

# 214 FORT COLLIER ROAD

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### 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

# SUITE 1



# LOCATION OVERVIEW

MENASHA PACKAGING COMPANY

BERRY GLOBAL

BENDER WAREHOUSE

THE HOME DEPOT DISTRIBUTION CENTER

WCS LOGISTICS

SHARK PIT BRAZILLIAN JIU JITSU

214 FORT  
COLLIER  
ROAD

MERCURY PAPER

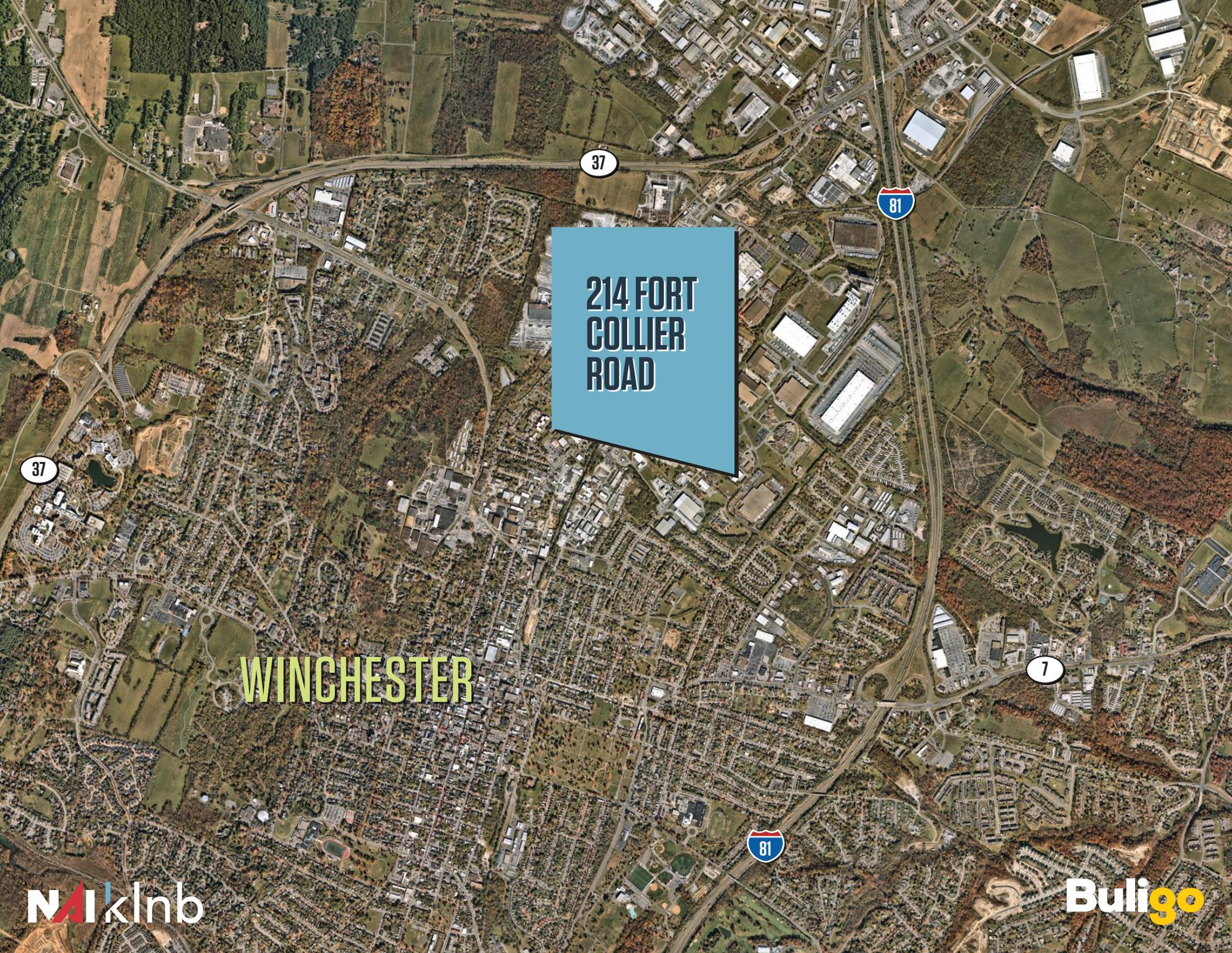
ROBERTS HOME MEDICAL

BARRETT PEST & TERMITE SERVICES

MONOLFO INTERNATIONAL INC CORPORATE  
HEADQUARTERS & PRODUCTION

ESTES EXPRESS LINES

A-1 DUCT CLEANING



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**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

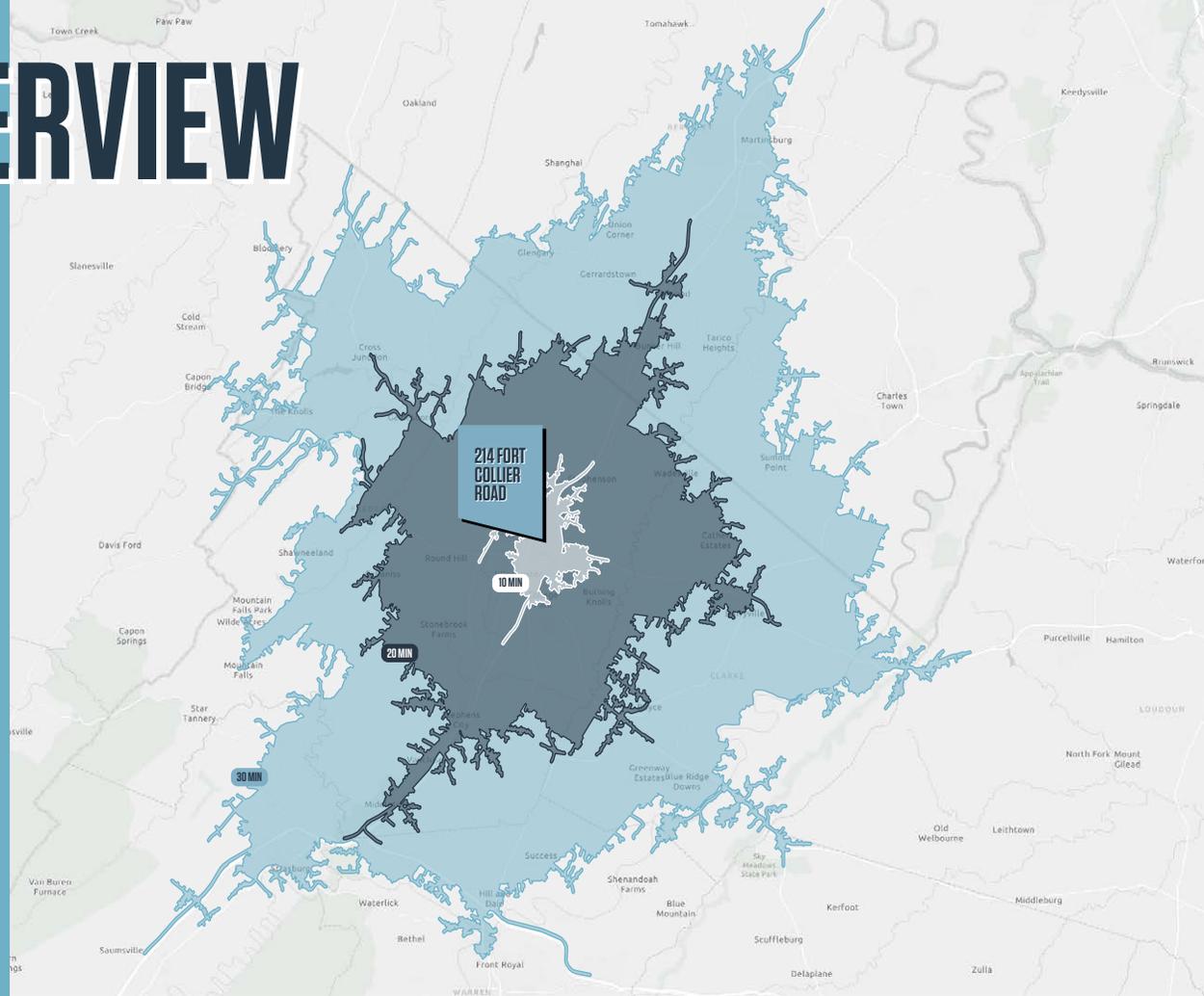
2,239 (12.%)      6,294 (11.7%)      8,541 (9.5%)

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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