



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

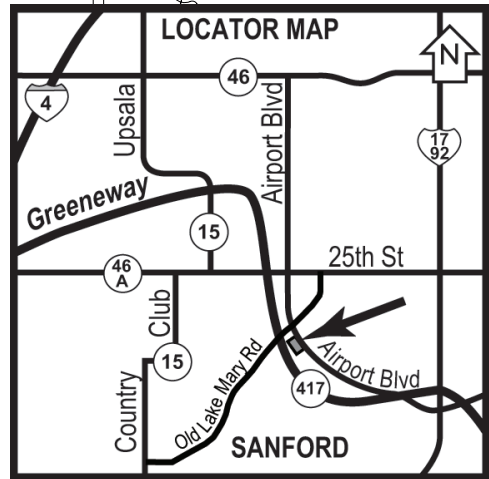
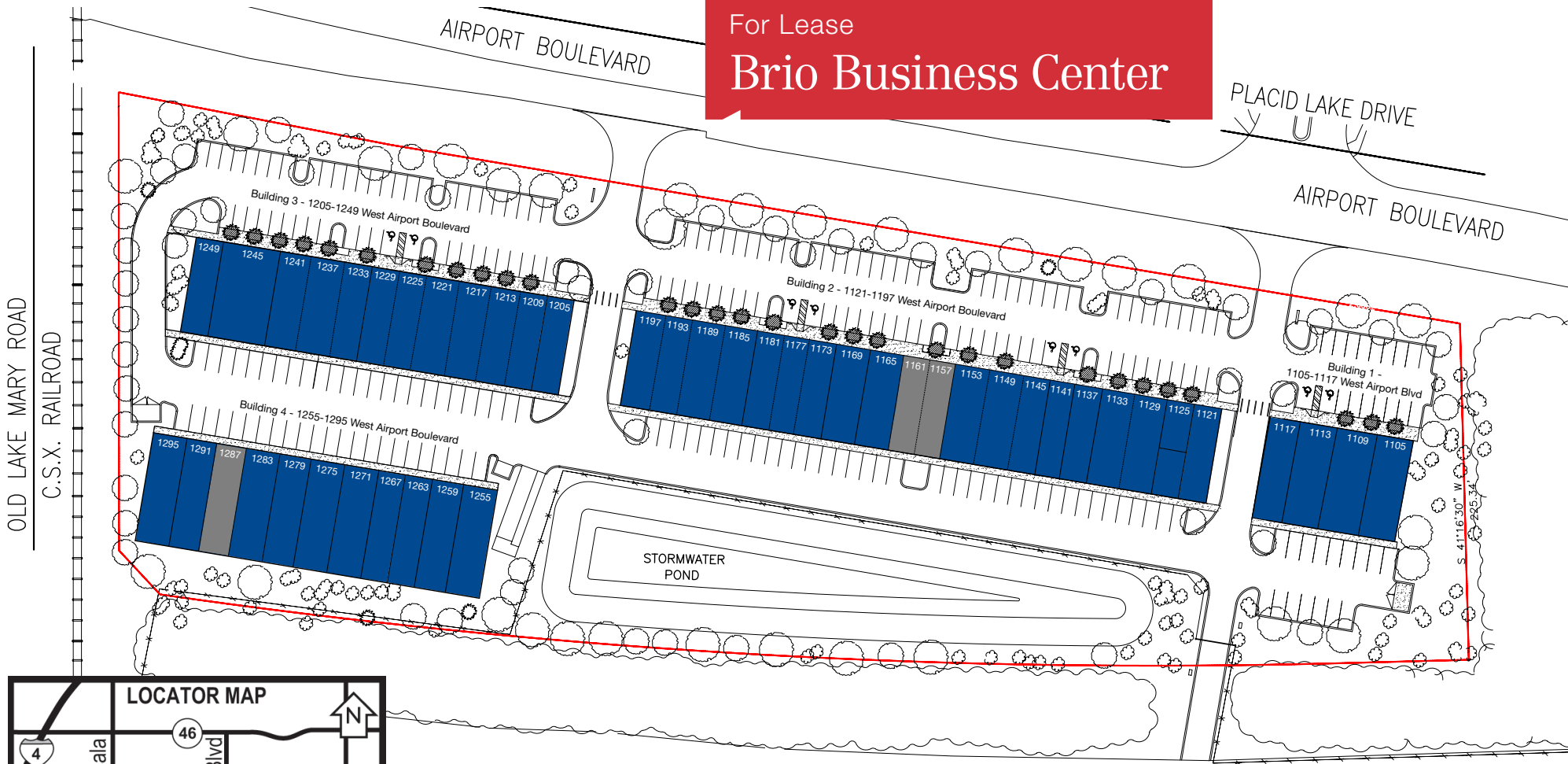
For more information:
Mary Frances West, CCIM
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10.22.24

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

For Lease
Brio Business Center



Leased
 Available



STATE ROAD NO. 417



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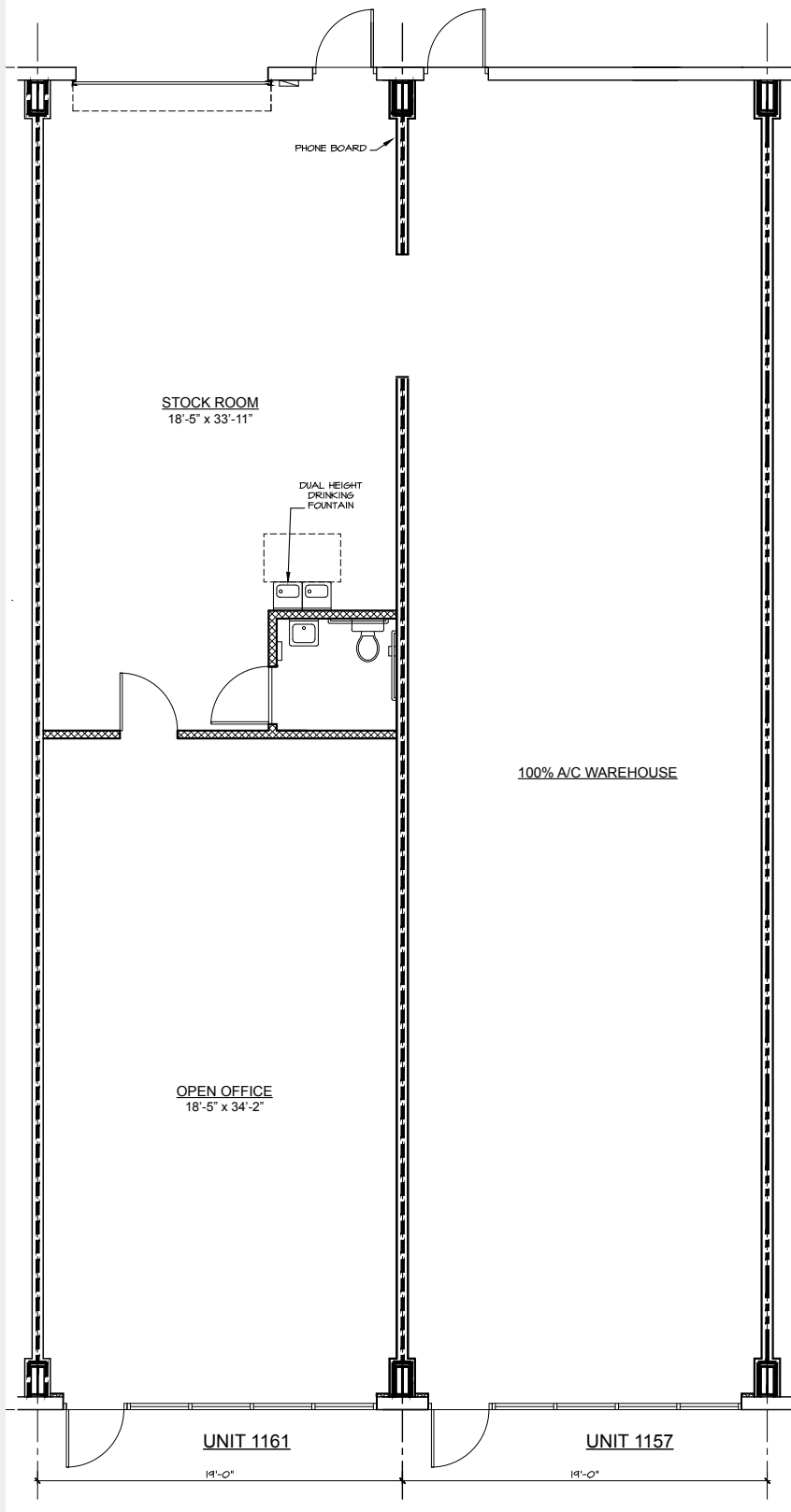
Brio Business Center Floor Plans

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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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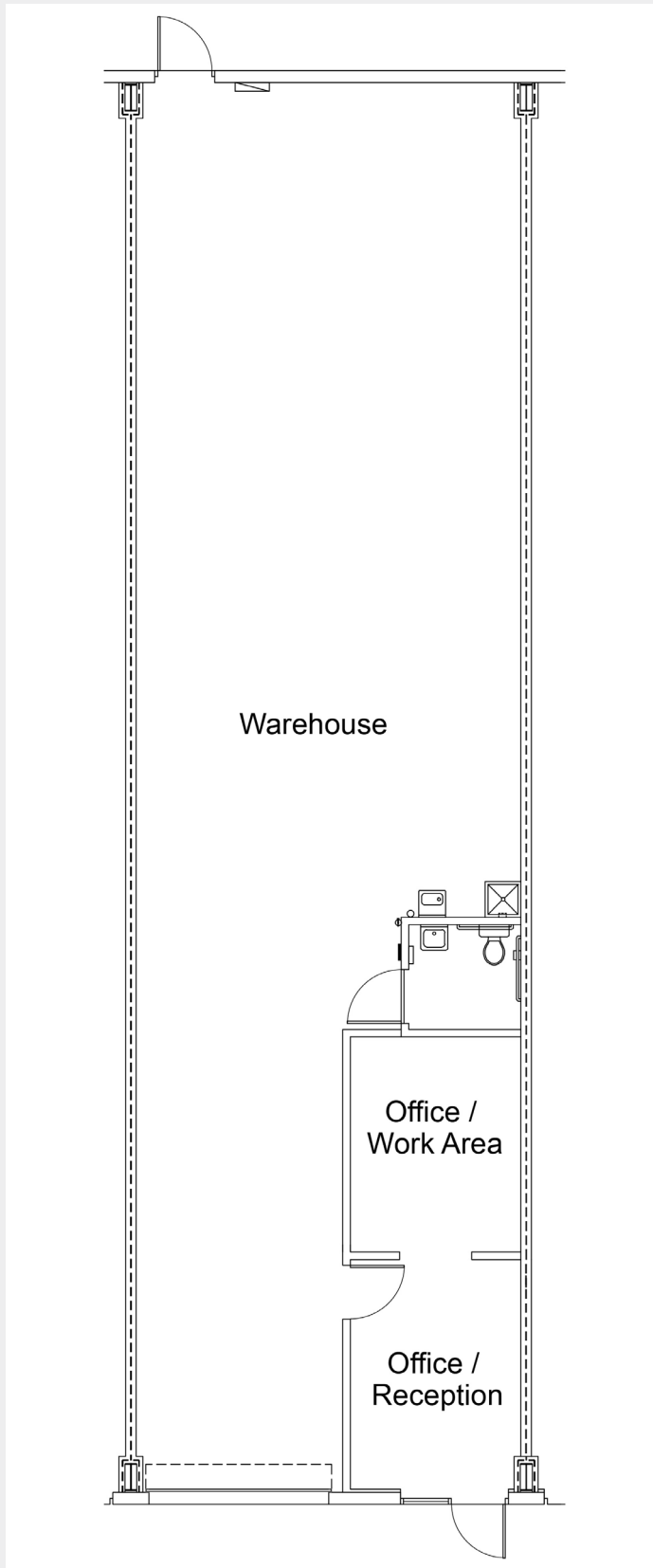
Brio Business Center Floor Plans

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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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