

GX FLEX PARK

FOR LEASE · 5 BAYS · 508 – 1,131 SF

A/C'D OPTIONS · 12' CLEAR · GRADE-LEVEL DOORS · UNDER A MILE TO I-4



UNIT 2 STOREFRONT



UNIT 2 WAREHOUSE



UNITS K+L



DRIVE-UP COURT

GX FLEX PARK · WINTER PARK

Industrial bays for warehouse or storage.

GX Flex Park is a small-bay industrial campus on Nicolet Avenue, in Winter Park's established light-industrial pocket between West Fairbanks Avenue and I-4. Five bays are available now: three 1,131 SF office-and-warehouse bays with glass storefronts, and two 508 SF double-door storage bays. Every bay has grade-level roll-up doors and 12' clear height off a shared, paved drive-up court, minutes from Park Avenue, Maitland and Downtown Orlando.

508 – 1,131 SF
Five bays available now

$1,150 – $3,200
Per month (storage · office bays)

12' Clear
Grade-level roll-up doors

A/C'd Options
Unit 2 and Units K+L

I-4 · Exit 87
Fairbanks Ave interchange, under a mile

C-3 · 0.93 AC
Industrial · building & monument signage

833 NICOLET AVENUE · WINTER PARK, FLORIDA 32789

4ACRE COMMERCIAL

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AVAILABLE SPACE

Five bays. Pick the one that fits.



GX FLEX PARK · NICOLET BUILDING (UNITS 1, 2, 5) AND JACKSON BUILDING (UNITS K+L, C+D) OFF ONE SHARED COURT

WHY GX FLEX PARK

Climate control. Unit 2 and K+L are fully A/C'd, protecting inventory, tools and records from Florida heat and humidity.

A Winter Park address. Rare working industrial space minutes from Park Avenue, Maitland and Baldwin Park.

Drive-up access. Grade-level roll-up doors and 12' clear on every bay, off a paved shared court.

I-4 at the corner. The Fairbanks Ave interchange (Exit 87) is under a mile away; Downtown Orlando is about 12 minutes.



Unit 1 1,131 SF · $3,200 / MO · NICOLET BLDG · Office + warehouse

Glass storefront and private office, open warehouse, restroom, grade-level roll-up and 12' clear. Mirror of Unit 2. **BEST FIT:** Contractors, e-commerce, small office + stock



Unit 2 1,131 SF · $3,200 / MO · 841 NICOLET · A/C'd office + warehouse

3D VIRTUAL TOUR

Storefront and private office, open A/C'd warehouse, restroom, roll-up door and 120/240V single-phase, 150-amp service. **BEST FIT:** Contractors, e-commerce, small office + stock



Unit 5 1,131 SF · $3,200 / MO · NICOLET BLDG · Office + warehouse

Glass storefront and private office, open warehouse, restroom, grade-level roll-up and 12' clear. Mirror of Unit 2. **BEST FIT:** Showroom + stock, service and trade businesses



Units K+L 508 SF · $1,150 / MO · 886 JACKSON · A/C'd storage bay

Two bays combined into one air-conditioned room with two grade-level doors, a side personnel door and 12' clear. **BEST FIT:** Climate-sensitive inventory, records, equipment



Units C+D 508 SF · $1,150 / MO · 886 JACKSON · Storage + work bay

A clear-span double bay with two grade-level roll-up doors, 12' clear height and an open work area. **BEST FIT:** Trades storage, vehicles, tools, workshop

Rents are monthly as quoted by the listing broker; final terms per written proposal. Floor plans and dimensions are approximate. Drive times approximate. Winter Park market data: U.S. Census Bureau QuickFacts. 4 Acre Commercial Real Estate does not warrant the accuracy of the information contained herein; all information should be verified prior to lease.

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