

AT STEEL BUILDINGS • PROJECT DOSSIER / CASE STUDY

# 705 HENNIS ROAD

*Industrial Flex Building — Winter Garden, Florida*

ENGINEERING THAT SUPPORTS THE FUTURE.



Completed building — 705 Hennis Road, Winter Garden, FL

## 01 PROJECT IDENTIFICATION

|                     |                                                                           |
|---------------------|---------------------------------------------------------------------------|
| PROJECT NAME        | Industrial Flex Building — 705 Hennis Road, Winter Garden, FL             |
| CLIENT              | 705 Hennis LLC • Developer: ROI Development                               |
| ARCHITECT OF RECORD | Aleskovsky Architecture (Nathan M. Aleskovsky, NCARB AR98360)             |
| AT STEEL SCOPE      | Pre-engineered steel superstructure + insulated-panel envelope + erection |

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| INDUSTRY / SECTOR | Commercial real estate – multi-tenant industrial / flex |
| LOCATION          | Winter Garden, Orange County, Florida 34787             |
| AT STEEL HANDOVER | June 2024 (weather-tight) · Building completed May 2025 |

## 02 KEY FACTS STRIP

|                                     |                           |                |
|-------------------------------------|---------------------------|----------------|
| BUILDING TYPE                       | FOOTPRINT                 | CLEAR HEIGHT   |
| <b>Multi-tenant industrial flex</b> | <b>±8,400 SF</b>          | <b>34 ft</b>   |
| TOTAL BUILD TIME                    | CODE / WIND               | YEAR COMPLETED |
| <b>20 weeks</b>                     | <b>FBC 2020 · 175 mph</b> | <b>2025</b>    |

## 03 PROJECT OVERVIEW

A Winter Garden developer needed one building that would lease as five independent industrial units — each with the clear height to carry its own office mezzanine — on a visible Orange County frontage. AT Steel engineered, manufactured, and erected the pre-engineered steel superstructure and insulated-metal-panel envelope under a single contract, with one team accountable from fabrication through weather-tight handover. Each unit pairs a 34-foot clear-height warehouse bay with a two-level office; the structure was fabricated in 12 weeks and reached weather-tight handover in June 2024, eight weeks after steel arrived on site. The result is ±8,400 square feet of footprint carrying roughly 10,900 square feet of leasable area, closed in a 175 mph, missile-impact-rated envelope built to the Florida Building Code and handed over ready for tenant fit-out.

## 04 CONTEXT & CHALLENGE

The building had to do three things at once that a standard kit warehouse will not.

- 1. Five separately leasable units.** Each bay column-free across 30 feet of width and 55 feet of depth, so the demising walls — not the structure — set the tenancies.
- 2. A 34-foot clear warehouse volume.** Tall enough to carry a private office mezzanine inside each tenant envelope, turning ±8,400 SF of footprint into roughly 10,900 SF of rentable area.

**3. A 175 mph hurricane envelope.** Florida Building Code (2020) wind and large-/small-missile impact requirements with Florida Product Approval — while still presenting the clean, glazed street face the lease-up depended on.

A bare metal kit building meets none of those three at once; the structure and the architectural envelope had to be engineered together.

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## 05 ENGINEERING APPROACH

### DECISION 1 Column-free rigid steel frame, one clear bay per tenant

**REASON** A single rigid frame spans each unit's 30-ft width and 55-ft depth with no interior columns, so the demising walls define each tenancy.

**OUTCOME** Five units that each lease as uninterrupted floor area, with the mezzanine load carried by the frame rather than mid-floor posts.

### DECISION 2 34-foot clear warehouse volume engineered for an interior mezzanine

**REASON** Framing the warehouse bays to 34 ft clear (parapet at 36'-8") creates the headroom to hang a 14-ft-level office mezzanine inside each unit.

**OUTCOME** Roughly 30% more leasable area than the footprint alone — a tenant runs high-bay storage or racking under the same roof as their office.

### DECISION 3 Kingspan insulated-metal-panel envelope, 175 mph and impact-rated

**REASON** Vertical insulated wall panels and R-31 insulated roof panels close the envelope in one pass and carry Florida Product Approval for 175 mph wind and missile impact.

**OUTCOME** A weather-tight, code-compliant, conditioned-ready building that needed no separate cladding trade to make it presentable for lease-up.

### DECISION 4 Exposed architectural steel with rod-braced lateral system

**REASON** Detailing the secondary steel and X-rod tension bracing to be exposed and finished resolves the lateral loads while serving as the interior's design language.

**OUTCOME** Each unit reads as finished space straight off the steel — no dropped ceiling to hide structure — which shortened tenant fit-out.

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## 06 TECHNICAL SPECIFICATIONS

| SPEC                | VALUE                                                                      |
|---------------------|----------------------------------------------------------------------------|
| BUILDING TYPE       | Multi-tenant industrial flex – 5 units (warehouse + office mezzanine each) |
| OCCUPANCY (FBC/IBC) | B / S-2                                                                    |
| STORIES             | 1 + mezzanine                                                              |
| FOOTPRINT           | ±8,400 sq ft (152'-8" × 55'-0")                                            |

|                          |                                                                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| GROSS FLOOR AREA         | ≈10,900 sq ft incl. mezzanines                                                                                                                    |
| TENANT UNITS             | 5 (≈1,000 SF warehouse + ≈400 SF open work + ≈500 SF office mezz each)                                                                            |
| CLEAR WIDTH / BAY        | ≈30 ft per unit, column-free                                                                                                                      |
| CLEAR DEPTH              | 55 ft                                                                                                                                             |
| CLEAR HEIGHT (WAREHOUSE) | 34'-0"                                                                                                                                            |
| MEZZANINE LEVEL          | 14'-0"                                                                                                                                            |
| TOP OF PARAPET           | 36'-8"                                                                                                                                            |
| PRIMARY FRAMING          | Pre-engineered steel rigid frame; exposed structural steel; steel X-rod tension bracing                                                           |
| WALL PANELS              | Kingspan vertical insulated metal panel – Dove Gray / Ascot White; powder-coated metal accent (Iron Ore SW 7069); stucco base (Cityscape SW 7067) |
| ROOF SYSTEM              | R-31 insulated metal panels; pre-finished metal coping                                                                                            |
| WIND LOAD                | 175 mph design wind · FBC 2020 · hurricane-wind + missile-impact assemblies, FL Product Approval                                                  |
| SEISMIC CATEGORY         | SDC A/B (Central Florida – low seismicity)                                                                                                        |
| FOUNDATION               | Slab-on-grade / concrete by others (outside AT Steel scope)                                                                                       |
| DOOR SYSTEMS             | Per unit: 12'-0" × 13'-8" aluminum/glass storefront overhead door + 3'-0" × 7'-0" service door; full-height storefront entries                    |
| FIRE SUPPRESSION         | Sprinklered (specialty-engineered per FBC)                                                                                                        |
| SPECIAL FEATURES         | 34-ft clear warehouse w/ interior office mezzanine; exposed architectural steel; full-height storefront glazing; second-level Juliet balconies    |
| MANUFACTURING TIME       | 12 weeks                                                                                                                                          |
| INSTALLATION TIME        | 8 weeks (erection 4 + envelope & final details 4)                                                                                                 |
| TOTAL BUILD TIME         | 20 weeks (fabrication to weather-tight)                                                                                                           |

## 07

## CONSTRUCTION SEQUENCE

### MILESTONE 01 — Foundation & Steel Set

April 2024



- Primary rigid frames raised over the slab — each frame defining one column-free 30 × 55-ft tenant bay.

## MILESTONE 02 — Frame & Mezzanine Erection

April 2024 · 4-week erection



- Secondary steel, X-rod bracing, and the 14-ft office mezzanines erected inside the 34-ft clear warehouse volume.

## MILESTONE 03 — Envelope Closure

May 2024 · 4-week panel & final details



- Kingspan insulated wall panels and R-31 roof panels installed to weather-tight, carrying the 175 mph wind and missile-impact ratings.

#### **MILESTONE 04 — Weather-Tight Handover**

June 2024 · building completed May 2025



- Five lease-ready shells handed over — exposed finished steel, full-height glazing, weather-tight envelope.

## **08 DELIVERY OUTCOMES**

- Delivered to weather-tight in 20 weeks — 12 weeks fabrication plus 8 weeks on site — handed over June 2024.
- Five independently leasable flex units under one steel-and-envelope package, each column-free across a 30 × 55-ft floor.
- ±8,400 SF of footprint carrying ≈10,900 SF of leasable area — roughly 30% gained from interior mezzanines made possible by the 34-ft clear height.

■ 175 mph, missile-impact-rated envelope (FBC 2020, FL Product Approval) with R-31 insulated roof panels delivered weather-tight and conditioned-ready.

## 09 CLIENT TESTIMONIAL

*Optional. A 2–3 sentence quote from 705 Hennis LLC / ROI Development, specific to the result, can be placed here upon client approval. Left as a placeholder — not fabricated.*

## 10 PROJECT GALLERY



Completed two-level structure, aerial



Storefront line + cantilevered second-level walkway



Primary rigid frame during erection



Bracing and mezzanine framing, mid-construction



Exposed structural steel, X-rod bracing, storefront glazing



Mezzanine-level tenant space, sealed concrete floor



Interior steel framing of a flex unit



Envelope panels going up

## 11 RELATED SOLUTIONS & CALL TO ACTION

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## 12 SEO METADATA (YOAST / WORDPRESS)

|                    |                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| URL SLUG           | /projects/industrial-flex-winter-garden-2025                                                                                                    |
| FOCUS KEYPHRASE    | steel industrial building Winter Garden FL                                                                                                      |
| KEYPHRASE SYNONYMS | flex warehouse Winter Garden, multi-tenant steel building Florida, prefab industrial building Orange County                                     |
| META DESCRIPTION   | Five-unit steel flex building in Winter Garden, FL – 34-ft clear bays, office mezzanines, 175 mph envelope, built to weather-tight in 20 weeks. |
| FEATURED IMAGE ALT | Steel industrial flex building in Winter Garden, FL – completed two-level structure, aerial view                                                |
| OPEN GRAPH IMAGE   | 1200×630 crop of 705 Hennis Road-1.jpg                                                                                                          |