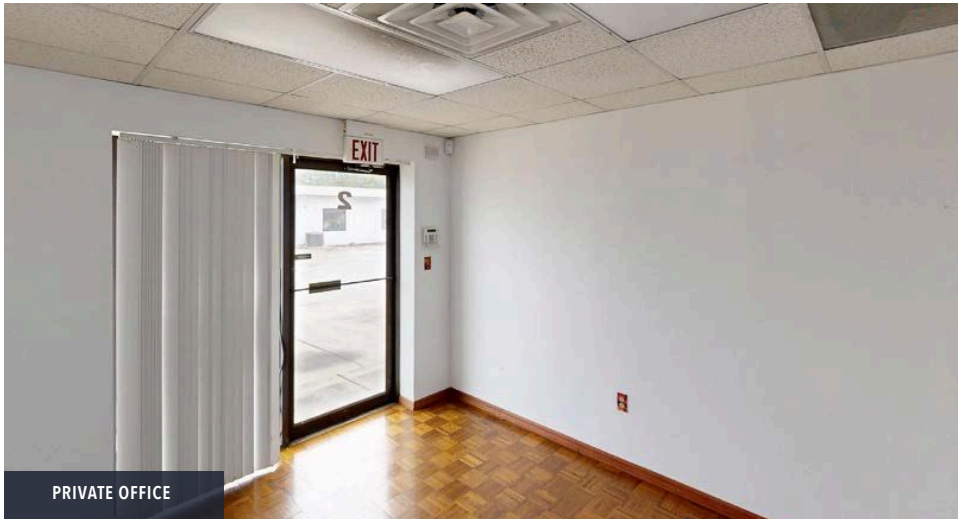
Storefront office up front. Air-conditioned warehouse behind it.

A glass storefront and private office for meeting customers, an open A/C'd warehouse for stock and staging, and a roll-up door to load straight in.

- Warehouse 36'5" × 29'9"
- Private office 11'4" × 15'0"
- In-suite restroom
- 120/240V single phase, 150 amps
- 12' clear · grade-level roll-up door



WAREHOUSE · RESTROOM



PRIVATE OFFICE

CONTACT: JACOB FLAHERTY | 386.747.4353 | JACOB@4ACRE.COM

4 ACRE COMMERCIAL

841 NICOLET AVE · FLOOR PLAN

Unit 2

1,131 SF

One open, air-conditioned warehouse with the office and restroom tucked along one wall — clear floor for racking, staging or a small shop.

HIGHLIGHTS

- **Fully A/C'd**
- **120/240V Single Phase**
- **150 Amps**
- **12' Clear Height**

LAYOUT

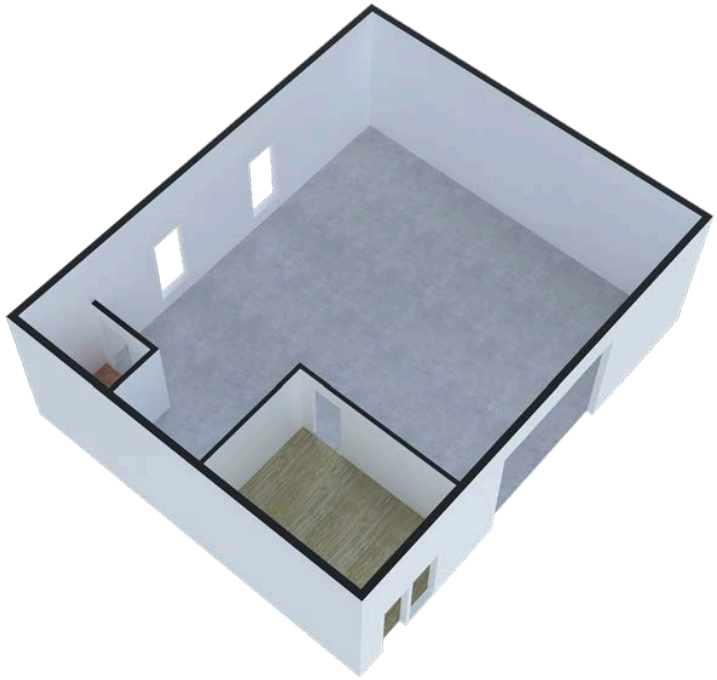
Warehouse	**36'5" × 29'9"**
Private office	**11'4" × 15'0"**
Restroom	**5'9" × 5'11"**

IDEAL FOR

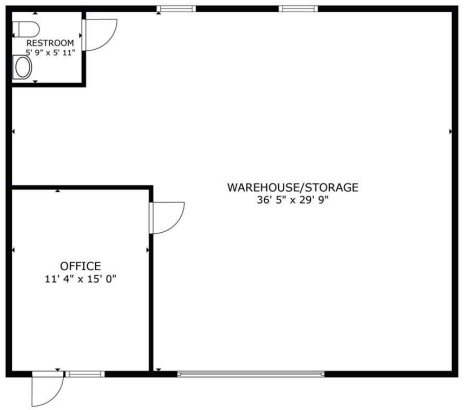
Contractors, e-commerce, small office + stock

TAKE THE 3D VIRTUAL TOUR

3D VIEW



FLOOR PLAN



CONTACT: JACOB FLAHERTY | 386.747.4353 | JACOB@4ACRE.COM

NICOLET BUILDING · OFFICE + WAREHOUSE

Nicolet Unit 5

1,131 SF

$3,200 / MONTH



UNIT 5 · ROLL-UP DOOR + STOREFRONT ENTRY

A storefront address with a working bay behind it.

A glass storefront and private office for meeting customers, an open warehouse for stock and staging, and a roll-up door to load straight in.

- Warehouse 36'5" × 29'9"
- Private office 11'4" × 15'0"
- In-suite restroom
- 12' clear · grade-level roll-up door



NICOLET BUILDING · UNITS 5 AND 6

CONTACT: JACOB FLAHERTY | 386.747.4353 | JACOB@4ACRE.COM

4 ACRE COMMERCIAL

NICOLET BUILDING · FLOOR PLAN

Unit 5

1,131 SF

The same open-warehouse plan as Unit 1, with the office and restroom along one side and a roll-up door at the front. The mirror image of Unit 2.

HIGHLIGHTS

- **Private Office**
- **In-Suite Restroom**
- **Grade-Level Roll-Up Door**
- **12' Clear Height**

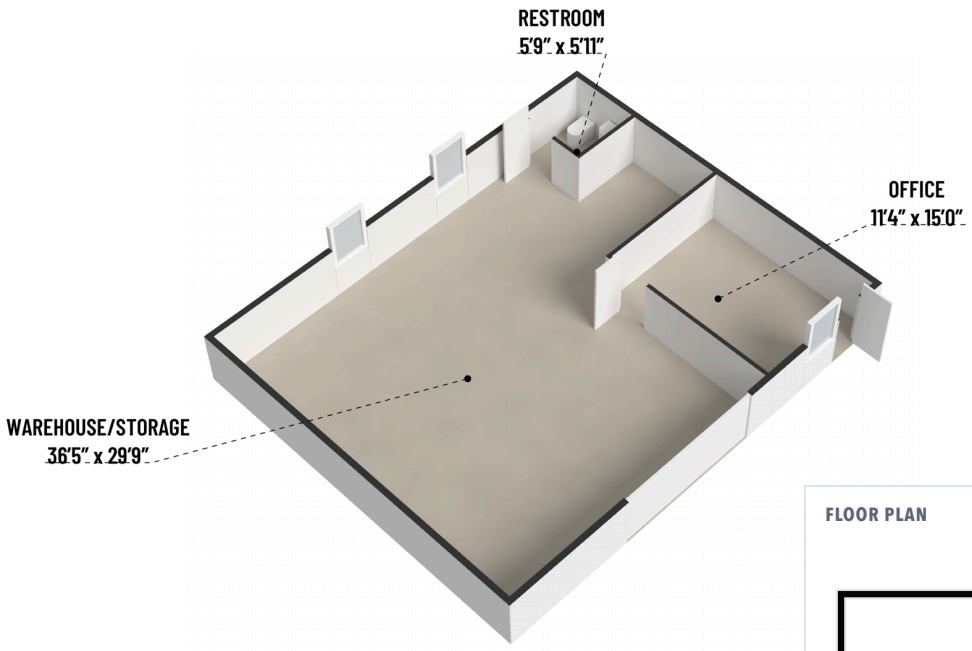
LAYOUT

Warehouse	**36'5" × 29'9"**
Private office	**11'4" × 15'0"**
Restroom	**5'9" × 5'11"**

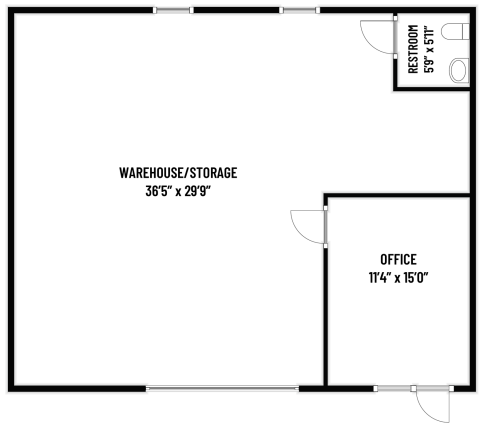
IDEAL FOR

Showroom + stock, service and trade businesses

3D VIEW



FLOOR PLAN



CONTACT: JACOB FLAHERTY | 386.747.4353 | JACOB@4ACRE.COM

886 JACKSON AVE · A/C'D STORAGE BAY

886 Units K+L

508 SF

$1,150 / MONTH



UNITS K+L · TWO GRADE-LEVEL BAY DOORS + SIDE DOOR

Two bays, one air-conditioned room.

Climate-safe storage with a personnel door on the side, so you never have to open the big doors just to grab a box.

- Fully A/C'd
- Side door entry
- Two grade-level bay doors
- 12' clear height
- 19'10" × 23'8" clear floor



SHARED DRIVE-UP COURT

CONTACT: JACOB FLAHERTY | 386.747.4353 | JACOB@4ACRE.COM

4 ACRE COMMERCIAL

Units K+L

508 SF

A single clear-span room with two roll-up doors across the front and a side personnel door – nothing to work around.

HIGHLIGHTS

- **Fully A/C'd**
- **Side Door Entry**
- **Two Grade-Level Bay Doors**
- **12' Clear Height**

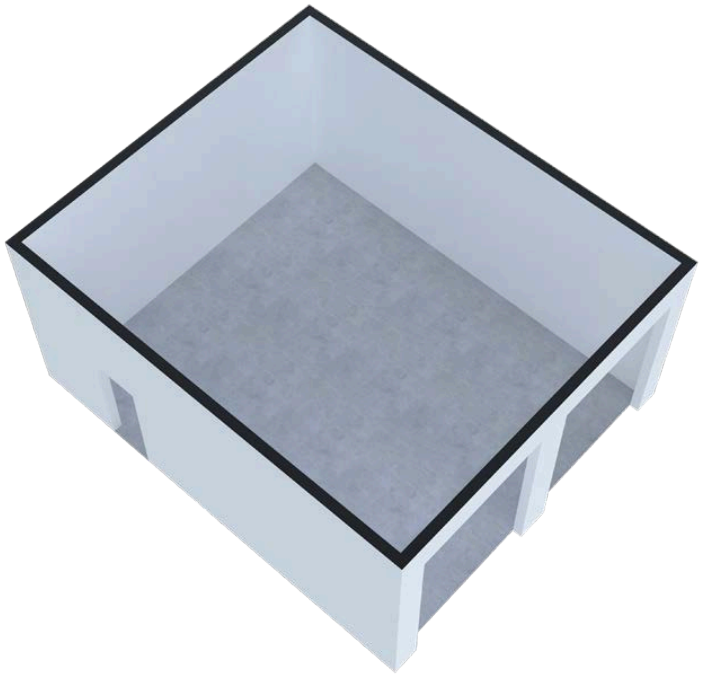
LAYOUT

Storage	**19'10" × 23'8"**
Entries	**2 roll-up + side door**

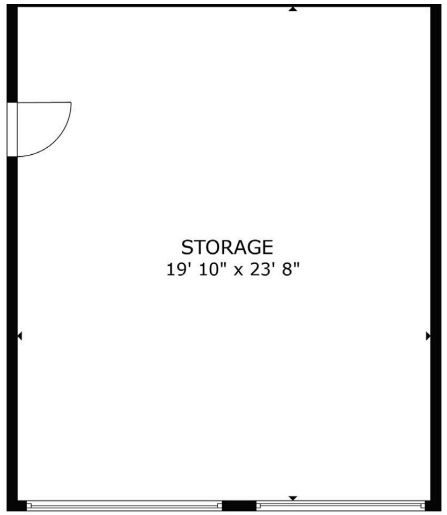
IDEAL FOR

Climate-sensitive inventory, records, equipment, seasonal stock

3D VIEW



FLOOR PLAN



CONTACT: JACOB FLAHERTY | 386.747.4353 | JACOB@4ACRE.COM

886 JACKSON AVE · STORAGE + WORK BAY

886 Units C+D

508 SF

$1,150 / MONTH



UNITS C+D · TWO GRADE-LEVEL BAY DOORS

A double bay with room to work.

Two roll-up doors side by side open onto a clear-span floor — park a work vehicle, rack tools and materials, or set up a small shop.

- Two grade-level bay doors
- 12' clear height
- Open work area
- 19'10" × 23'8" clear floor



JACKSON BUILDING · STORAGE BAYS

CONTACT: JACOB FLAHERTY | 386.747.4353 | JACOB@4ACRE.COM

4 ACRE COMMERCIAL

886 JACKSON AVE · FLOOR PLAN

Units C+D

508 SF

A clear-span double bay with both roll-up doors on the front wall — easy in, easy out, and nothing in the way.

HIGHLIGHTS

- **Two Grade-Level Bay Doors**
- **12' Clear Height**
- **Open Work Area**

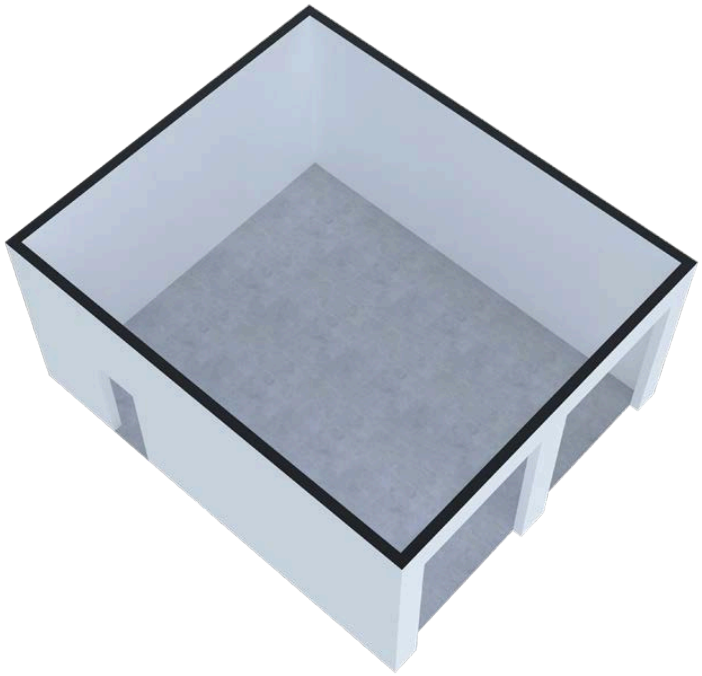
LAYOUT

Storage / work area	**19'10" × 23'8"**
Entries	**2 roll-up doors**

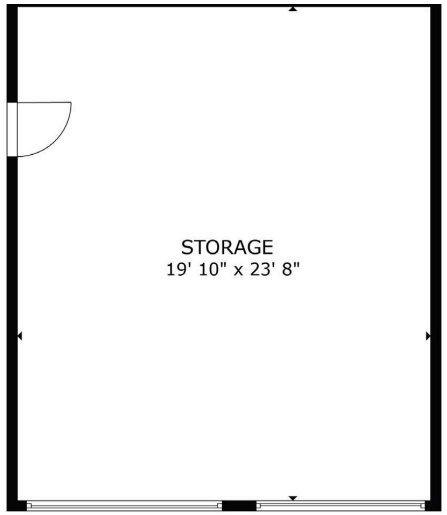
IDEAL FOR

Trades and contractor storage, vehicles, tools, workshop

3D VIEW



FLOOR PLAN



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GX FLEX PARK · 833 NICOLET AVE

Let's Find Your Bay

Warehouse and storage bays, with A/C'd options, in the heart of Winter Park.

Contact Jacob for pricing or to schedule a tour.



Jacob Flaherty
jacob@4acre.com
386.747.4353

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