



## 1105-1295 West Airport Boulevard, Sanford, Florida 32773

### Property Features

- Glass storefronts on Buildings 1, 2 and 3
- Grade-level roll-up door
- Clear height: 11' - 14'
- Fire suppression system
- Zoning: PD (City of Sanford)
- Great visibility with frontage on Airport Blvd, at intersection of Old Lake Mary Road
- Easy access to US Highway 17-92, SR 46, SR 417 (GreeneWay), Lake Mary Blvd and I-4
- Surrounded by dense residential development
- Less than 5 miles from Orlando-Sanford International Airport

### Available Space

#### Building 2 - Office/Retail/Warehouse

- 1157-1161 West Airport Blvd - 2,660± SF  
100% A/C  
\$14.00/SF NNN

#### Building 4 - Office/Warehouse

- 1287 West Airport Blvd - 1,760± SF  
90% Warehouse | 10% Office  
\$12.00/SF NNN | Available 11/01/24



**Lease Rate:**  
**from \$12.00/SF NNN**  
CAM: \$2.88/SF + RE Taxes: \$2.45/SF

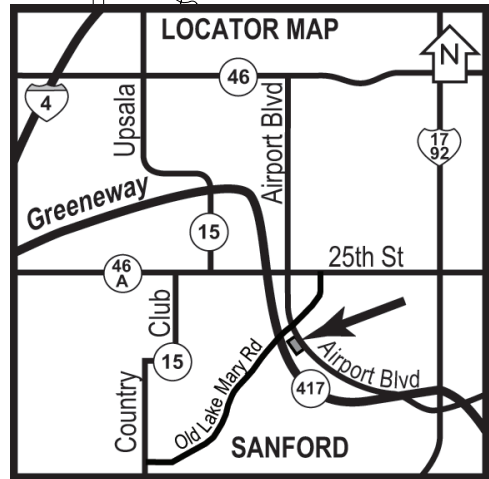
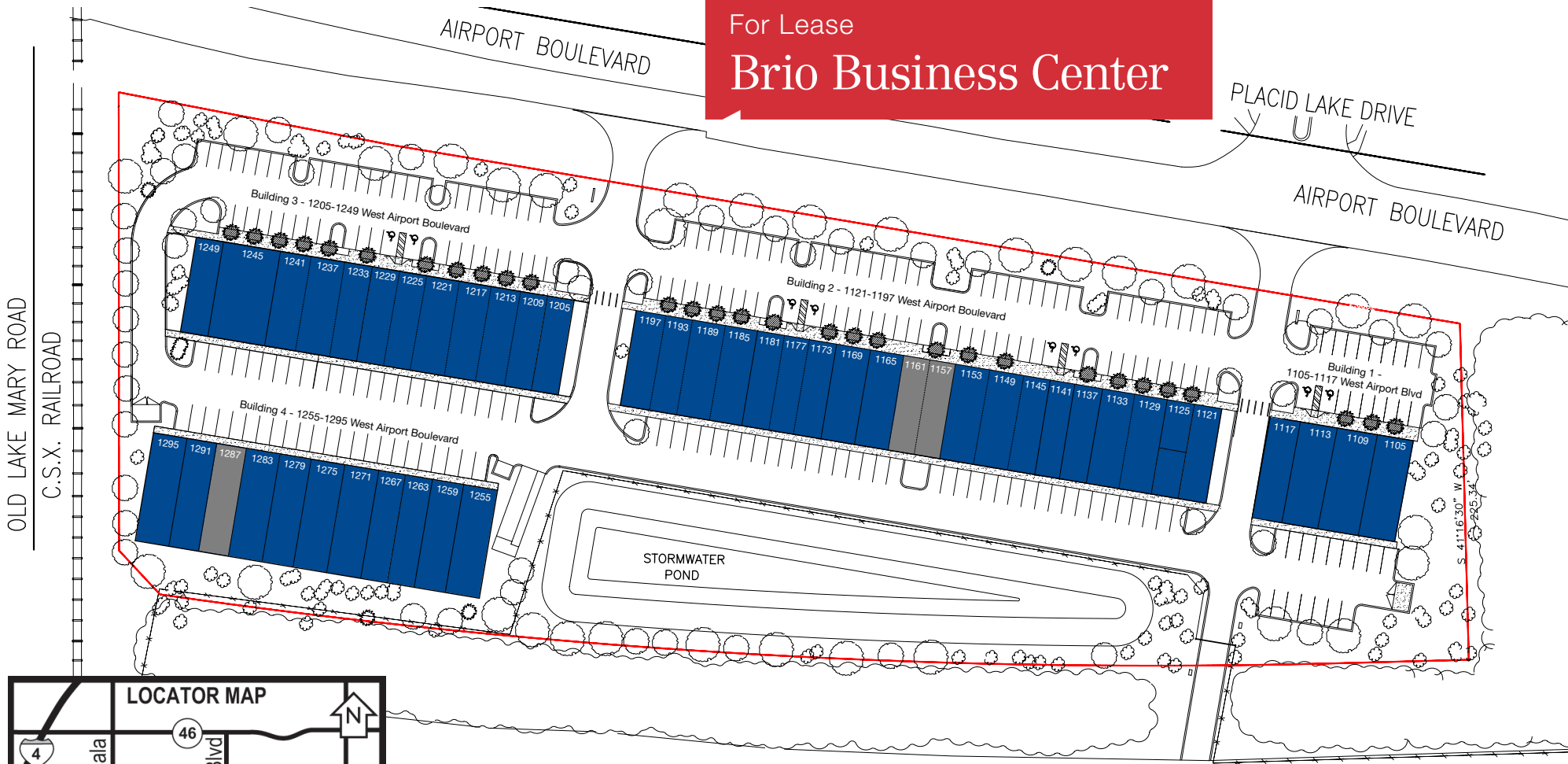
For more information:  
**Mary Frances West, CCIM**  
+1 407 949 0725  
mfwest@realvest.com

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembroke Drive, Suite 350  
Orlando, Florida 32810  
+1 407 875 9989  
[nairealvest.com](http://nairealvest.com)

For Lease  
**Brio Business Center**



Leased  
 Available



STATE ROAD NO. 417



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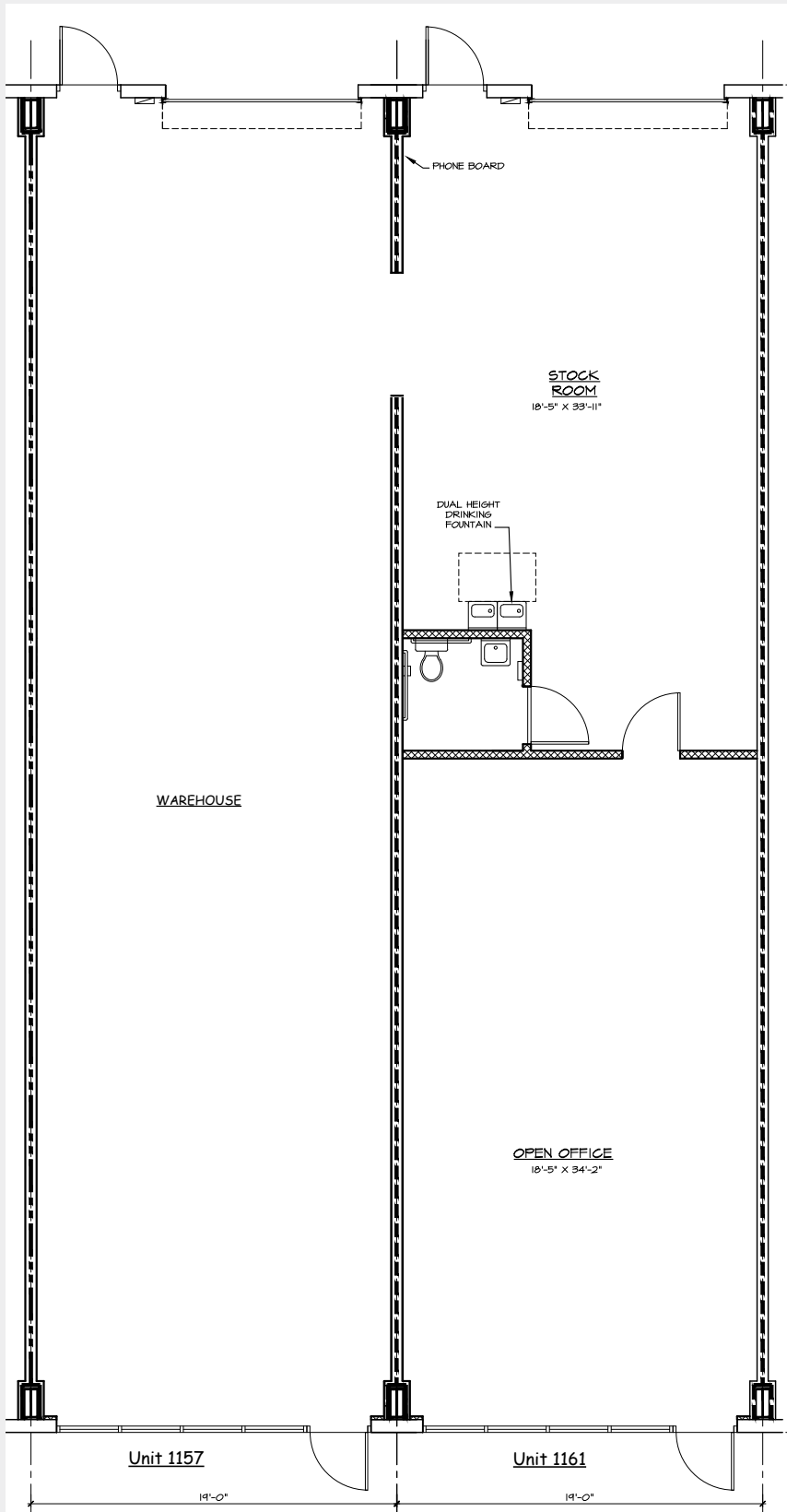
## Brio Business Center Floor Plans

1105 - 1295 West Airport Blvd  
Sanford, Florida 32773

### Building 2

1157-1161 West Airport Blvd

- 2,660± SF
- 100% A/C
- Large open work area / showroom
- Large stock room / work area
- 1 restroom
- Remainder is A/C warehouse



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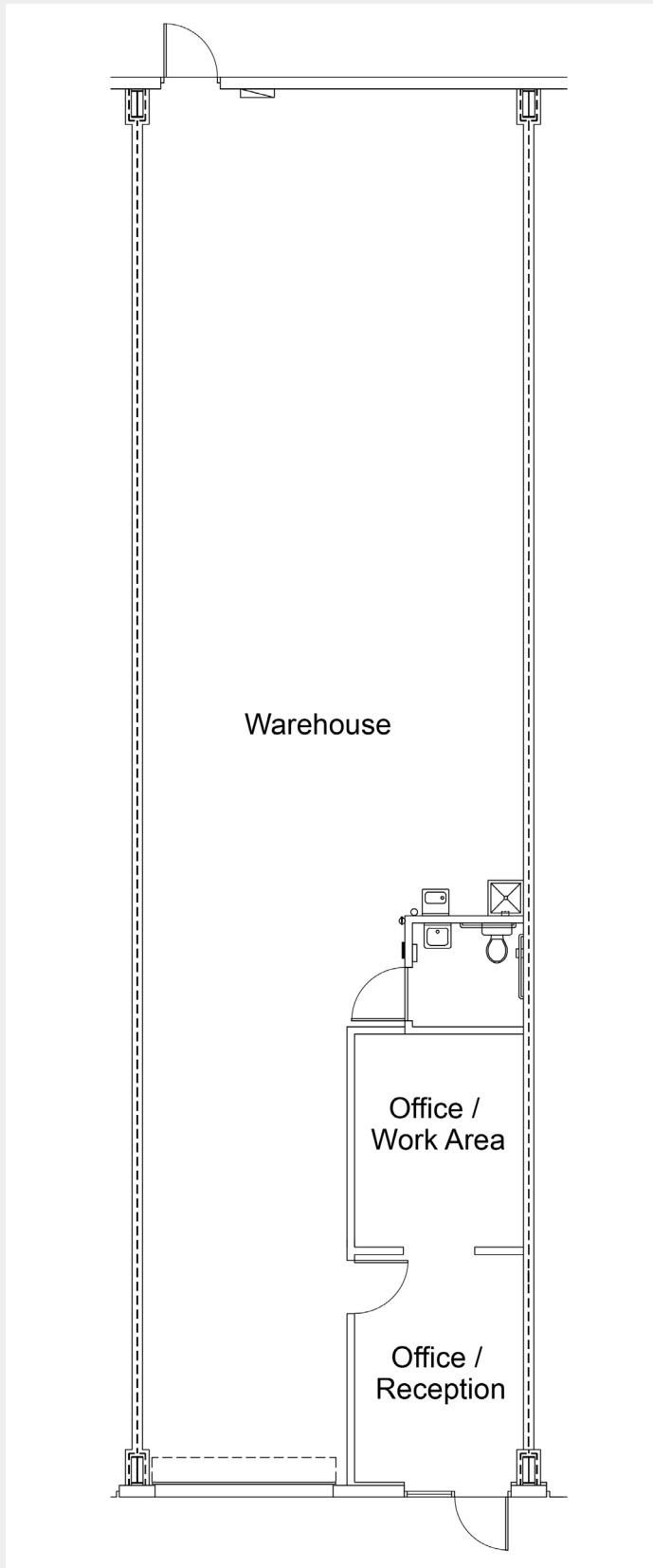
## Brio Business Center Floor Plans

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### Building 4

1287 West Airport Blvd

- 1,760± SF
- 2 offices / work areas
- 1 restroom
- Remainder is warehouse



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