

214 FORT COLLIER ROAD

klb
Buligo

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214 FORT COLLIER ROAD

SUITE 1 - WAREHOUSE FOR LEASE

- 5,535 SF (800 SF Office)
- Loading Docks: 1
- Drive Ins: 1
- Asking Rate: \$8.25 PSF NNN
- Parking: 1.65/1,000
- Available April 1, 2026

SUITE 6 - WAREHOUSE FOR LEASE

- 1,910 SF
- Drive Ins: 1
- Asking Rate: \$8.25 PSF NNN
- Parking: 1.65/1,000
- Available April 1, 2026

SPACE SPECS



ZONING:
M1 (LIGHT INDUSTRIAL)



CLEAR HEIGHT:
15 FT



COLUMN SPACING:
50 FT x 30 FT



LOADING DOCK:
1



DRIVE IN:
1

**1,910 SF
AVAILABLE**

SUITE 6

LEASED

**5,535 SF
AVAILABLE**

SUITE 1



LOCATION OVERVIEW

MENASHA PACKAGING COMPANY

BERRY GLOBAL

BENDER WAREHOUSE

THE HOME DEPOT DISTRIBUTION CENTER

WCS LOGISTICS

SHARK PIT BRAZILLIAN JIU JITSU

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MERCURY PAPER

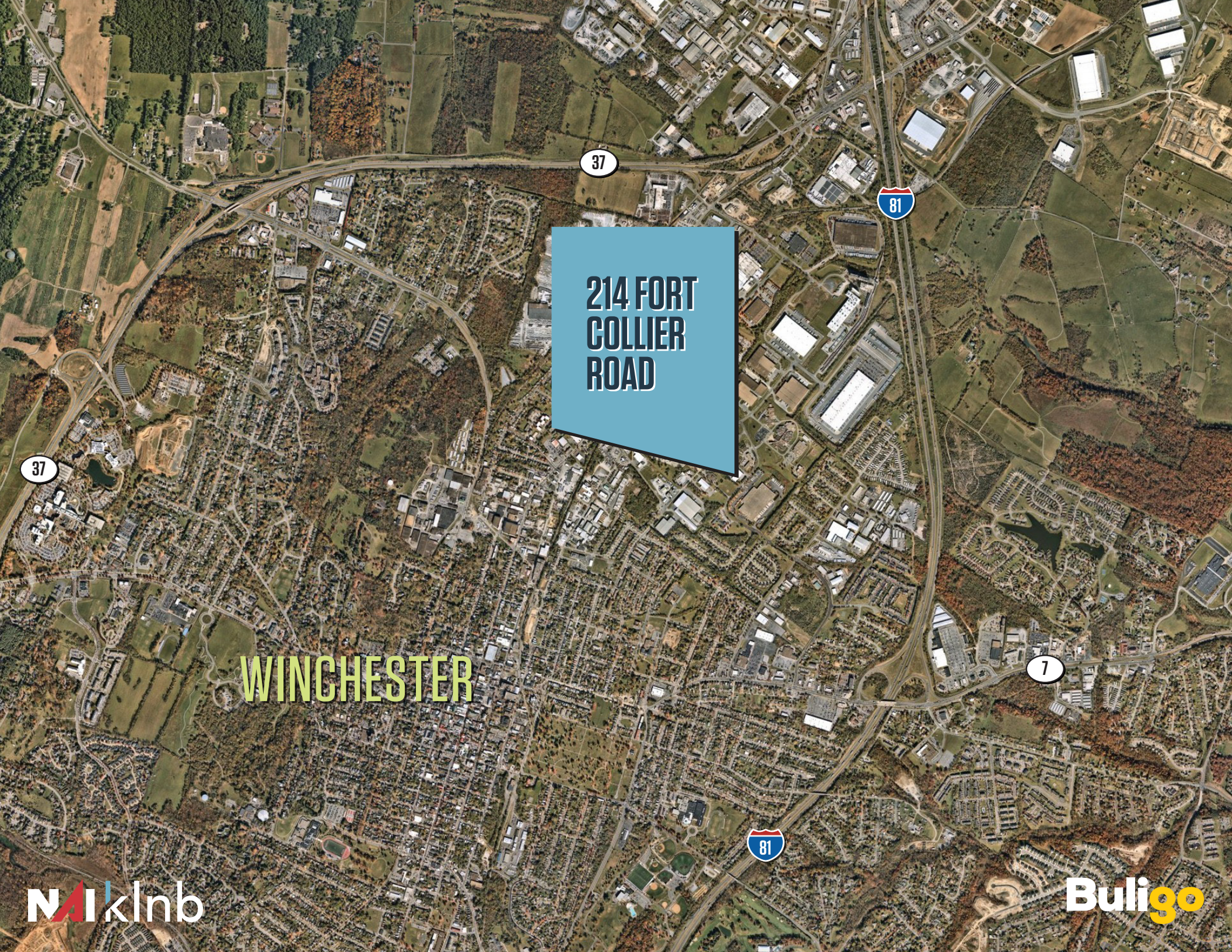
ROBERTS HOME MEDICAL

BARRETT PEST & TERMITE SERVICES

MONOLFO INTERNATIONAL INC CORPORATE
HEADQUARTERS & PRODUCTION

ESTES EXPRESS LINES

A-1 DUCT CLEANING



214 FORT
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ROAD

WINCHESTER

LABOR FORCE OVERVIEW

BUSINESS SUMMARY (2025)

10 Minute Drive 20 Minute Drive 30 Minute Drive

Total Employees

18,009 53,948 89,762

Total Construction Businesses

95 (6.1%) 339 (7.5%) 577 (7.8%)

Total Construction Employees

621 (3.5%) 2,488 (4.6%) 3,757 (4.2%)

Total Manufacturing Businesses

59 (3.8%) 171 (3.8%) 246 (3.3%)

Total Manufacturing Employees

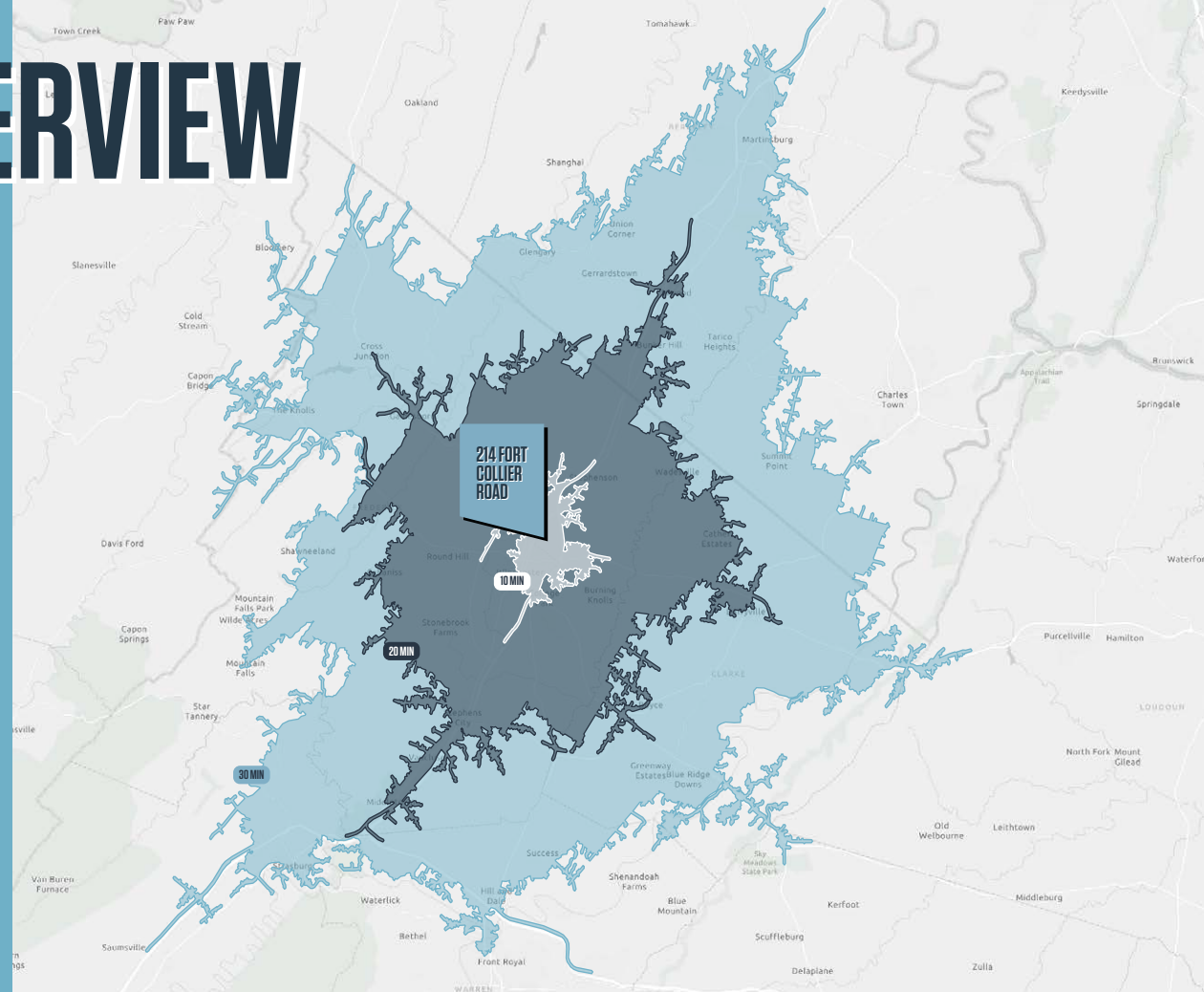
2,239 (12.%) 6,294 (11.7%) 8,541 (9.5%)

Total Transportation and Warehousing Businesses

29 (1.9%) 83 (1.8%) 138 (1.9%)

Total Transportation and Warehousing Employees

416 (2.3%) 1,087 (2%) 1,835 (2%)



CIVILIAN LABOR FORCE PROFILE WITHIN A TEN MINUTE DRIVE (2025)

POPULATION (EMPLOYED) BY AGE GROUP


16-24	25-54	55-64	65+
4,566 (2,944)	12,180 (9,576)	3,213 (2,371)	4,923 (1,458)

LABOR FORCE BY INDUSTRY

Construction	Manufacturing	Wholesale Trade	Transportation/ Warehousing
1,427 (8.7%)	1,216 (7.4%)	203 (1.2%)	869 (5.3%)

BLUE COLLAR EMPLOYEES

3,825 (23.4%)



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FOR MORE INFORMATION, PLEASE CONTACT:

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