

Industrial Winter Garden Sublease

761 Garden Commerce Pkwy, Winter Garden, FL 34787

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



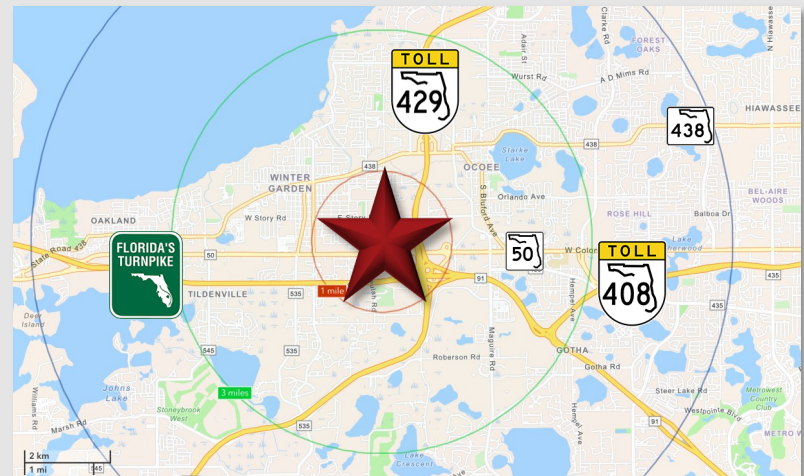
Lease Rate: \$38 NNN

LOCATION DETAILS

This space is located in a new building just off of Story Road, north of East Colonial Drive. Surrounded by industrial services and commercial businesses. Less than 1 mile from the State Road 429 / Florida Turnpike interchange, providing easy connectivity to major routes in Central Florida.

LISTING DETAILS

- **±1,401 SF** available for sublease
- Built in 2024 with high black exposed ceilings and polished concrete flooring
- **Mostly open layout** accommodates showroom, lounge, client consultation space, and small kitchen
- Includes one private office, restroom, and **warehouse with grade-level roll-up door**
- Ample shared parking



2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	5,234	63,288	148,391
Average HH Income	\$75,660	\$133,596	\$140,638
Median HH Income	\$53,747	\$103,172	\$105,662

CONTACT FOR MORE INFORMATION

Cindy Hall
(407) 925-5976
CindyHall@palkiper.com

Industrial Winter Garden Sublease

761 Garden Commerce Pkwy, Winter Garden, FL 34787

 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



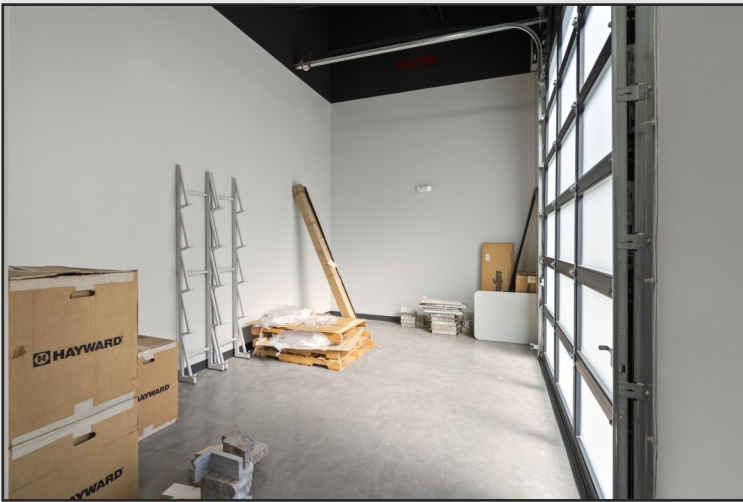
CONTACT FOR MORE INFORMATION

Cindy Hall
(407) 925-5976
CindyHall@palkiper.com

Industrial Winter Garden Sublease

761 Garden Commerce Pkwy, Winter Garden, FL 34787

 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



CONTACT FOR MORE INFORMATION

Cindy Hall
(407) 925-5976
CindyHall@palkiper.com

Industrial Winter Garden Sublease

761 Garden Commerce Pkwy, Winter Garden, FL 34787

 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



CONTACT FOR MORE INFORMATION

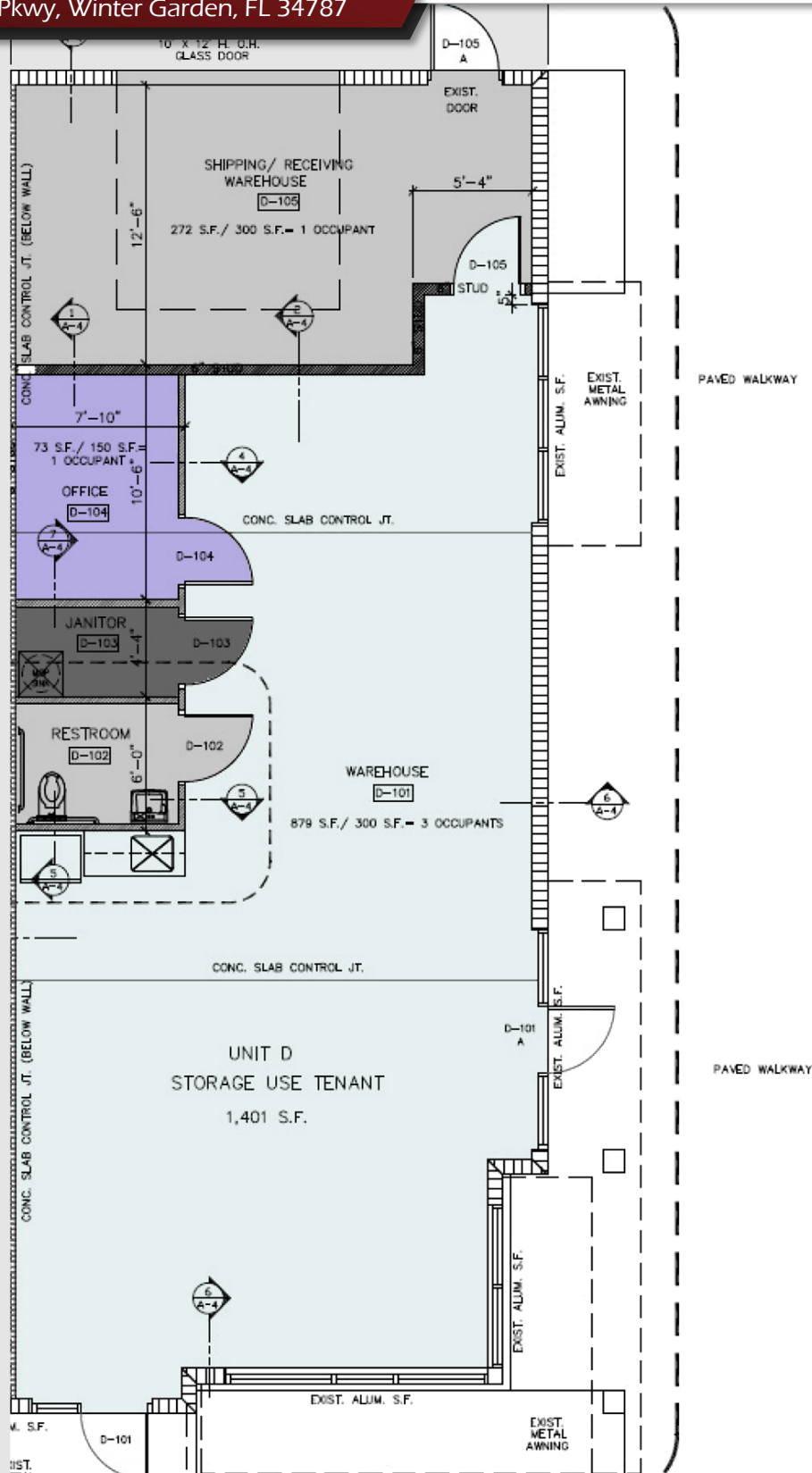
Cindy Hall
(407) 925-5976
CindyHall@palkiper.com

Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
Licensed Real Estate Broker.

10/06/25 14:44

Industrial Winter Garden Sublease

761 Garden Commerce Pkwy, Winter Garden, FL 34787



FLOOR PLAN NOT TO SCALE

Illustrated for marketing purposes only. Any measurements, sizes, and/or dimensions are approximate. Layout and furnishes shown may vary. Subject to continued revisions.

CONTACT FOR MORE INFORMATION

Cindy Hall
(407) 925-5976
CindyHall@palkiper.com