

INDUSTRIAL WAREHOUSE FOR SALE

3939 FORSYTH ROAD, WINTER PARK, FL 32792

FOUNDRY
COMMERCIAL



FOR SALE

\$7,500,000

PROPERTY HIGHLIGHTS

- 49,200 SF warehouse available for sale
- 15% office / 85% warehouse
- Building could be sub-divided
- Highly visible on a well trafficked road
- Well-maintained block building with fenced in, secure lot
- LED lighting and clean warehouse space
- Modern office space in excellent condition
- Ample parking
- 16ft clear height
- 3 phase, 800 amps

ROADWAY ACCESS

ROAD	DISTANCE	MILES
FL-417	6 minutes	3.3 miles
FL-408	10 minutes	4.8 miles
FL-528	17 minutes	14.7 miles
I-4	20 minutes	5.6 miles
Turnpike	25 minutes	15.5 miles

FOR MORE INFORMATION, PLEASE CONTACT:

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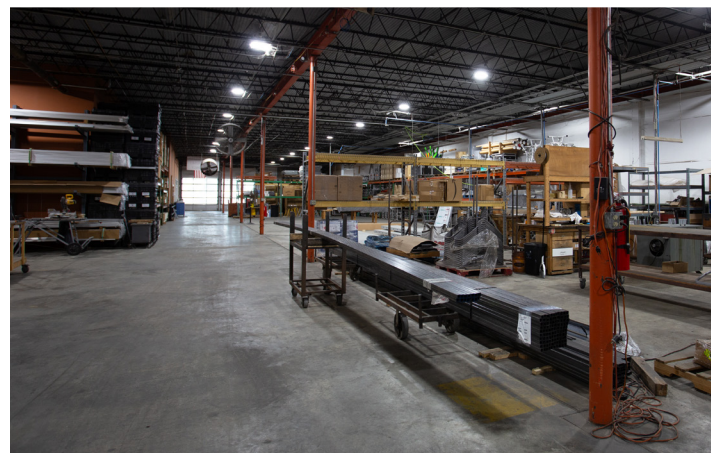
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PROPERTY DETAILS

ADDRESS	3939 Forsyth Road Winter Park, FL 32792
COUNTY	Orange
PARCEL ID	30-2203-0000-00-051
ZONING	IND-4
USE	Warehouse
LOT SIZE	±1.84 AC
BUILDING SIZE	49,200 SF (Warehouse: ±41,900 SF) (Office: ±7,300 SF)
YEAR BUILT	1962
CLEAR HEIGHT	16ft
DOCK-HIGH	4
PARKING SPACES	40
FRONTAGE	194ft - Forsyth Rd
POWER	3-Phase, 800 Amps



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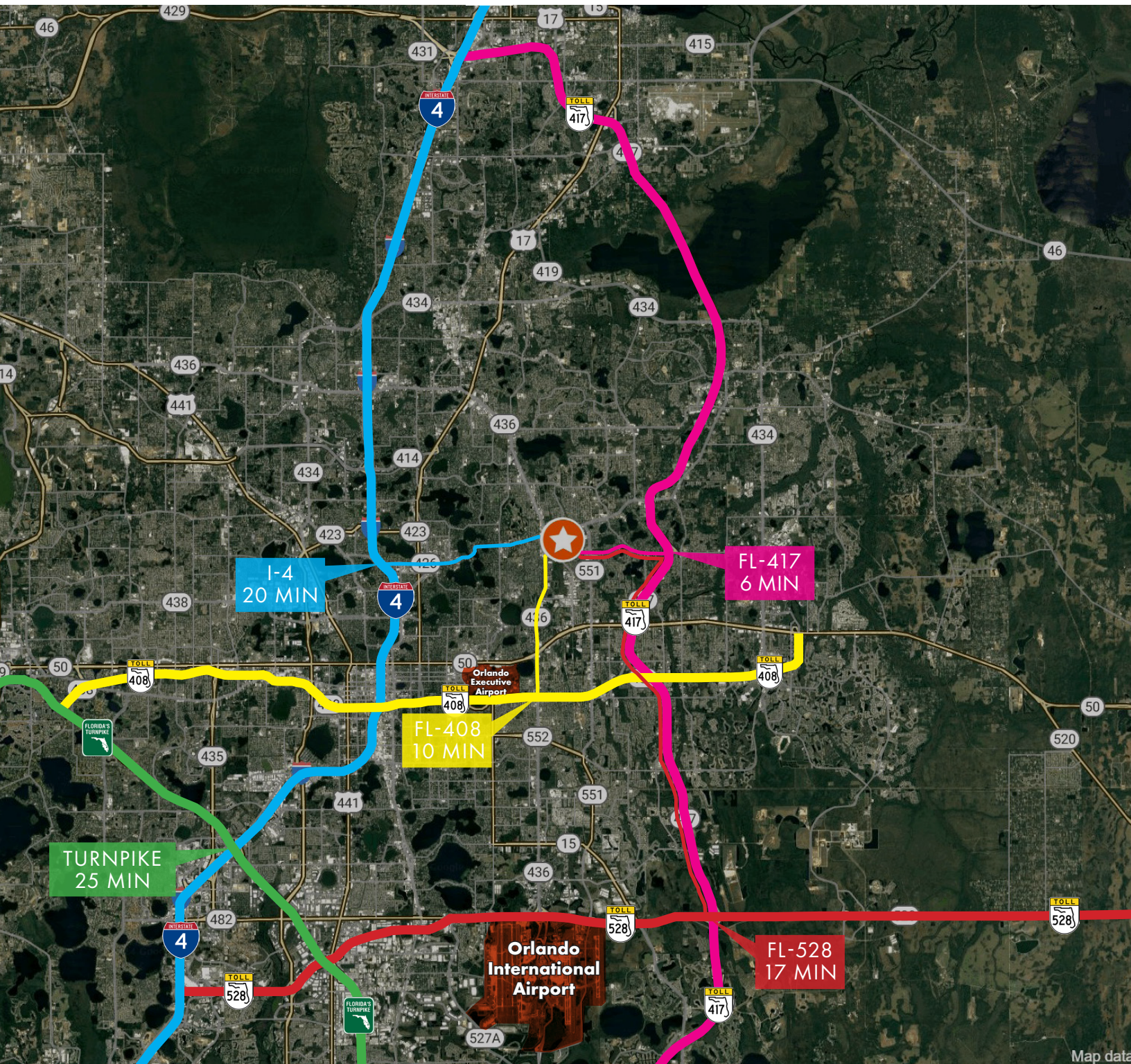
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