

**FOR SALE
OR LEASE**

OAKLAND INDUSTRIAL PROPERTY

3.21± ACRES - ORANGE COUNTY

931 W. OAKLAND AVENUE, Winter Garden, FL 34787

ABOUT THE PROPERTY

SIZE

3.21± acres

PRICE

\$1,300,000 - Owner may consider lease - Lease rate and terms to be determined

ZONING

I-1 (Industrial) - City of Oakland

FRONTAGE

260 feet of frontage on SR 438. This property has immediate access to both Six Laned HWY 50 and the Florida Turnpike. Please see map for reference.

DESCRIPTION

These 3.21+/- industrial acres have historically been used as an office and logistics hub for a long time Florida citrus company.

The current office building on site was built in 1967 and has several offices inside. The total square footage is estimated to be around 10,000 SF. This property has been used to park dozens upon dozens of fruit trailers for the hauling of citrus fruit. As a support to those efforts, there are three large gas and diesel tanks on site for refueling, as well as a "shop area" for servicing trucks and trailers.

On the SW corner of the property, there is a cell phone tower that encompasses 450+/- total SF (this area is roughly outlined in blue on this page's aerial map). The land that the cell tower is on will convey to the new buyer, but the rights and ownership of the cell tower will run with the current owner. There will be a 20' easement granted to the cell tower to access the tower.

Zoned I-1 (Industrial) within the City of Oakland, this property can be used for many purposes. Please check Oakland Florida's zoning ordinances to see the allowable uses for your buyer's needs. This property can be bought or leased and used with the existing infrastructure in place, or this property could be an ideal candidate for a redevelopment project for industrial purposes.

**SEE PAGE 3 FOR ACCESIBILITY TO
MAJOR ROADWAYS:**

- **FLORIDA TURNPIKE**
- **408 EXPRESSWAY**
- **429 EXPRESSWAY**
- **I-4 AND I-75**

Offering subject to errors, omission, prior sale or withdrawal without notice.

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

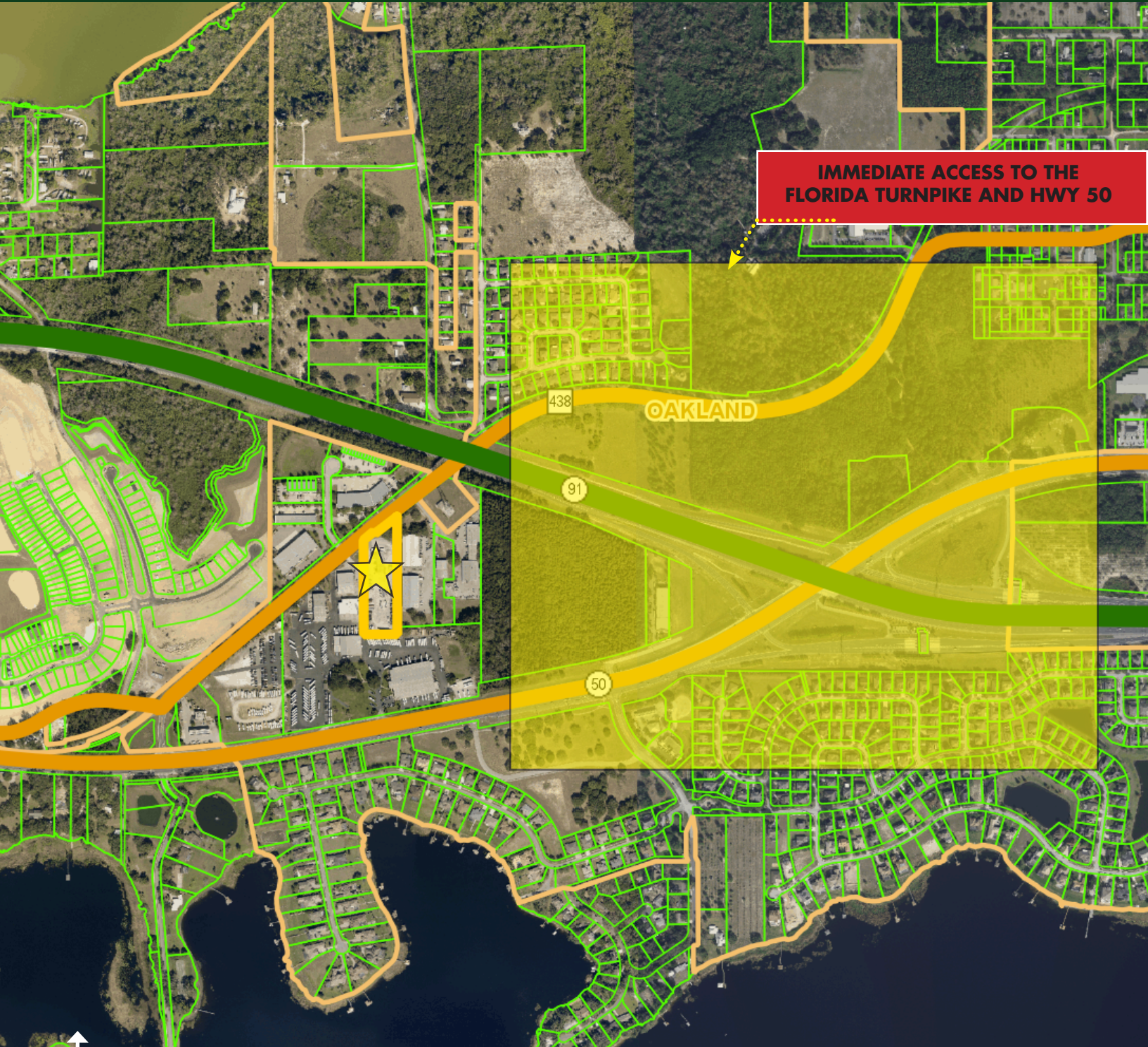


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**IMMEDIATE ACCESS TO THE
FLORIDA TURNPIKE AND HWY 50**



REGIONAL MAP

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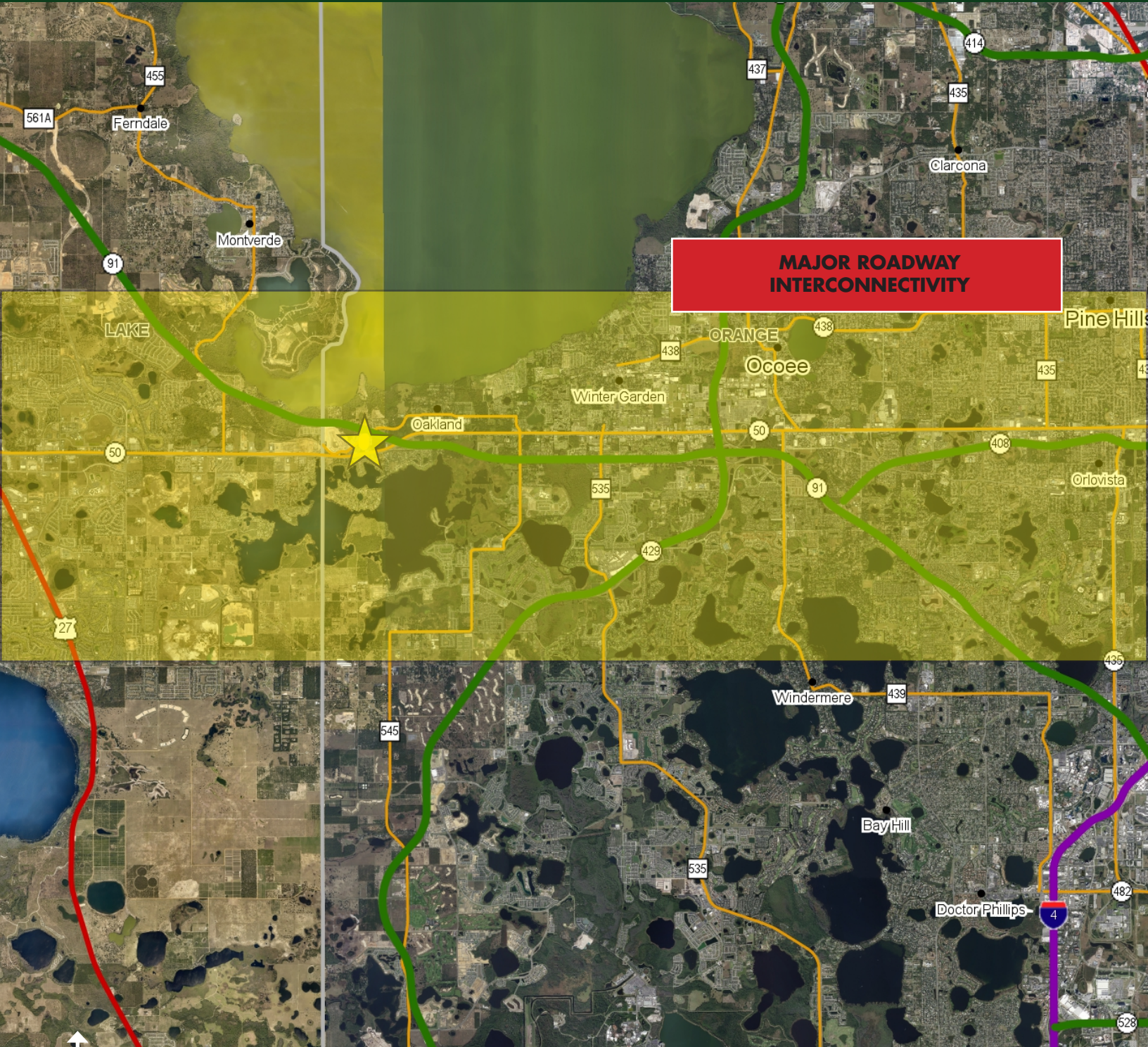


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LOCATION MAP

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