



Church Street and Monroe Road Sanford, Florida 32771

Property Features

- (5) grade-level office / warehouse buildings totaling 116,500± SF; built in 2003
- 10'-12' x 14' grade-level overhead doors
- Clear height: 16' - 20'; Skylights for natural light
- Zoning: PD - allows a wide variety of uses
- Easy access to I-4 - only ¼ mile south of US Hwy 17-92 interchange
- Excellent visibility with frontage on both US Hwy 17-92 (Monroe Road) and Church Street
- Great location less than a mile from 2 separate I-4 interchanges - convenient to entire Orlando metro area
- Only 7 minutes from HCA Florida Lake Monroe Hospital
- Internet providers: Spectrum / AT&T

Space Available

- 635 Progress Way.....3,360± SF
\$14.00/SF NNN
- 655 Progress Way.....4,000± SF
\$14.00/SF NNN (Available 11/01/24)
- 4154 Incubator Court...5,000± SF
\$13.00/SF NNN (Available 11/01/24)



For more information:

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mfwest@realvest.com

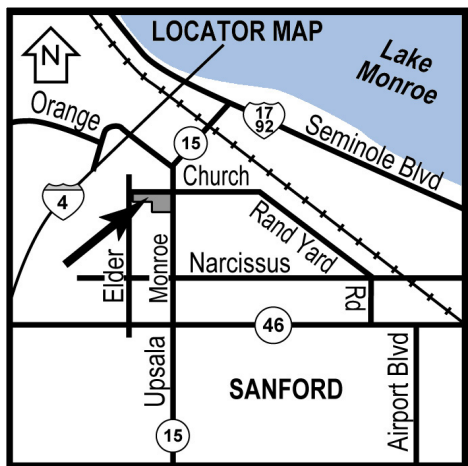
Lease Rate: from \$13.00/SF NNN

Operating Expenses: \$2.99/SF

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 Sanford, Florida 32771

For Lease

Monroe Commerce Park Office / Warehouse Space



NAI Realvest®

1800 Pembroke Drive, Suite 350
 Orlando, Florida 32810
 +1 407 875 9989

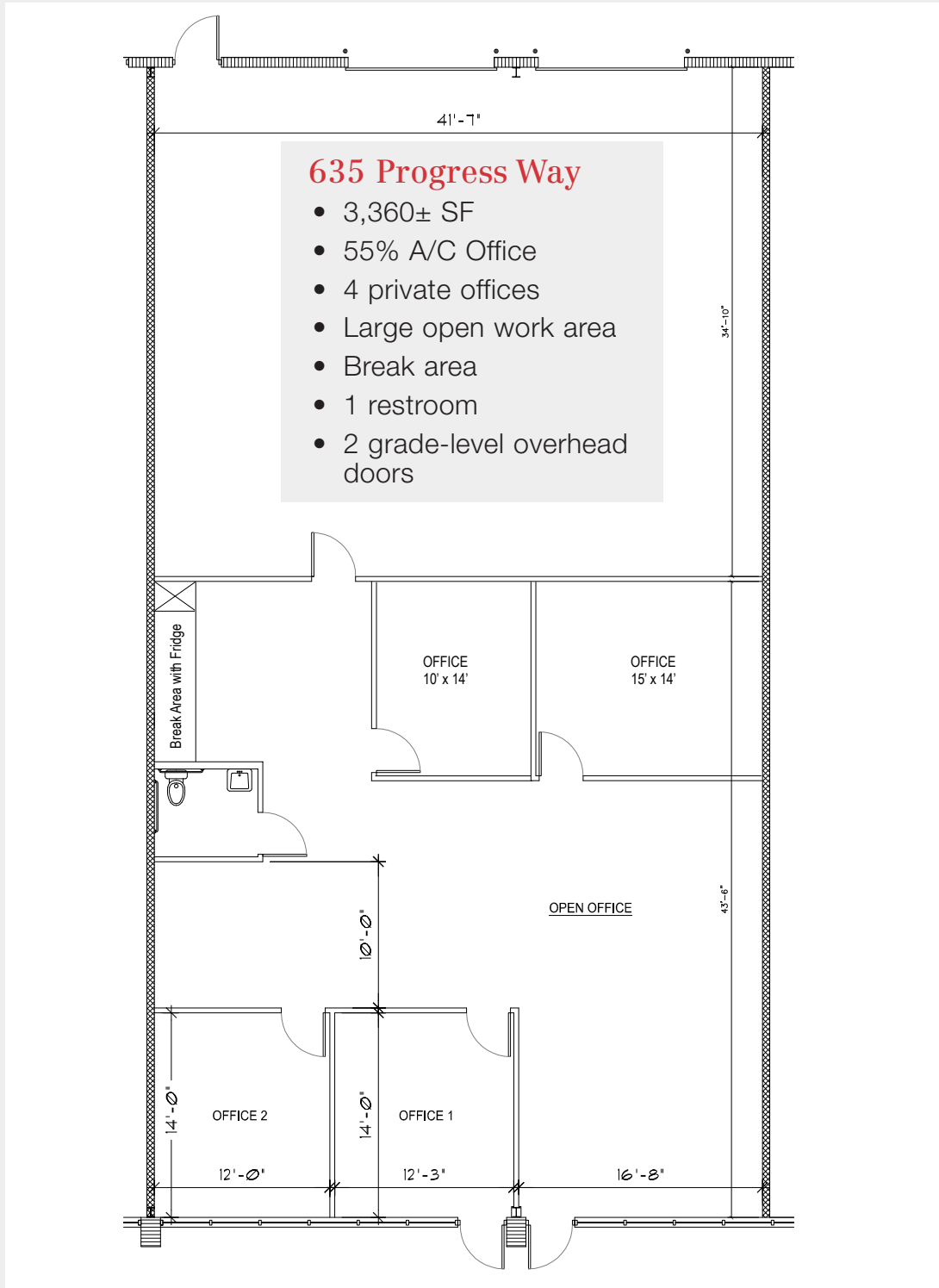
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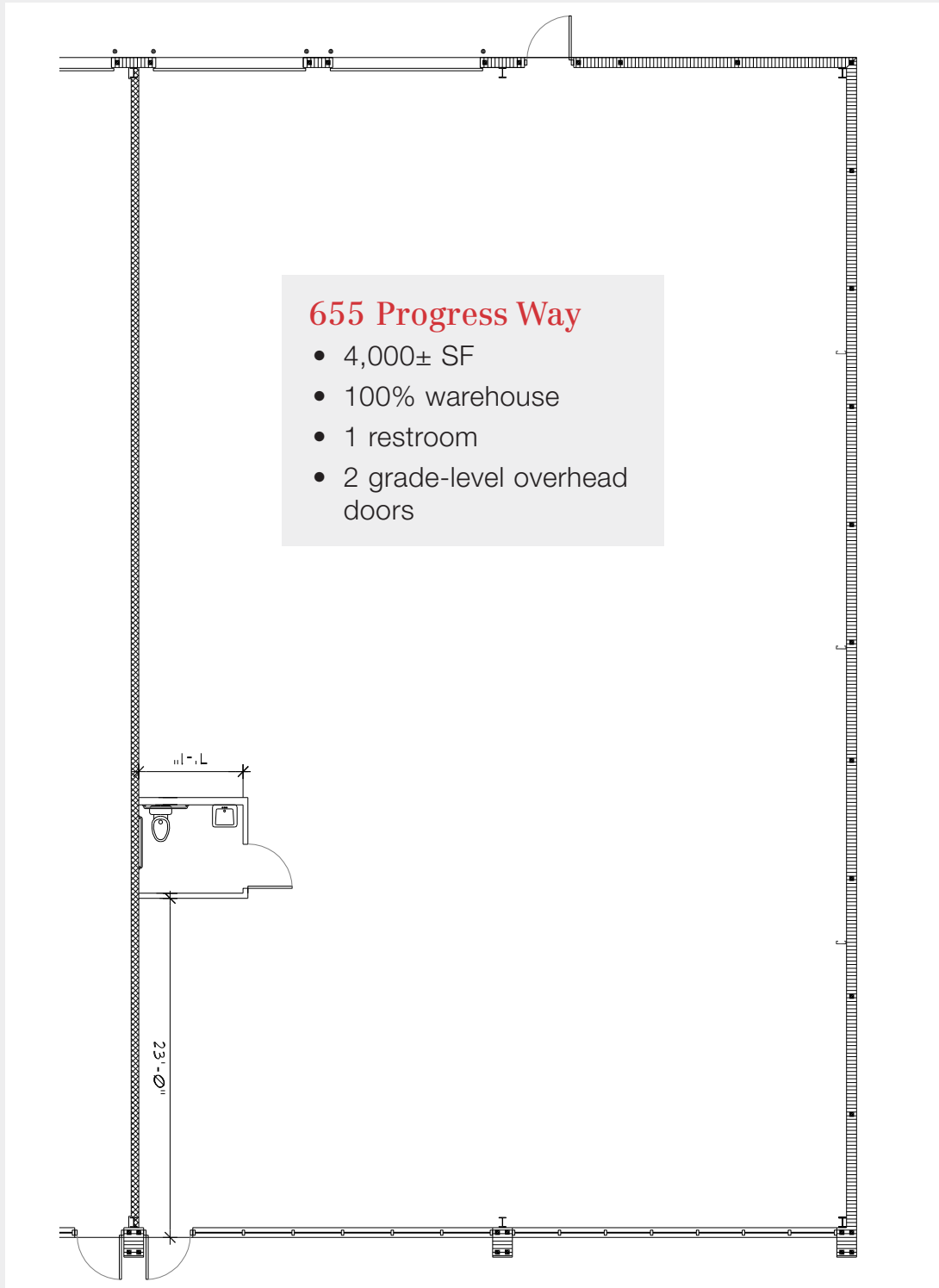
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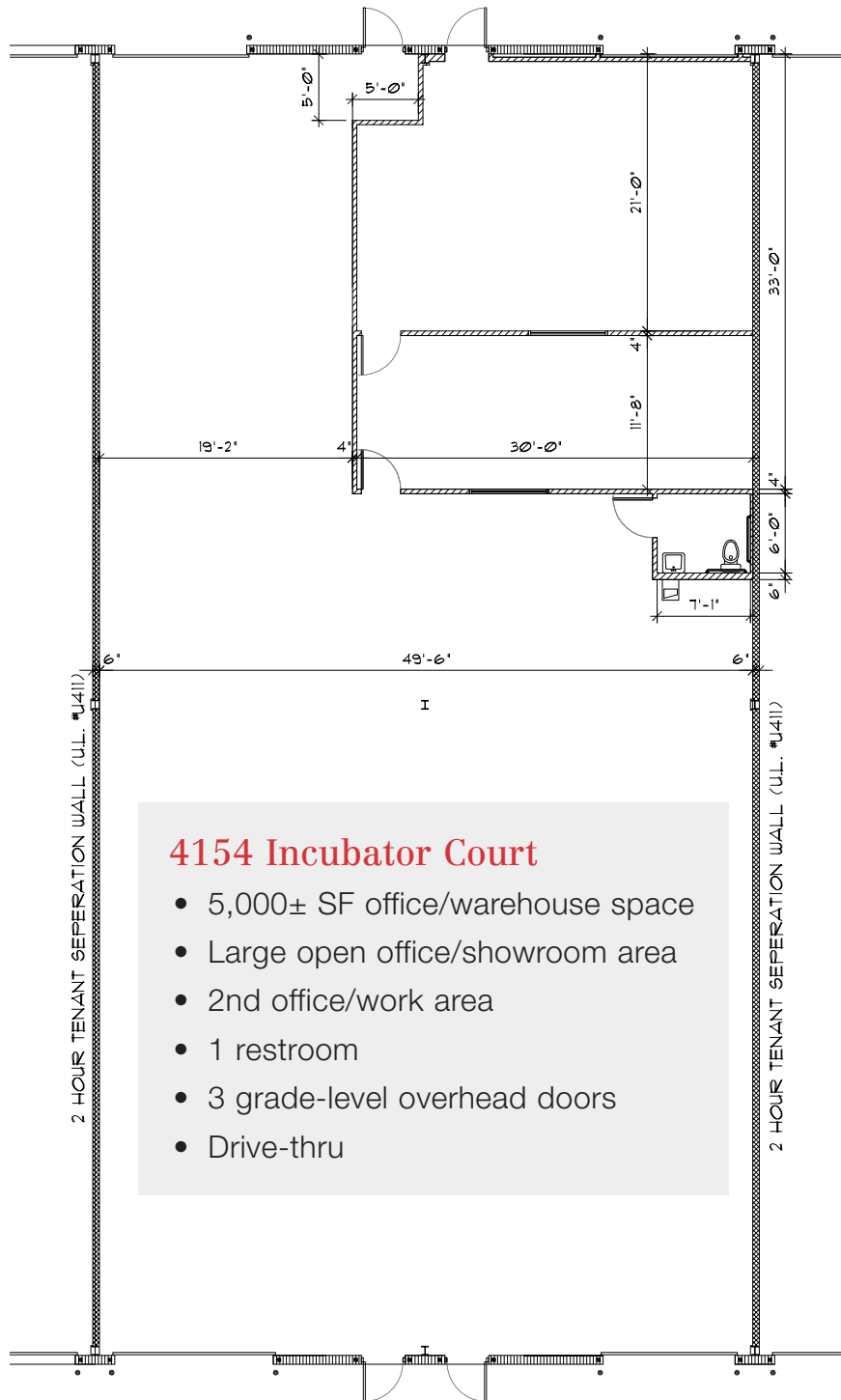
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4154 Incubator Court

- 5,000± SF office/warehouse space
- Large open office/showroom area
- 2nd office/work area
- 1 restroom
- 3 grade-level overhead doors
- Drive-thru

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