



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 1 - Office/Retail/Warehouse

- 1105 West Airport Blvd - 1,875± SF
50% Office | 50% Warehouse
\$14.00/SF NNN

Building 2 - Office/Retail/Warehouse

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



Lease Rate:
from **\$14.00/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

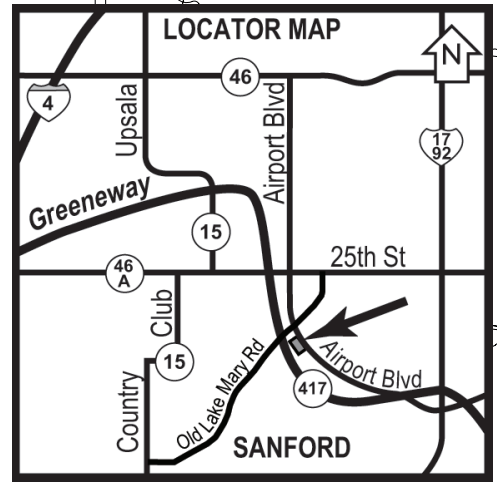
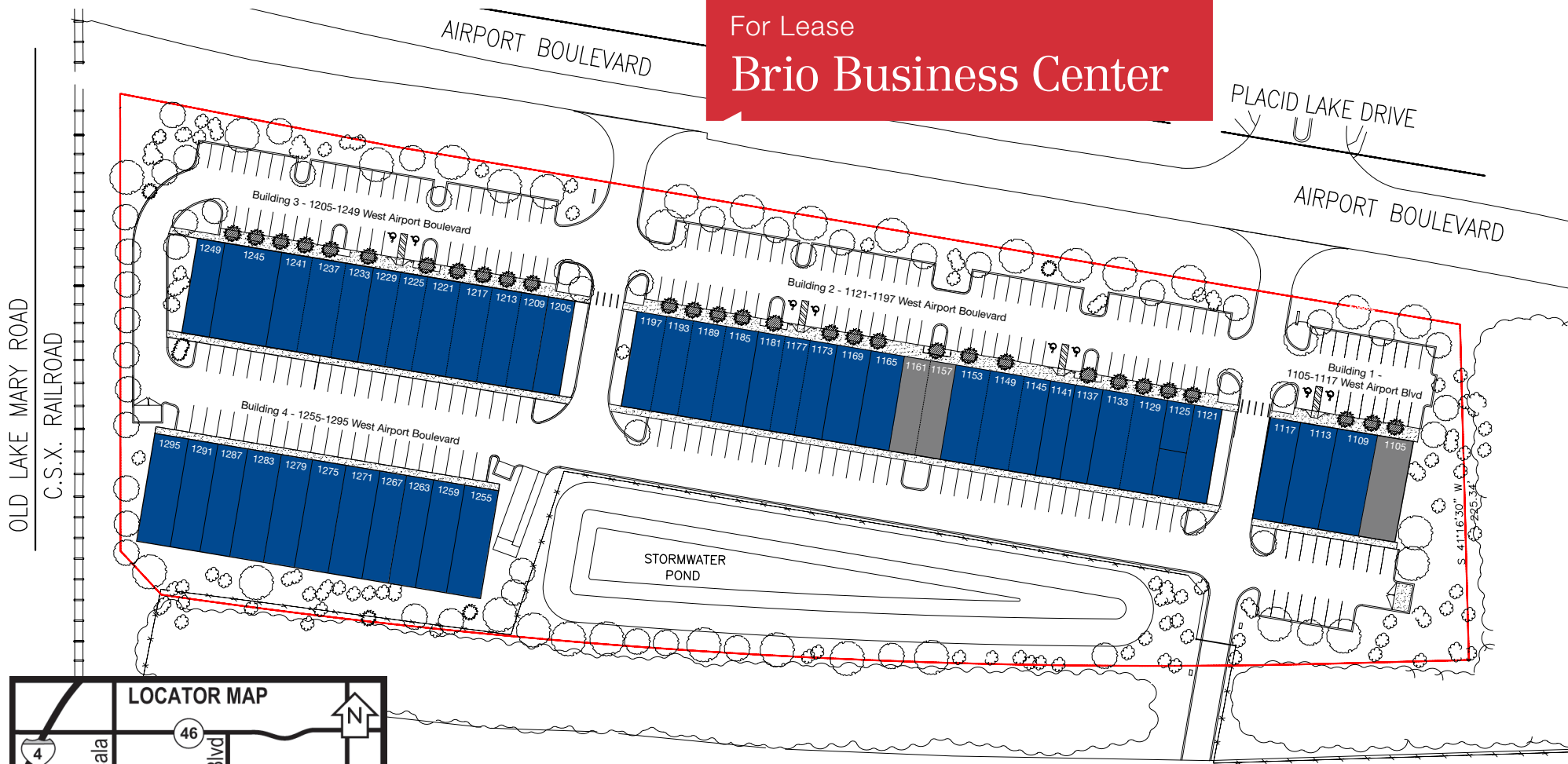
1800 Pembroke Drive, Suite 350

Orlando, Florida 32810

+1 407 875 9989

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For Lease
Brio Business Center



Leased
 Available



STATE ROAD NO. 417



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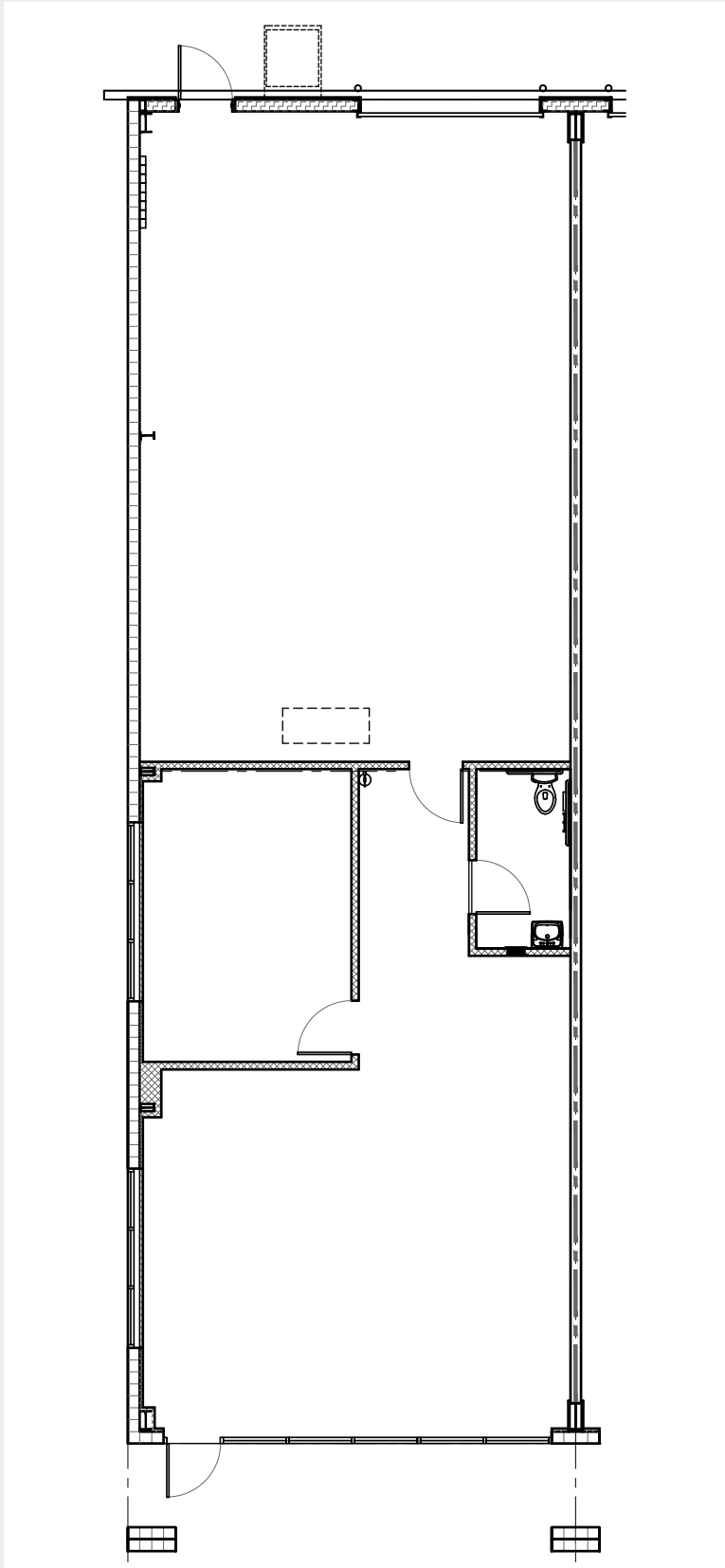
Brio Business Center Floor Plans

1105 - 1295 West Airport Blvd
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Building 1

1105 West Airport Blvd

- 1,875± SF
- 50% Office (937± SF)
 - Open office/work area
 - 1 private office
 - 1 restroom
- 50% warehouse (938± SF)
- (1) grade-level overhead door



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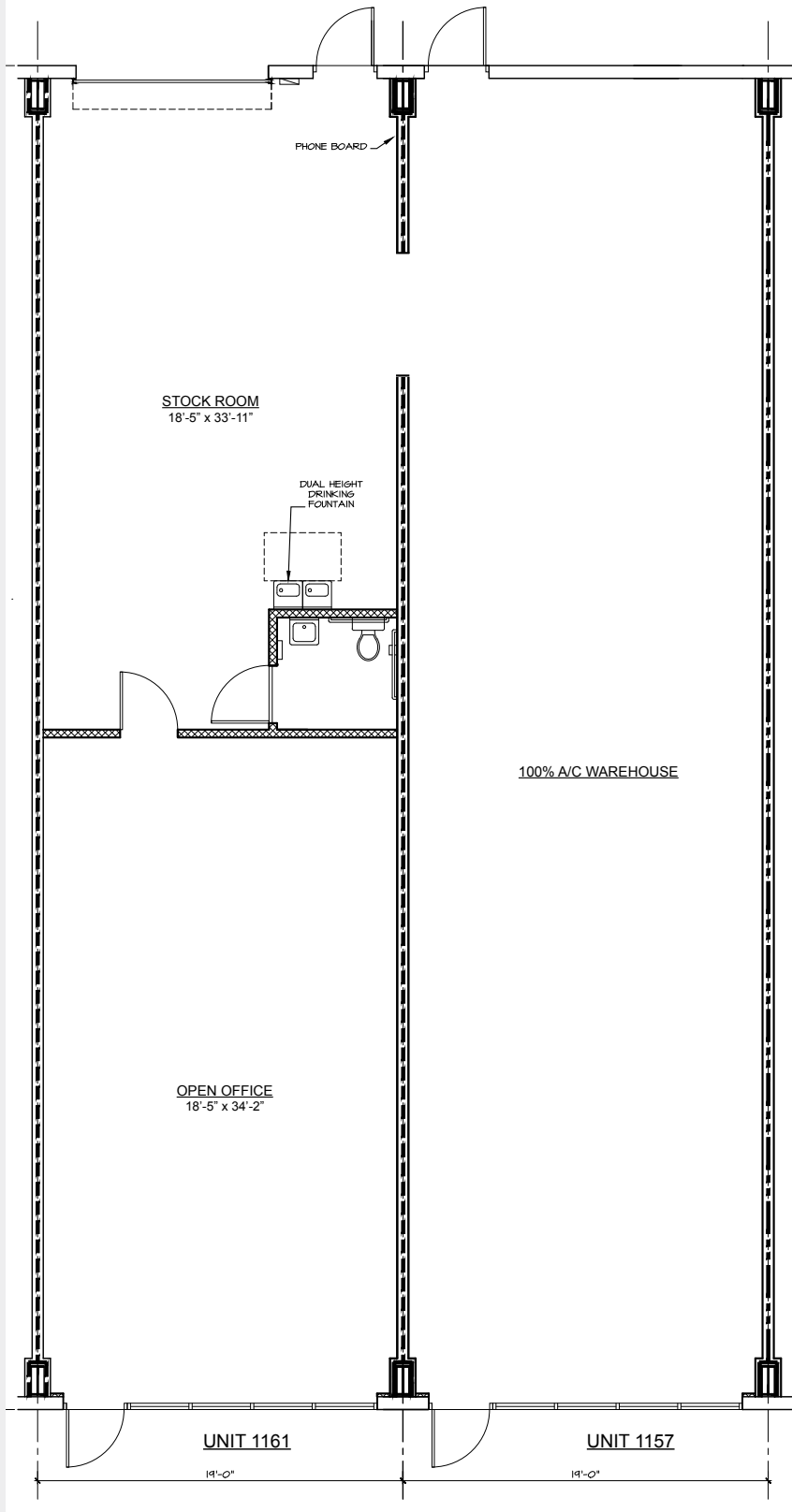
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For Lease

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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