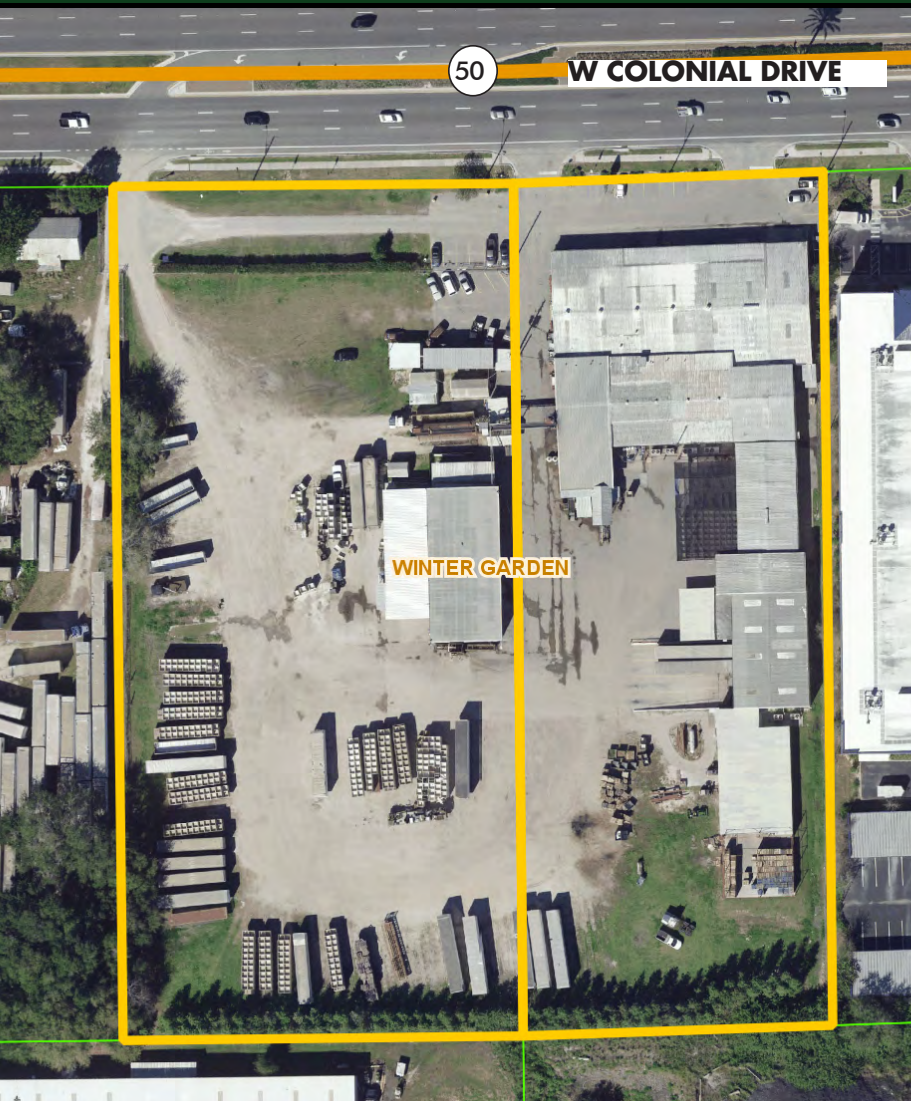


**FOR SALE
OR LEASE**

WINTER GARDEN PACKING HOUSE 6.5± ACRES - ORANGE COUNTY

12488 W. COLONIAL DRIVE, Winter Garden, FL 34787



ABOUT THE PROPERTY

SIZE

6.5± acres

PRICE

Call for guidance. Owner may also consider a ground lease.

ZONING

C2 in Winter Garden

FRONTAGE

Major Road Frontage on SIX LANE - HWY 50 - 485± feet of frontage with right in right out and left turn median cut.

The property is located 2,500' west of the major intersection and interchange of HWY 50 and the 429 Expressway. In addition, immediate access to the Florida Turnpike is within half a mile of the site.

DESCRIPTION

This property is located in a highly desirable area for commercial uses in Winter Garden. Water, sewer and electricity are in place.

This property has been historically used as a citrus packing house. Existing on the property are several large warehouse type buildings, totaling nearly 40,000 SF. See included site map.

This property can either be purchased or leased and used with the existing structure in place, or this property can be redeveloped to anything allowable and permitted under the City of Winter Garden's C-2 zoning.

AVERAGE DAILY TRAFFIC COUNTS

45,943+ on W Colonial Drive (2018)

- On-site re Fridgeration
- Office/administrative space
- 4 high loading docks for trucks
- See included site map

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



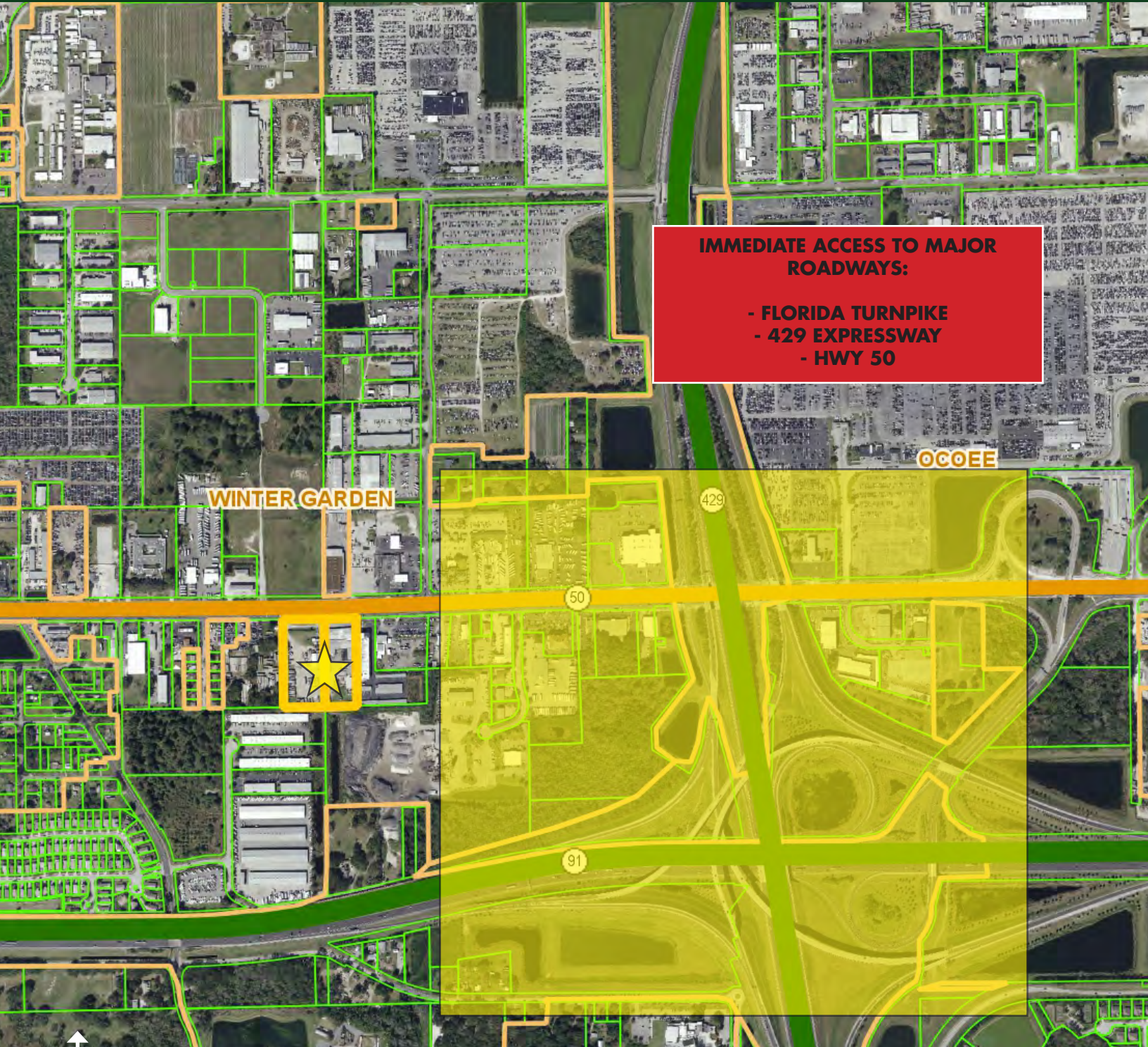
Maury L. Carter & Associates, Inc.SM
Licensed Real Estate Broker

**FOR SALE
OR LEASE**

WINTER GARDEN PACKING HOUSE

6.5± ACRES - ORANGE COUNTY

12488 W. COLONIAL DRIVE, Winter Garden, FL 34787



IMMEDIATE ACCESS TO MAJOR ROADWAYS:

- FLORIDA TURNPIKE
- 429 EXPRESSWAY
- HWY 50



REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

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

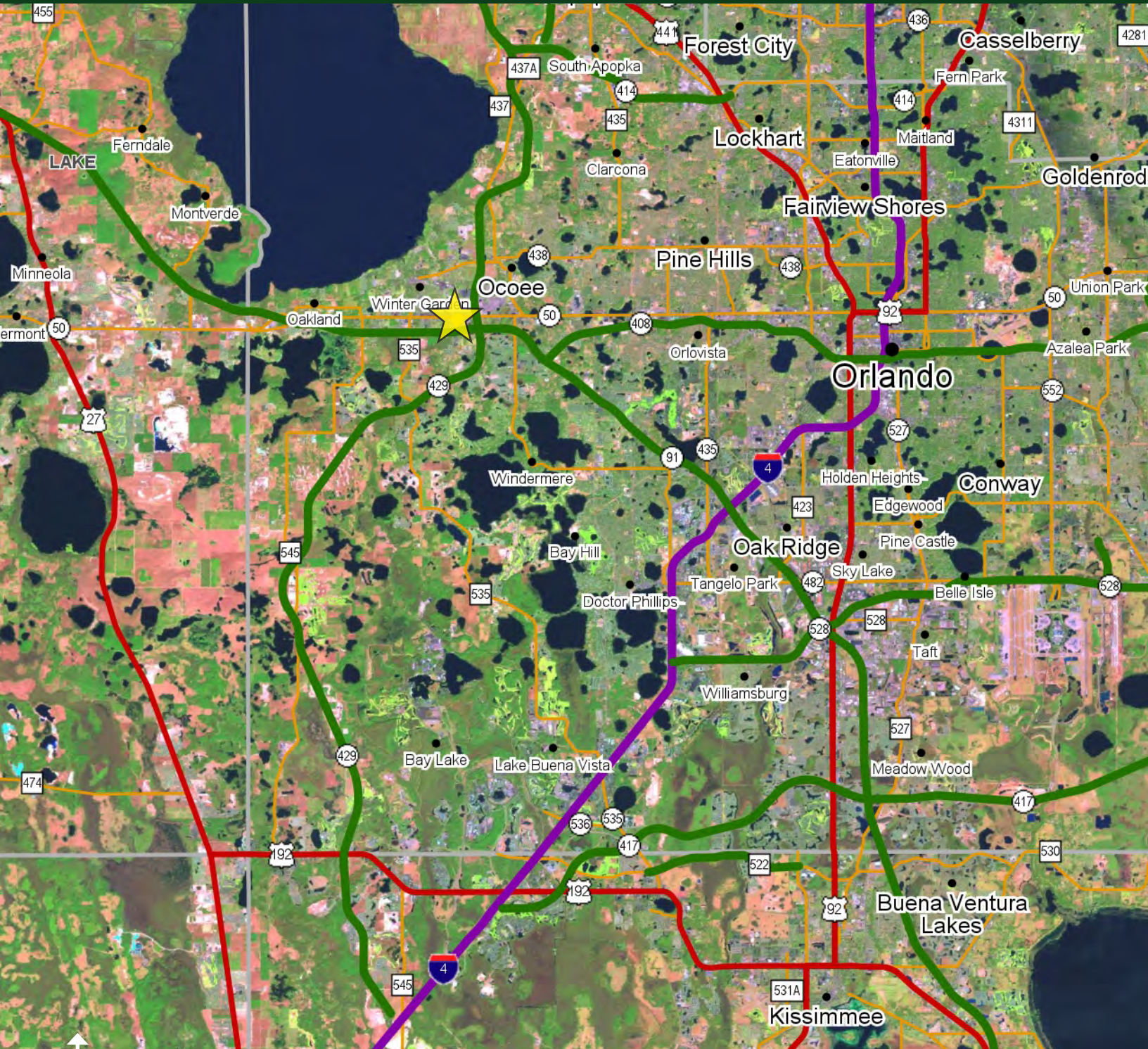


**FOR SALE
OR LEASE**

WINTER GARDEN PACKING HOUSE

6.5± ACRES - ORANGE COUNTY

12488 W. COLONIAL DRIVE, Winter Garden, FL 34787



LOCATION MAP

MAURY L. CARTER & ASSOCIATES, INC.

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



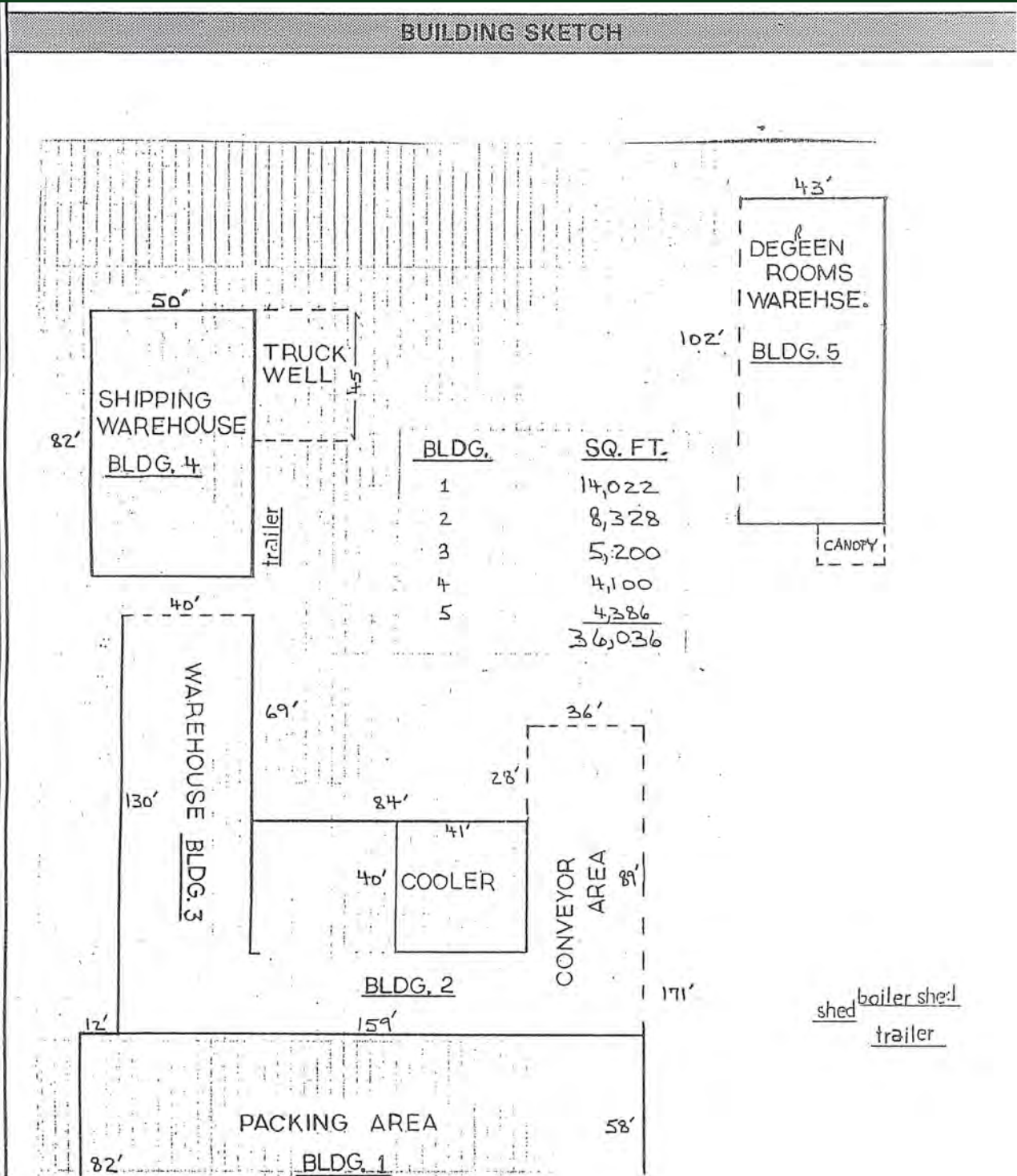
**FOR SALE
OR LEASE**

WINTER GARDEN PACKING HOUSE

6.5± ACRES - ORANGE COUNTY

12488 W. COLONIAL DRIVE, Winter Garden, FL 34787

BUILDING SKETCH



BUILDING SKETCH

MAURY L. CARTER & ASSOCIATES, INC.

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



**FOR SALE
OR LEASE**

WINTER GARDEN PACKING HOUSE

6.5± ACRES - ORANGE COUNTY

12488 W. COLONIAL DRIVE, Winter Garden, FL 34787



MAURY L. CARTER & ASSOCIATES, INC.

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

