

For Lease

## Monroe Commerce Park Office / Warehouse Space



### 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)
- 683 Progress Way.....6,000± SF  
\$14.00/SF NNN  
(Available 12/01/24 - 01/01/25)



For more information:

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

**Lease Rate: from \$13.00/SF NNN**

Operating Expenses: \$2.99/SF

10.25.24

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.

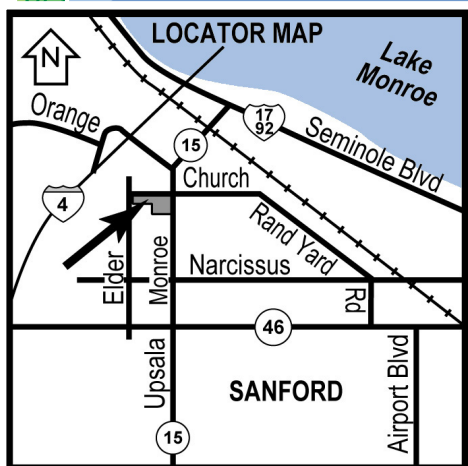
1800 Pembroke Drive, Suite 350  
Orlando, Florida 32810  
+1 407 875 9989

[nairealvest.com](http://nairealvest.com)

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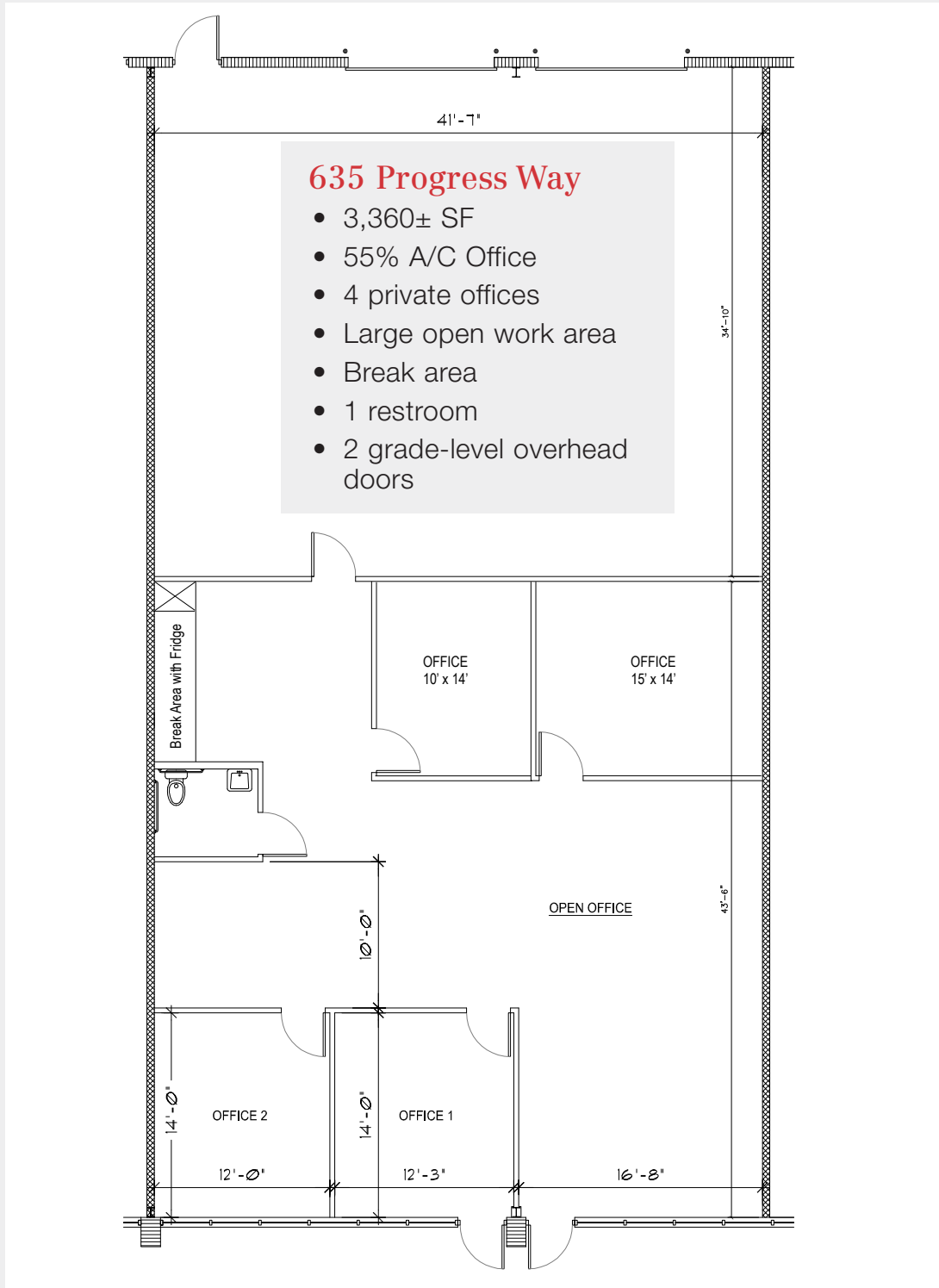
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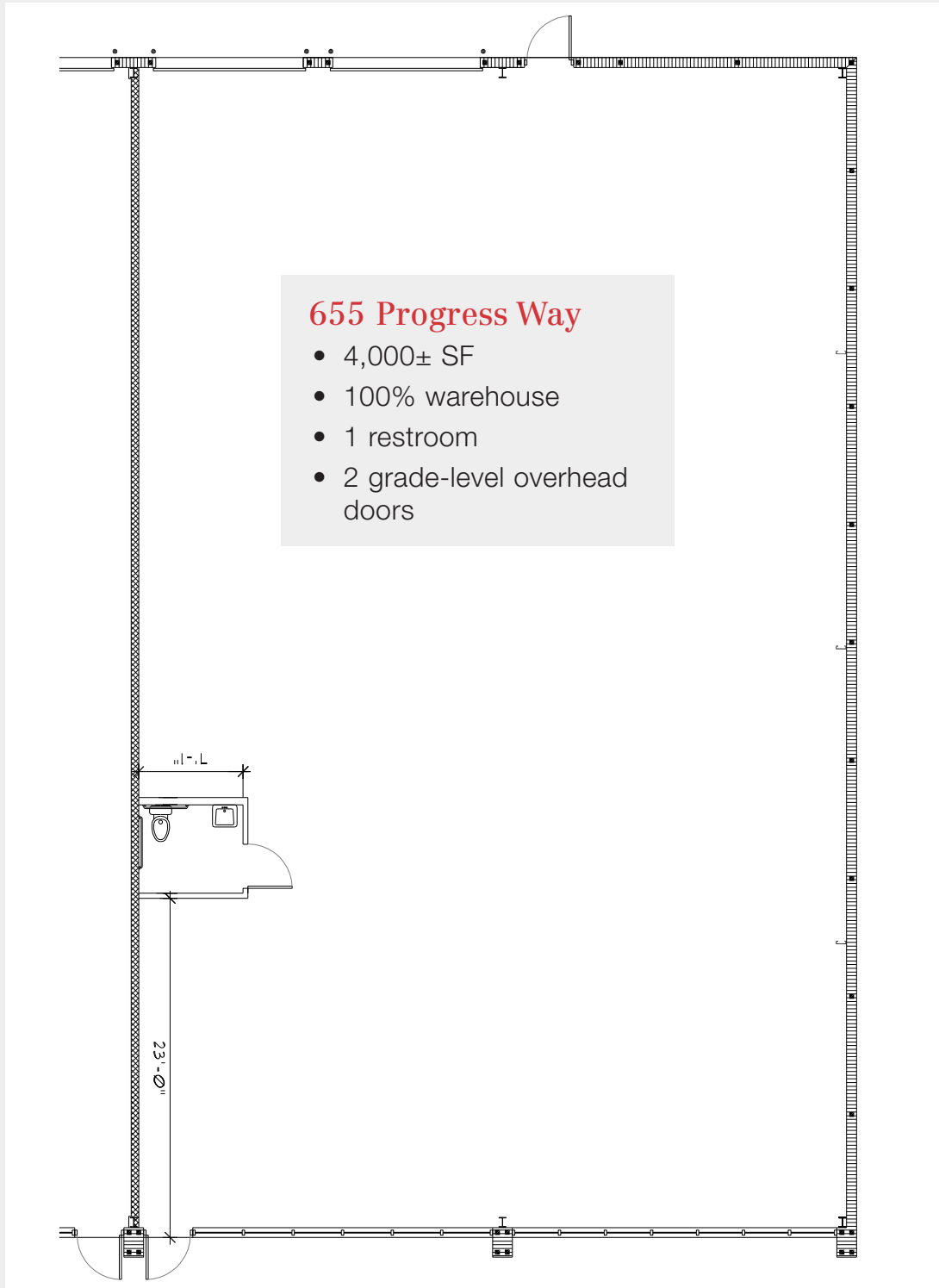
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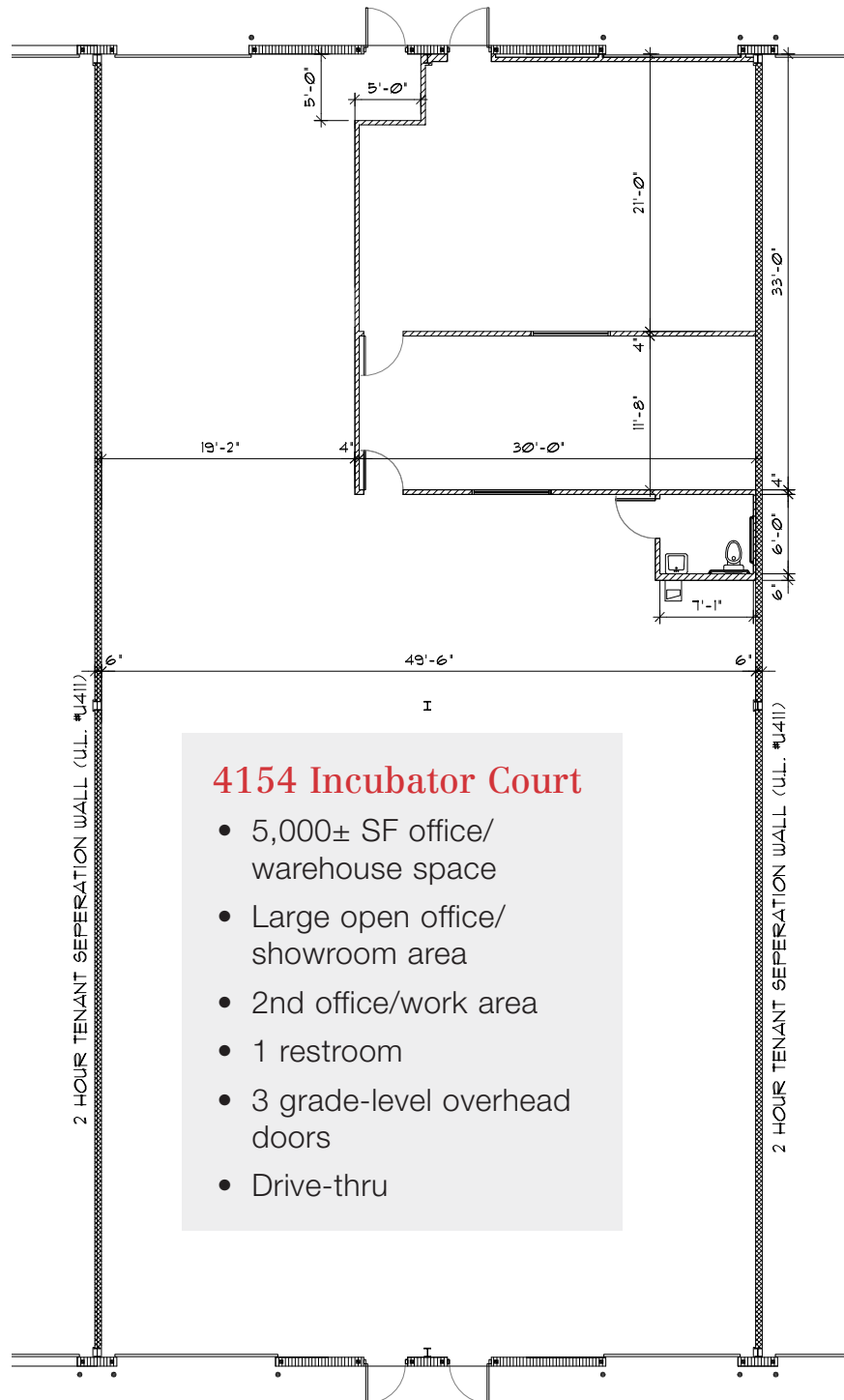
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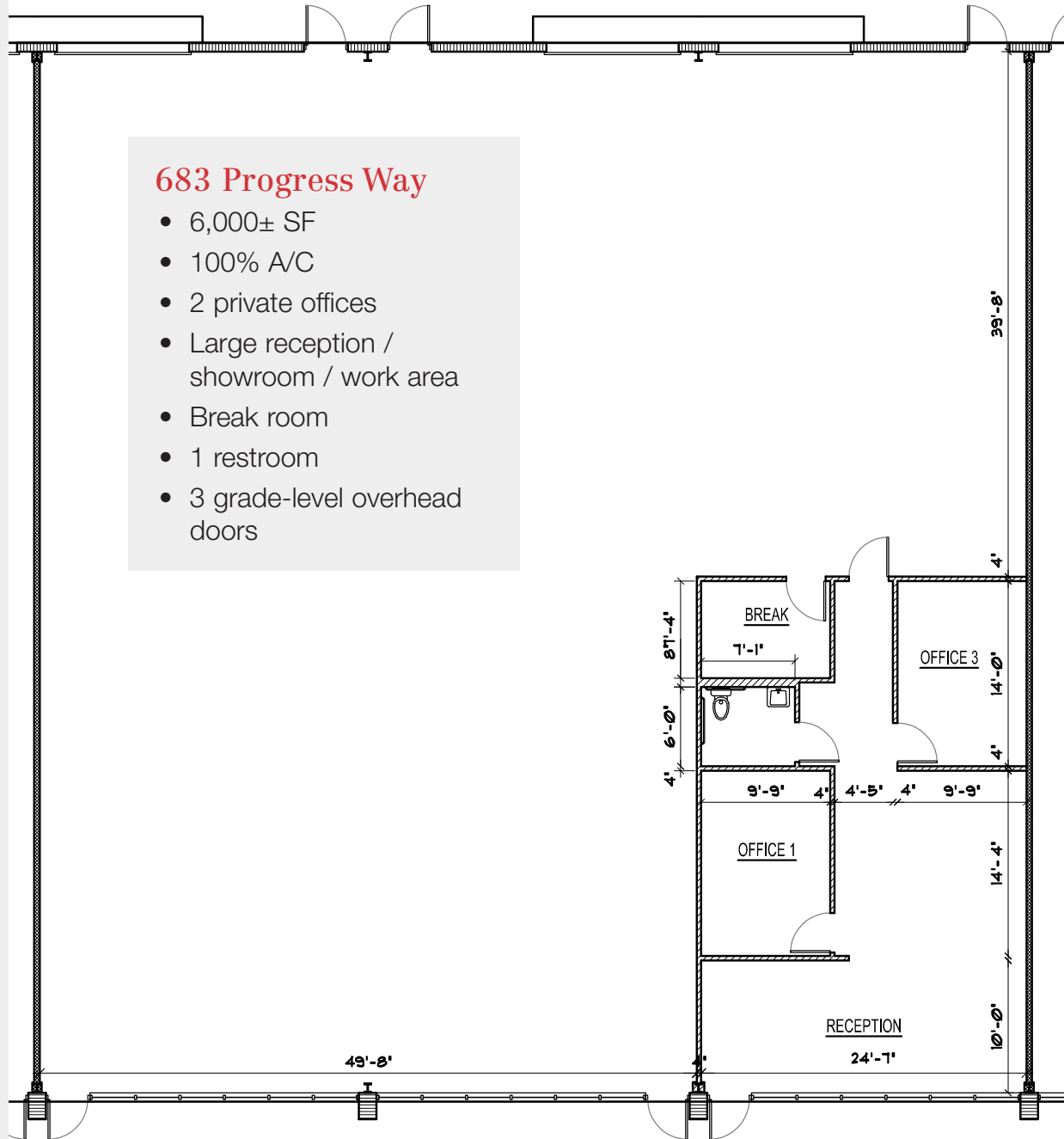
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### 683 Progress Way

- 6,000± SF
- 100% A/C
- 2 private offices
- Large reception / showroom / work area
- Break room
- 1 restroom
- 3 grade-level overhead doors



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