



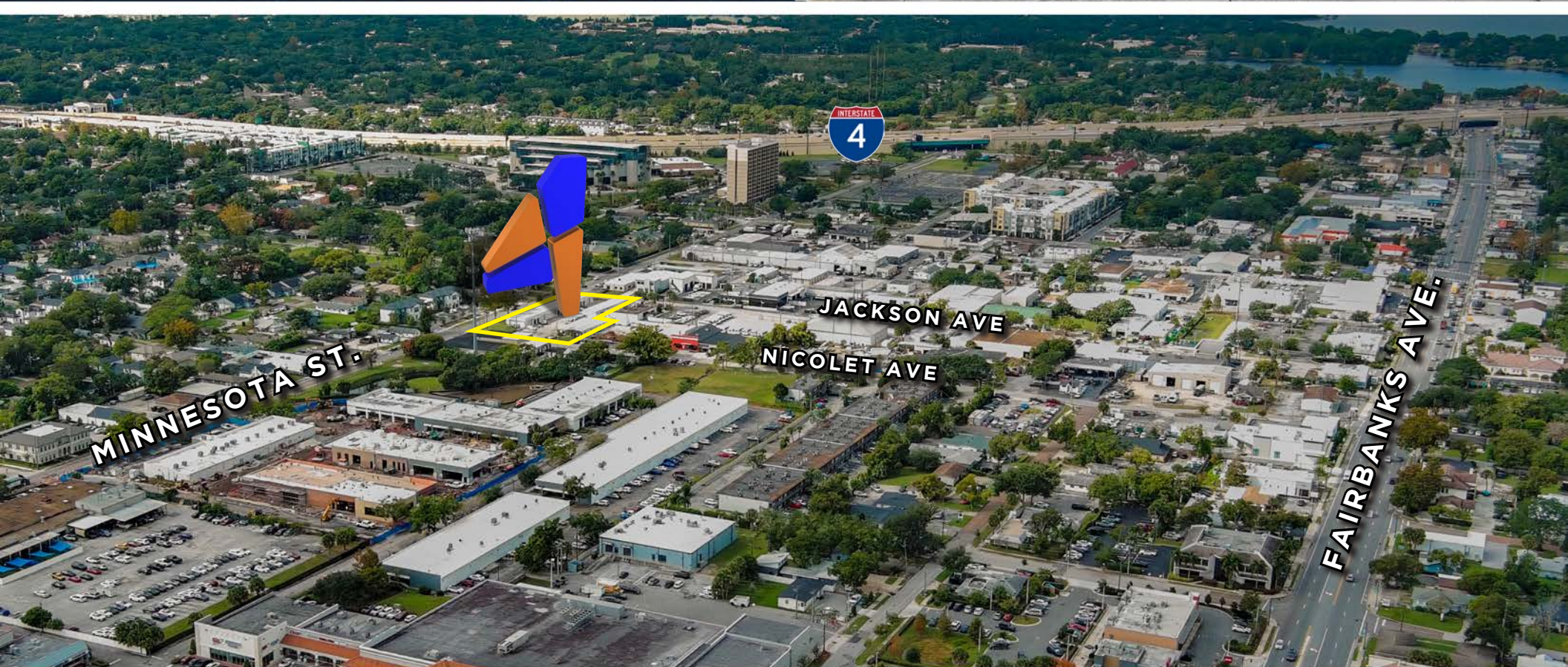
FOR LEASE

Versatile Industrial Bays
for Small Flex Office,
Warehouse or Storage

2 Office Spaces:

Unit 2: 1,131 SF Small Office+Warehouse

Unit 4: 1,131 SF Small Office+Warehouse



GX FLEX PARK: 833 NICOLET AVE • WINTER PARK, FL 32789



PROPERTY OVERVIEW

These two exceptional industrial spaces—841 Nicolet Ave, Units 2 (1,131 sq ft) and 6 (1,148) and 886 Jackson Ave Units C-D-508 SF, K-L, 508-SF, H-254 SF—represent compelling opportunities in Winter Park’s highly desirable industrial submarket. Both properties offer functional, well-maintained spaces ideally suited for light distribution, storage, contractor operations, and service-oriented businesses. Featuring grade-level roll-up doors, 12-foot ceiling clearance, and drive-up access, these units provide the flexibility and accessibility modern businesses require. Strategically positioned near Fairbanks Avenue with immediate proximity to I-4. The surrounding Winter Park submarket adds substantial value through its strong demographics, business stability, and reputation for safety and cleanliness, while nearby retail corridors, restaurants, and fuel stations ensure convenient day-to-day operations for long-term tenants.

HIGHLIGHTS

- **Unit 2:** fully air-conditioned industrial bay with open floor plan
- **Unit 4:** fully air-conditioned industrial bay with open floor plan
- **Access & Loading:** Multiple grade-level roll-up doors with drive-up access and convenient parking
- **Prime Location:** Winter Park submarket with immediate access to Fairbanks Avenue and I-4
- **Transportation Connectivity:** Minutes to downtown Orlando, Maitland, Baldwin Park, and Altamonte Springs
- **Submarket Strength:** Located in one of Central Florida’s most desirable industrial areas with strong demographics

DETAILS

Available:	841 Nicolet Ave:	Unit 2: 1,131 SF \$3,200/Month Unit 4: 1,131 SF \$3,200/Month
	886 Jackson Ave:	A+B: 508 SF \$1,100/Month
Parcel ID:	12-22-29-5004-05-060	
Land Size:	±40,560 SF / 0.93 AC total	
Zoning:	C-3	
Type:	Industrial	
Signage:	Building, Monument	



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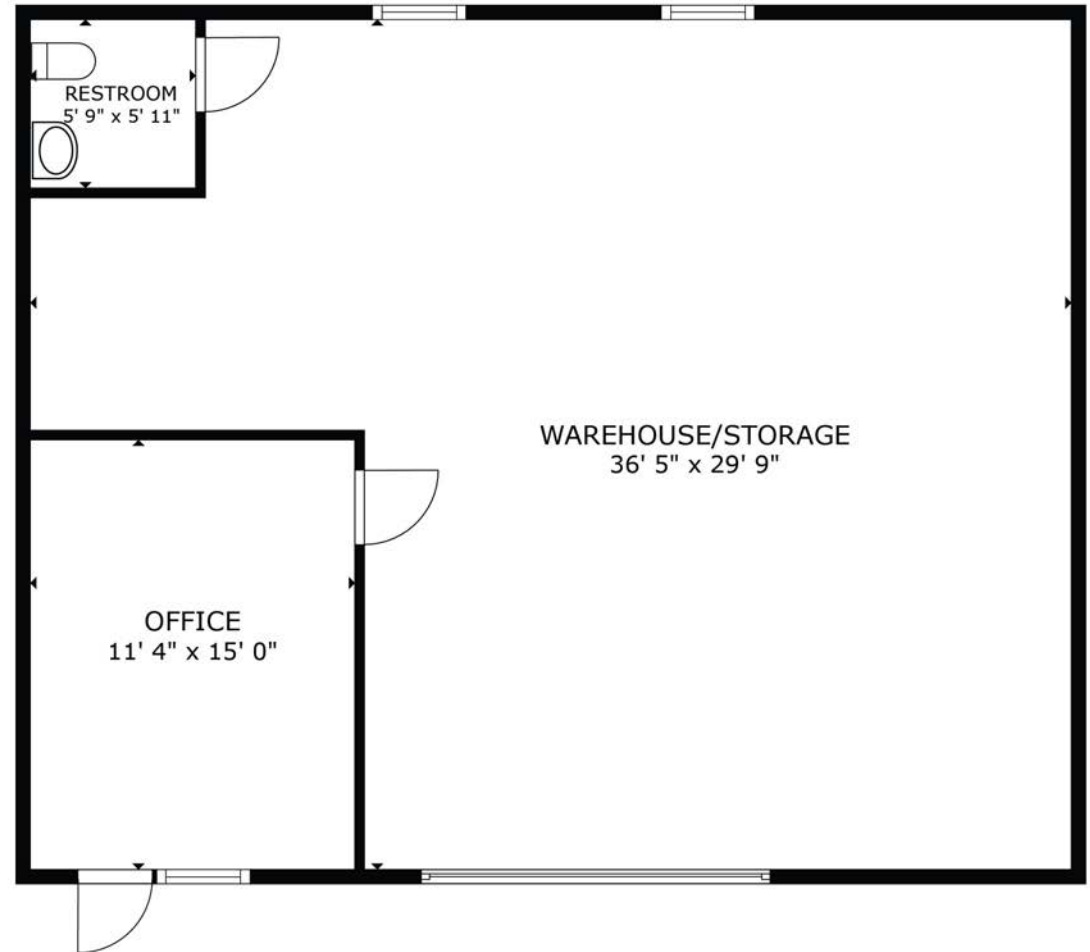
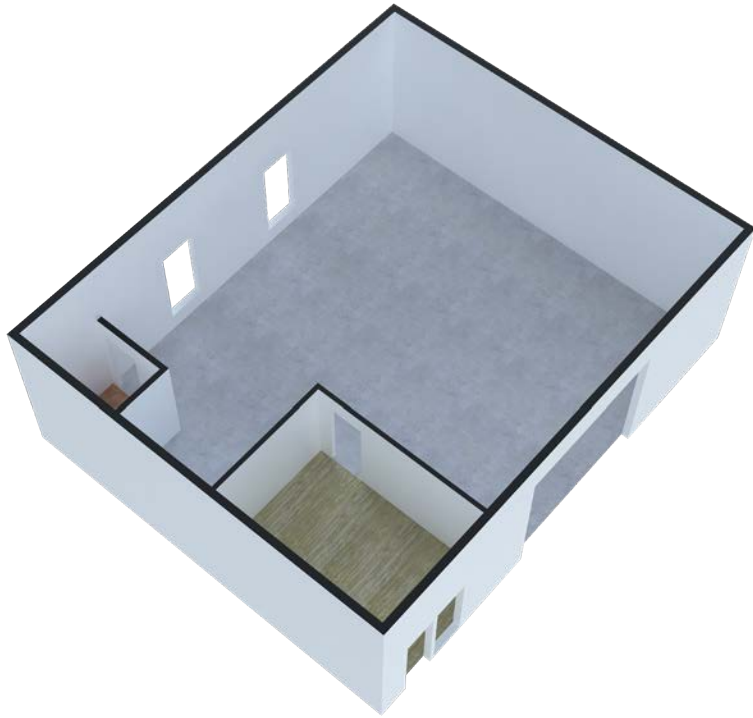




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FLOOR PLAN | UNIT 2 | 1,131 SF



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INTERIORS | UNIT 2 | 1,131 SF



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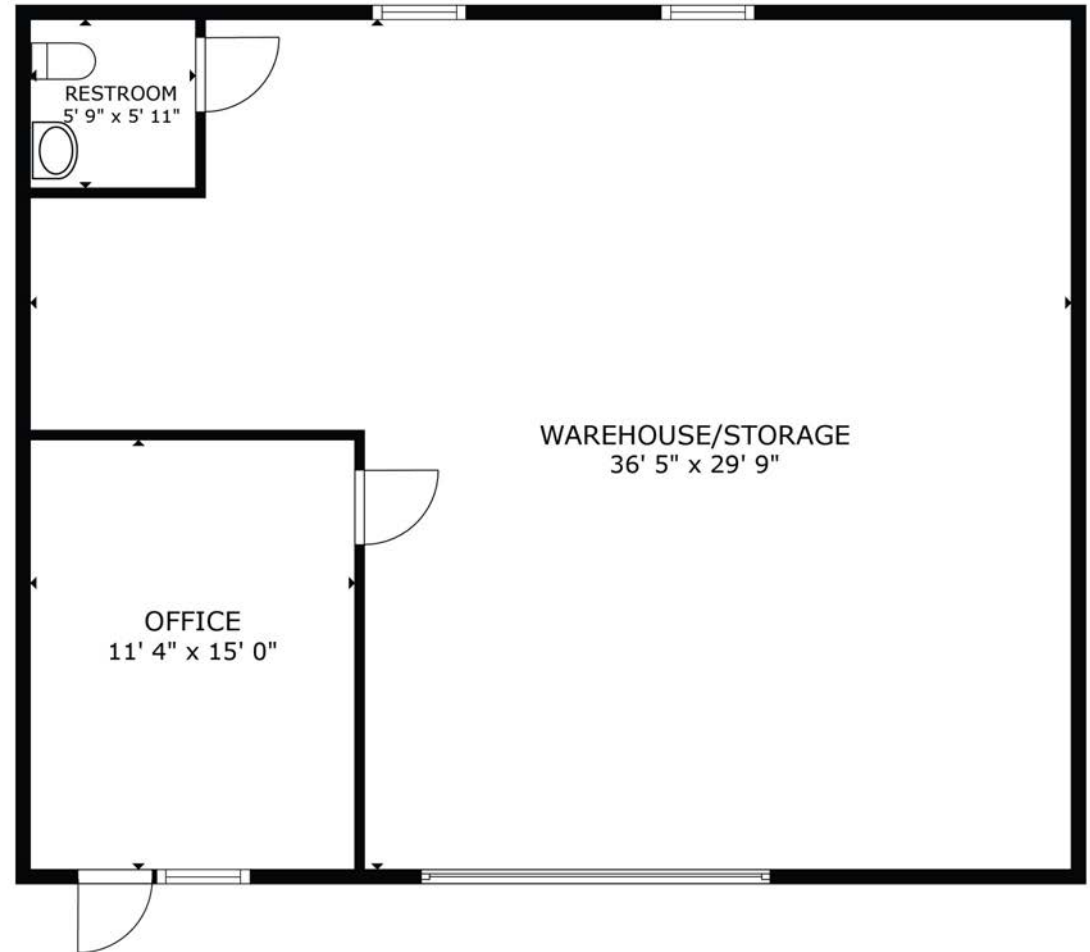
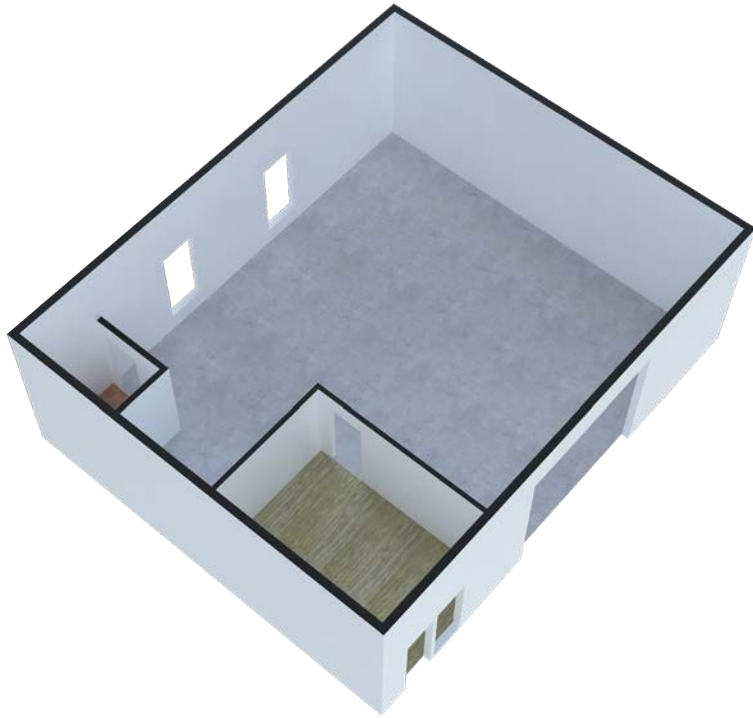


UNIT 4
1,131 SF

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FLOOR PLAN | UNIT 4 | 1,131 SF



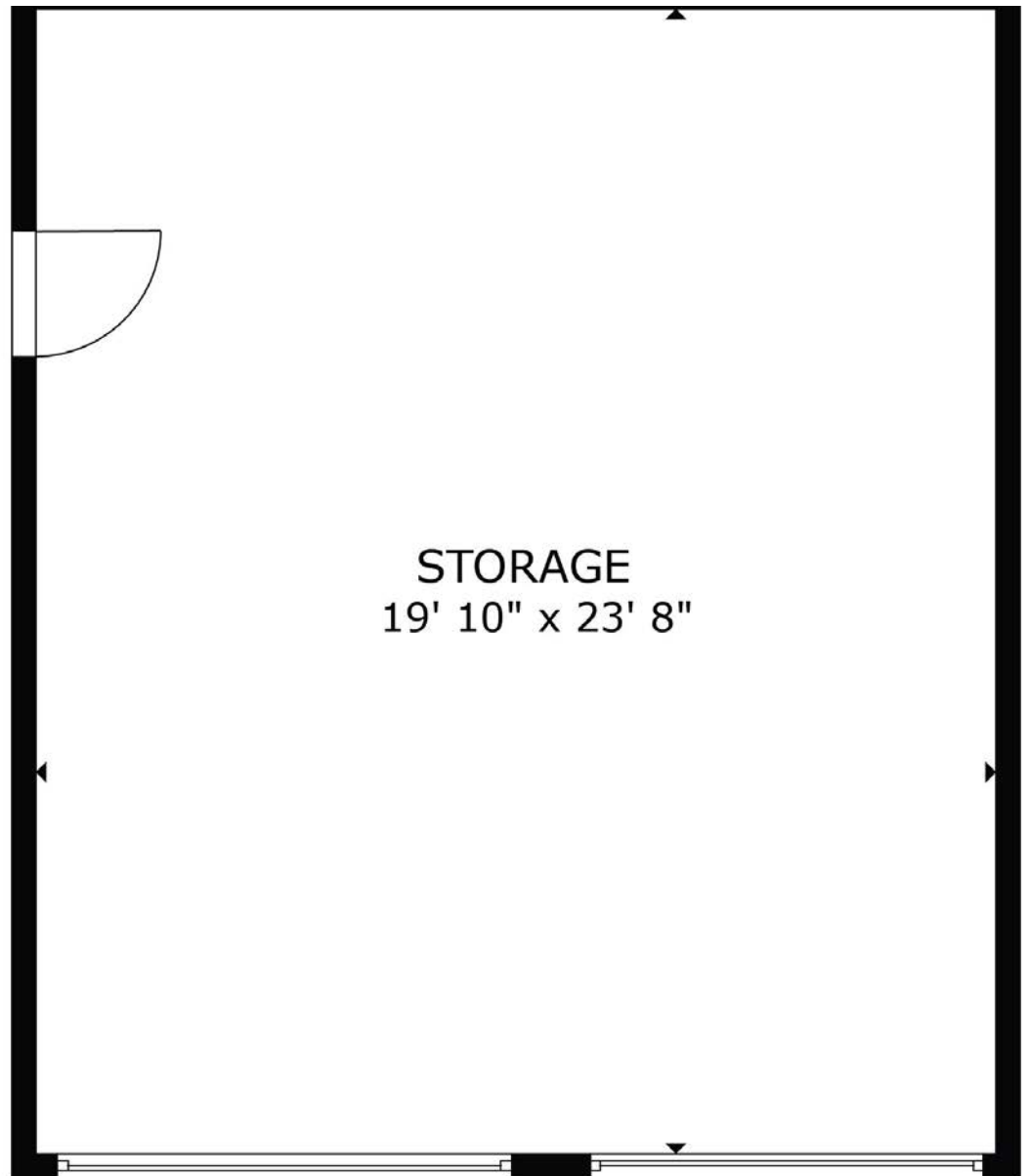
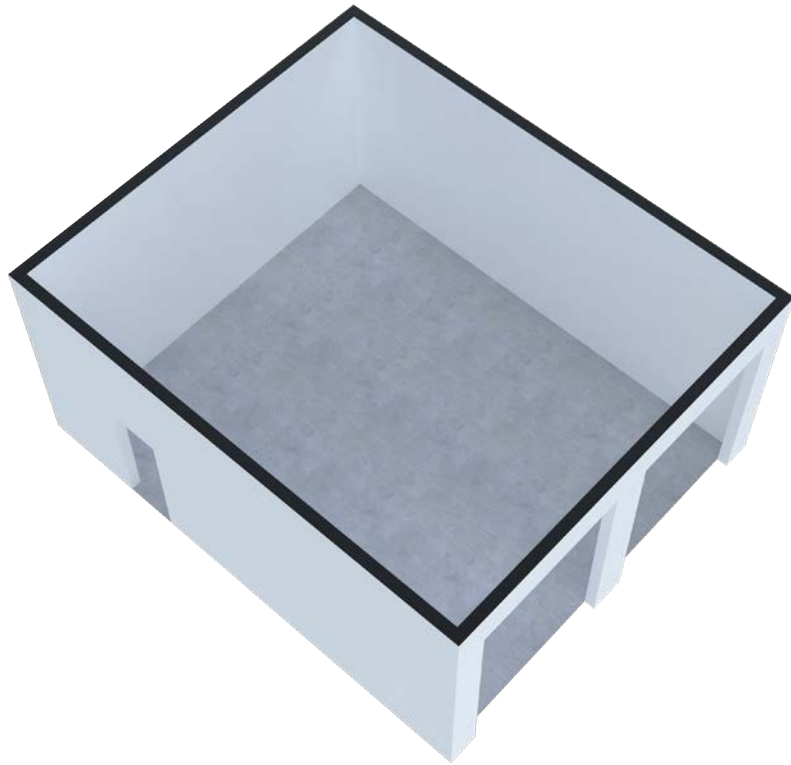
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EXTERIOR | UNIT A+B | 508 SF

A+B
504 SF



FLOOR PLAN | UNIT A+B | 508 SF





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