

I-4 BELTWAY LOGISTICS

A FOUR BUILDING 547,753 SF DISTRIBUTION DEVELOPMENT

3205 St. Johns Parkway | Sanford | Florida 32771



**TAKE A
VIRTUAL
TOUR
HERE**



OWNED BY:

LEASING CONTACTS:



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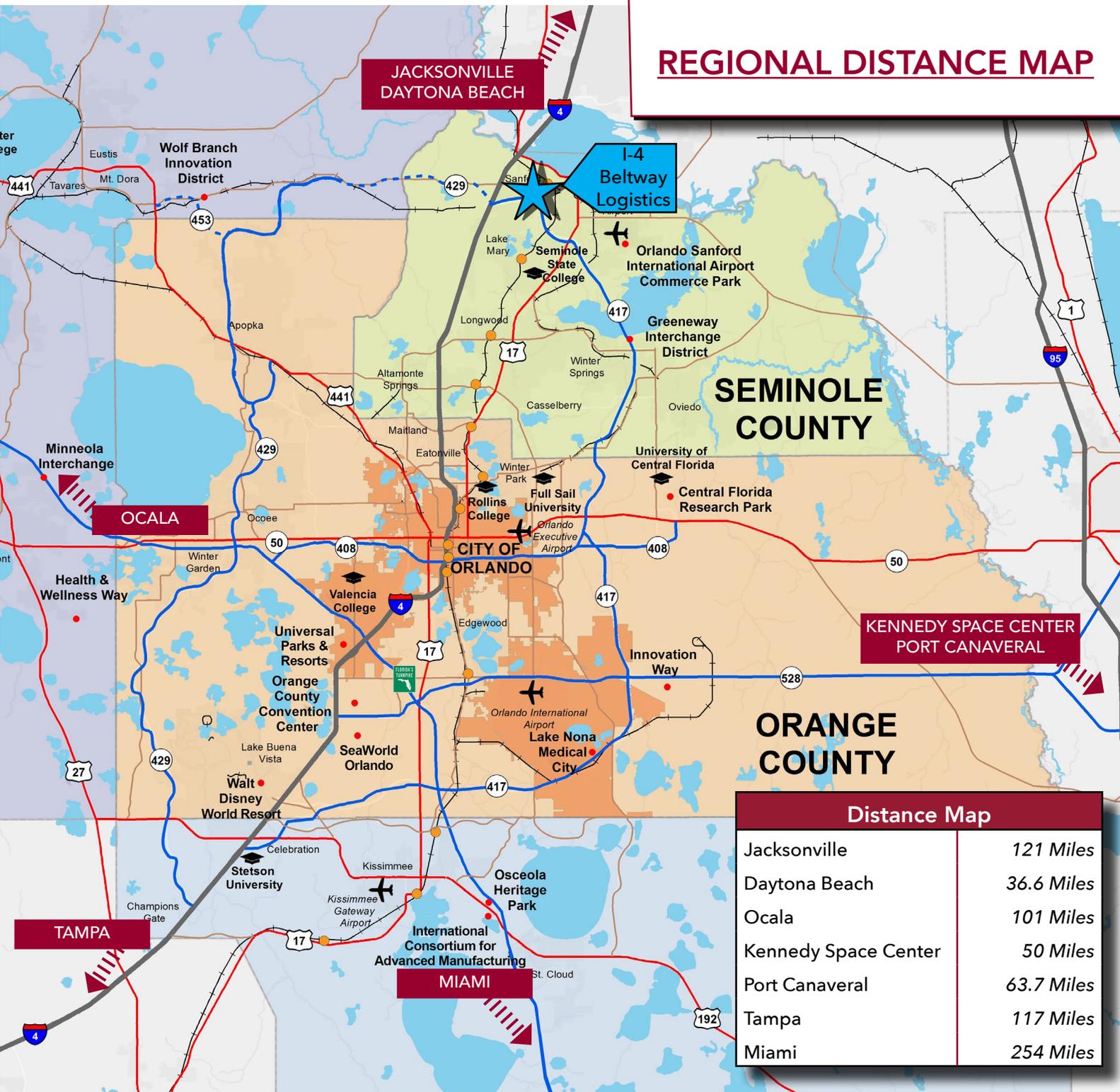
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REGIONAL DISTANCE MAP



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LOCATION FEATURES

- Class A warehouse/logistics center; 4 buildings totaling 547,753 SF on 41 acres
- Spaces available from 28,000 SF to 168,252 SF
- Zoning: RI-1, City of Sanford

UTILITIES

- Water: City of Sanford
- Sewer: City of Sanford
- Power: Duke Energy
- Phone: Spectrum and Frontier Communications

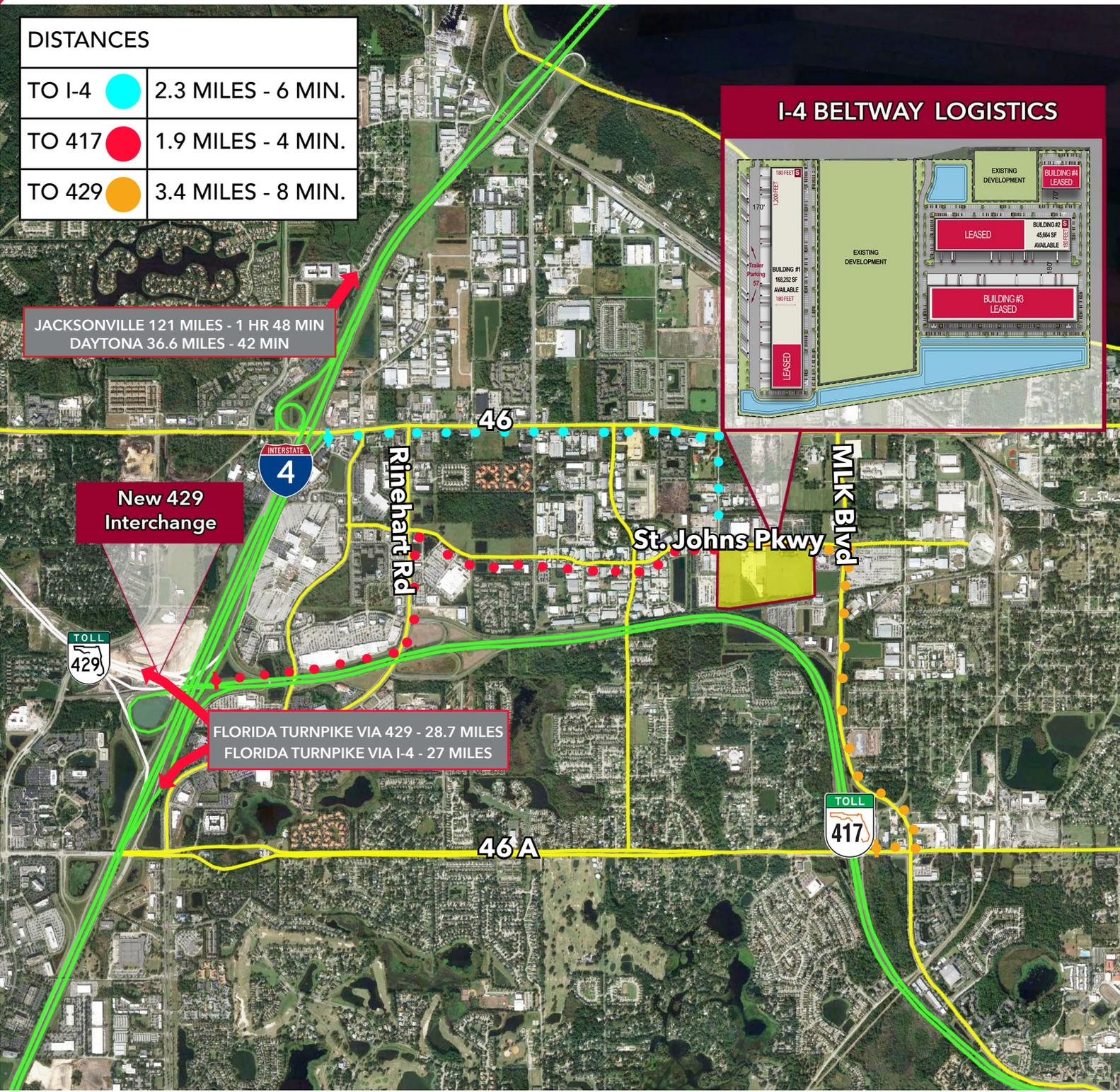
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DISTANCES	
TO I-4	2.3 MILES - 6 MIN.
TO 417	1.9 MILES - 4 MIN.
TO 429	3.4 MILES - 8 MIN.

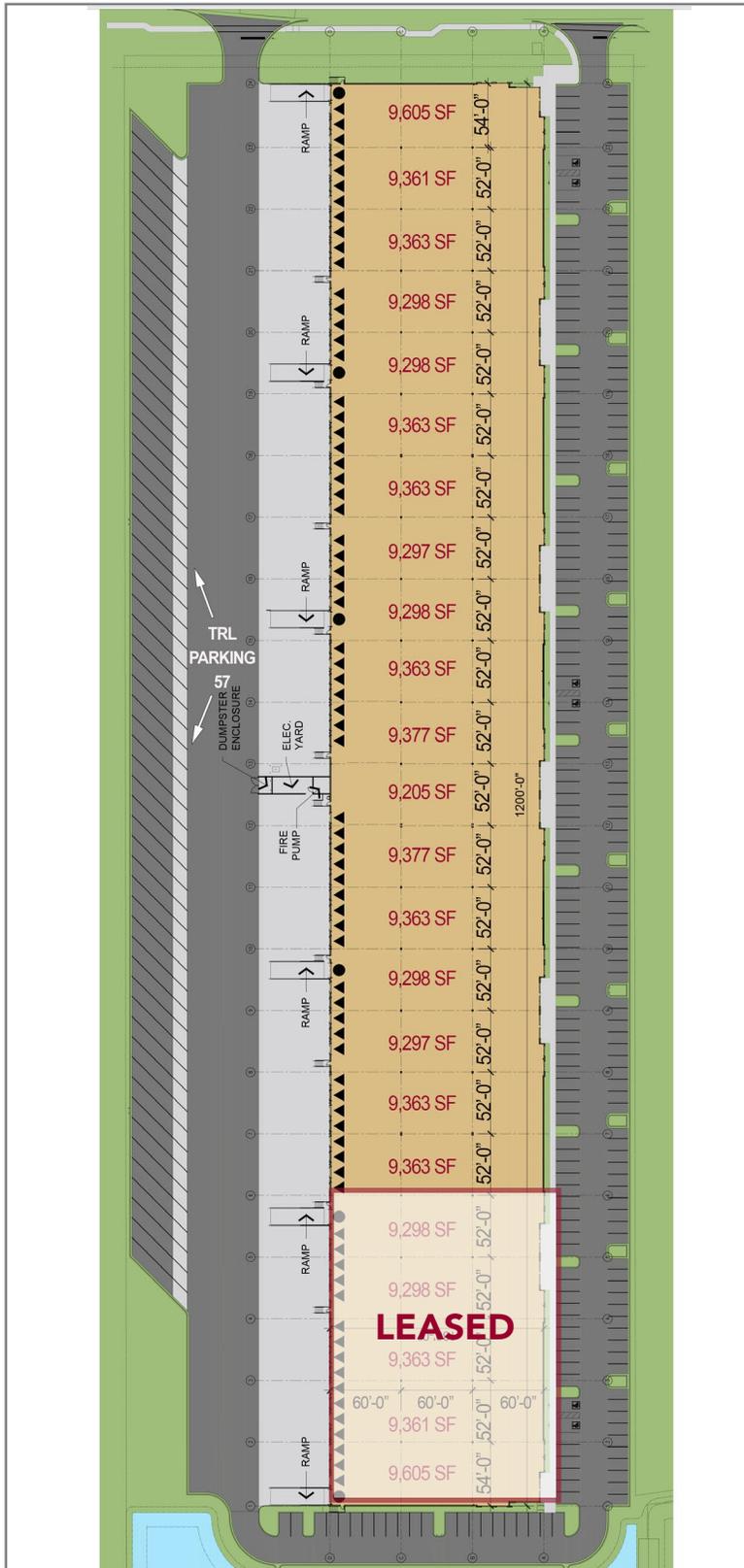
JACKSONVILLE 121 MILES - 1 HR 48 MIN
DAYTONA 36.6 MILES - 42 MIN



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3503 St. Johns Parkway | Sanford | Florida 32771



BUILDING 1

BUILDING SIZE:
215,177 SF

LOADING:
Rear Load

BUILDING DEPTH:
180'

CLEAR HEIGHT:
32' to bottom of structure

SPRINKLER SYSTEM:
ESFR

TRUCK COURT:
170' deep average

CAR PARKING SPACES:
239 Car Spaces

OVERFLOW TRAILER PARKING:
57

POWER:
2,400 Amps 480V/277V 3 Phase

COLUMN SPACING:
52' X 60'

SPEED BAY SPACING:
52' X 60'

DOCK DOORS:
74 - 9' x 10'

RAMPED DOORS:
6 - 12' X 14'

WAREHOUSE LIGHTING:
LED

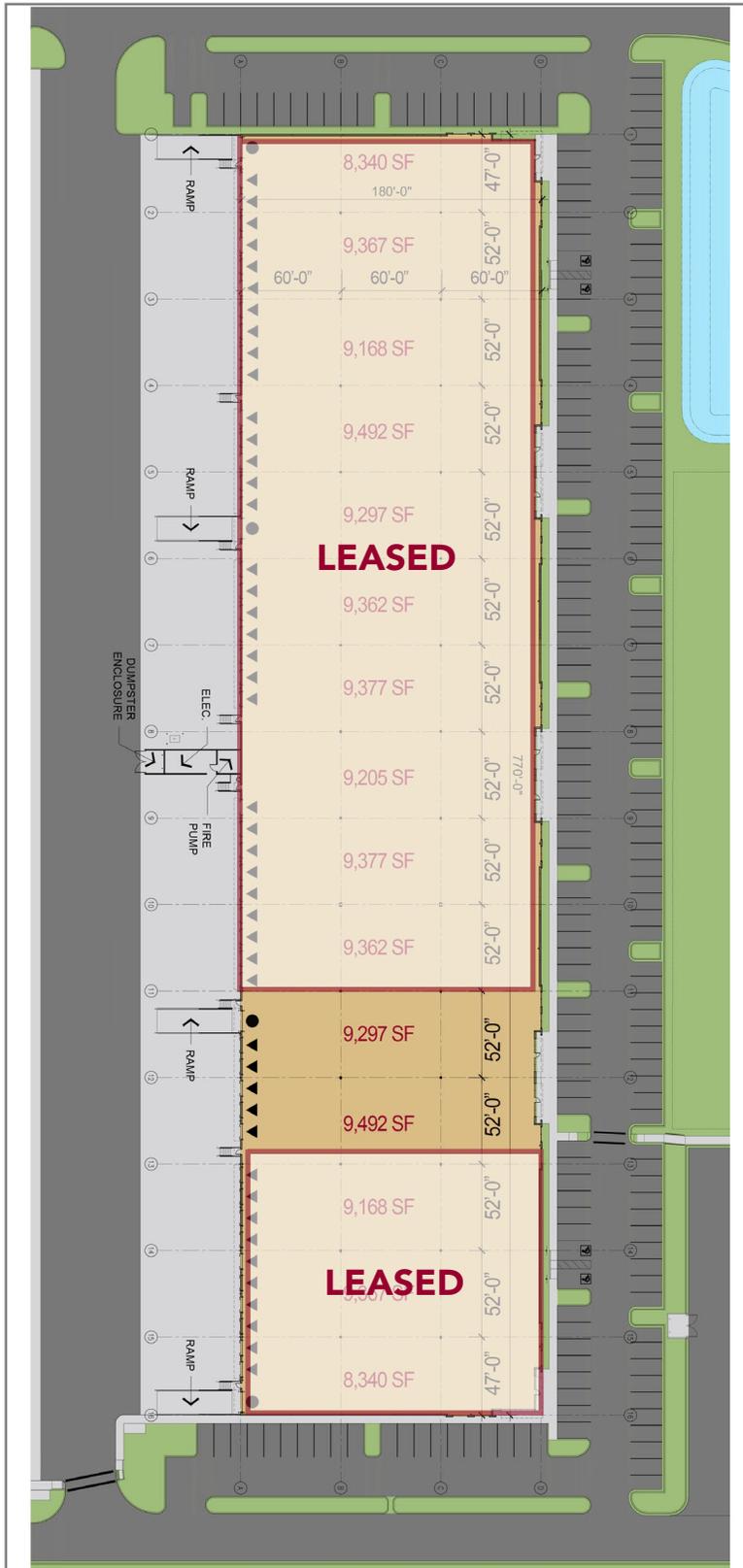
CONCRETE SLAB:
7" - 4000 PSI

ROOF:
60 mil PVC membrane

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3221 Butters Way | Sanford | Florida 32771



BUILDING 2

BUILDING SIZE:
138,011 SF

LOADING:
Rear Load

BUILDING DEPTH:
180'

CLEAR HEIGHT:
32' to bottom of structure

SPRINKLER SYSTEM:
ESFR

TRUCK COURT:
180' deep shared court

CAR PARKING SPACES:
189 Car Spaces

OVERFLOW TRAILER PARKING:
N/A

POWER:
2,400 Amps 480V/277V 3 Phase

COLUMN SPACING:
52' X 60'

SPEED BAY SPACING:
52' X 60'

DOCK DOORS:
46 - 9' x 10'

RAMPED DOORS:
4 - 12' X 14'

WAREHOUSE LIGHTING:
LED

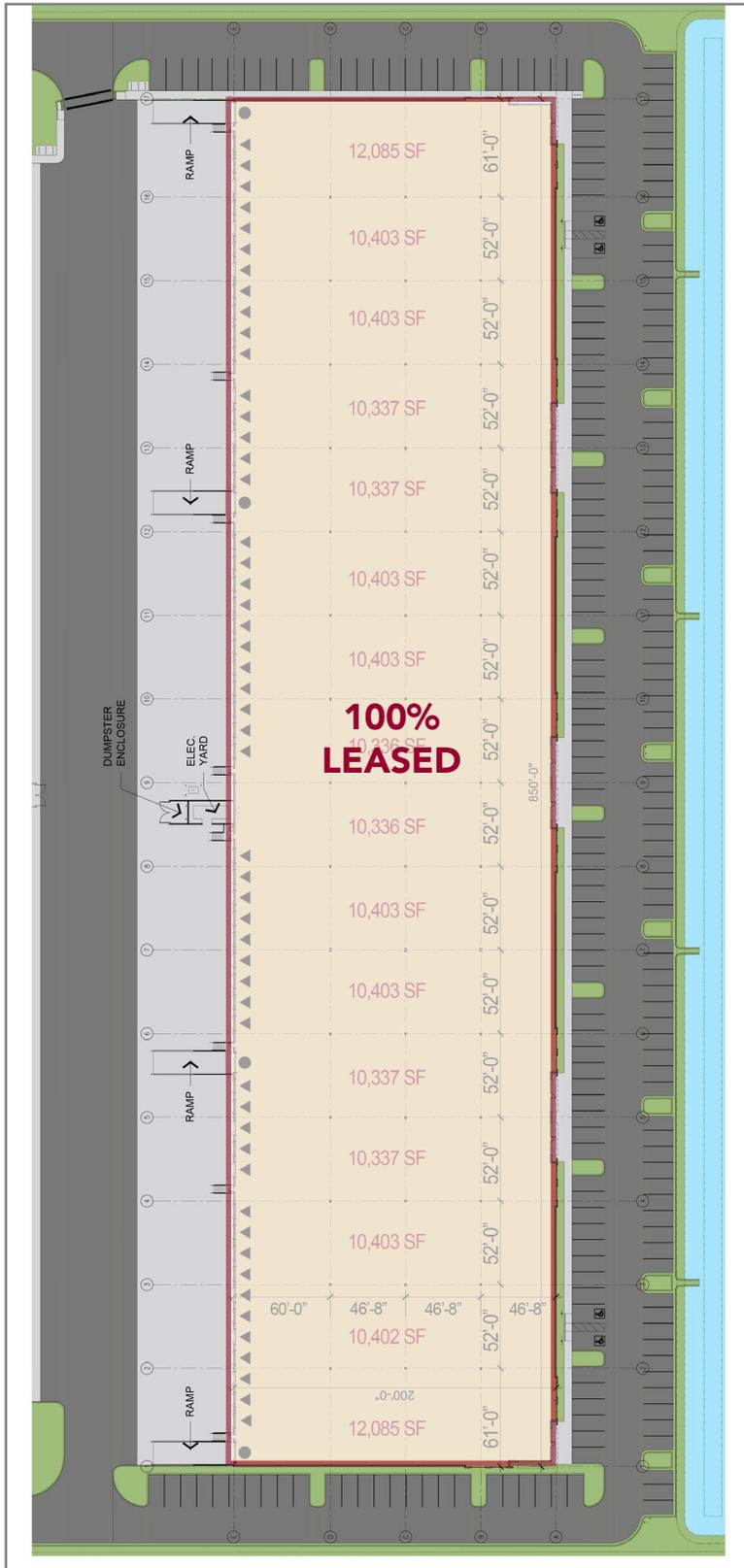
CONCRETE SLAB:
7" - 4000 PSI

ROOF:
60 mil PVC membrane

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3224 McCraney Loop | Sanford | Florida 32771



BUILDING 3

BUILDING SIZE:
169,413 SF

LOADING:
Rear Load

BUILDING DEPTH:
200'

CLEAR HEIGHT:
32' to bottom of structure

SPRINKLER SYSTEM:
ESFR

TRUCK COURT:
180' deep shared court

CAR PARKING SPACES:
207 Car Spaces

OVERFLOW TRAILER PARKING:
N/A

POWER:
2,400 Amps 480V/277V 3 Phase

COLUMN SPACING:
52' X 46'-8"

SPEED BAY SPACING:
52' X 60'

DOCK DOORS:
52 - 9' x 10'

RAMPED DOORS:
4 - 12' X 14'

WAREHOUSE LIGHTING:
LED

CONCRETE SLAB:
7" - 4000 PSI

ROOF:
60 mil PVC membrane

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BUILDING 4

BUILDING SIZE:

25,152 SF

LOADING:

Rear Load, Grade Level

BUILDING DEPTH:

120'

CLEAR HEIGHT:

24' to bottom of structure

SPRINKLER SYSTEM:

Class IV System allows storage at 20'

TRUCK COURT:

70' deep

CAR PARKING SPACES:

39 Car Spaces

POWER:

480V/277V 3 Phase

COLUMN SPACING:

42' X 60'

GRADE DOORS:

10 - 12' x 14'

WAREHOUSE LIGHTING:

LED

ROOF:

60 mil PVC membrane

OWNED BY:



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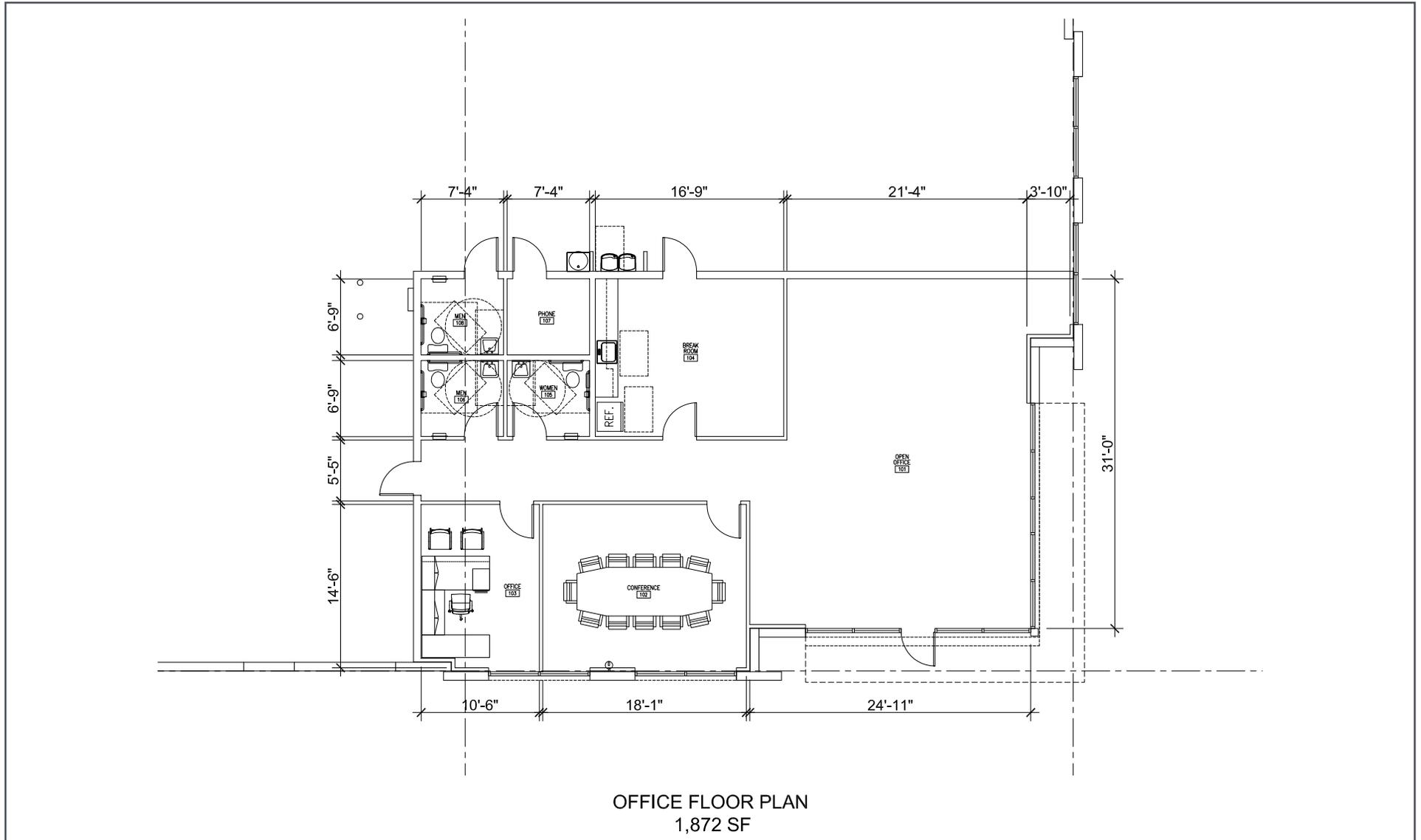


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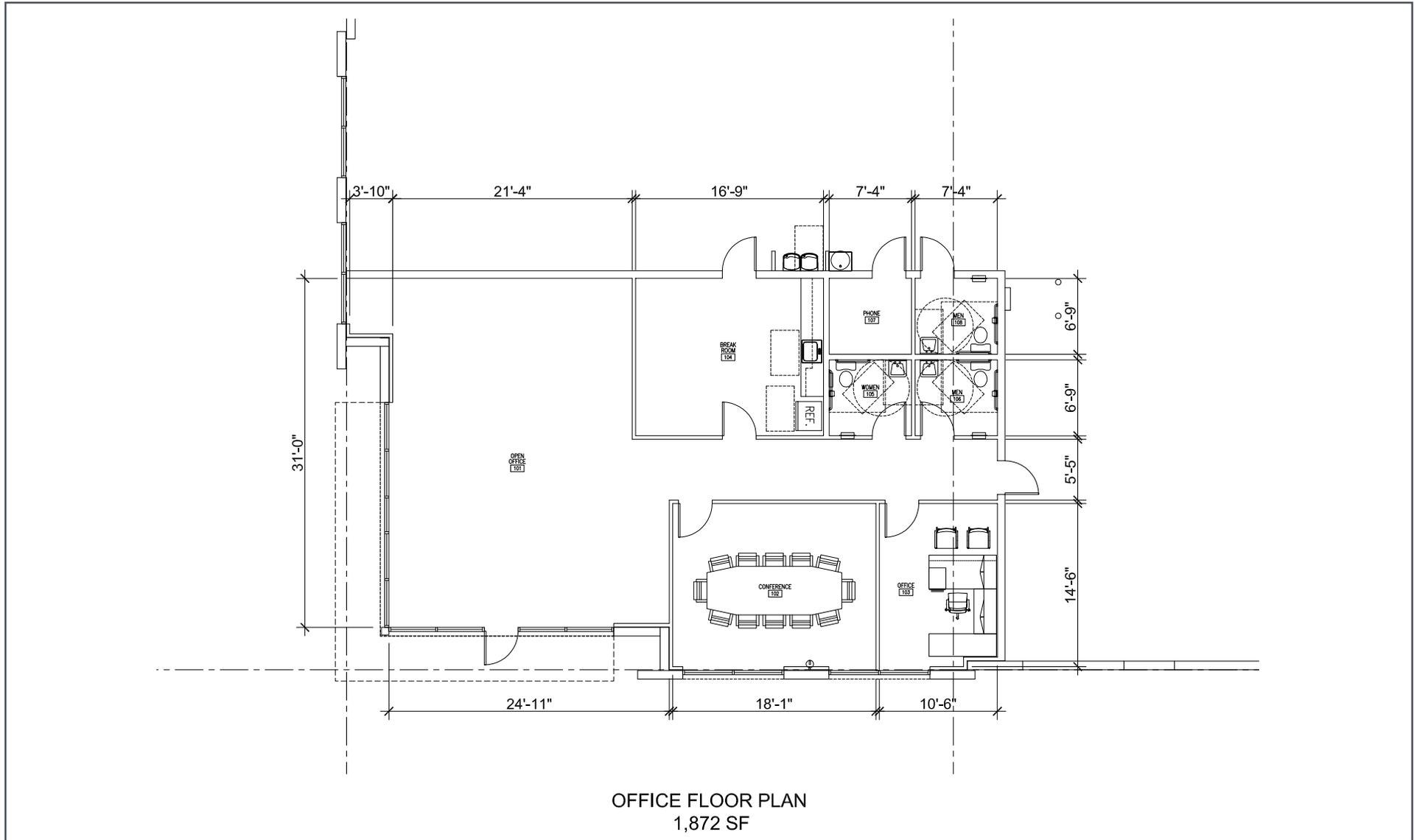
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