

# 110 TECH DR.

Sanford, FL 32771

FOUNDRY  
COMMERCIAL



**FOR SALE: \$6,350,000**

40,000 SF + 13,200 SF OF COVERED OVERHANG





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## PROPERTY HIGHLIGHTS

This 40,000 SF industrial warehouse in Sanford Central Park sits on 2.5 acres with 24' clear height, four drive-in doors, and a fully fenced lot. Strategically located in Sanford, Florida, a growing distribution hub in Seminole County, the property offers excellent access to I-4, SR 417, SR 429 and US-17/92, providing seamless connectivity to Orlando, Daytona Beach, Apopka and the broader Central Florida region.

- **Heavy Power**
- **Excess Storage**
- **Zoned for Manufacturing**

## PROPERTY DETAILS

ADDRESS	110 Tech Drive, Sanford, FL 32771
COUNTY	Seminole
YEAR BUILT	1995
ZONING	RI-1 (Light Manufacturing)
BUILDING SIZE	40,000 SF
OFFICE SIZE	4,580 SF
COVERED STORAGE	13,200 SF
LAND AREA	±2.5 AC
PAVED IOS	0.3 AC
CLEAR HEIGHT	24 FT
POWER	Interior - 3-Phase Power, 600 AMP Exterior - 3-Phase Power, (2) 200 AMP & (2) 400 AMP
SPRINKLERS	Yes
OVERHEAD DOORS	4 – 14' Grade Level

## FOR MORE INFORMATION PLEASE CONTACT:

### CHRISTINE MANSOUR

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### JEROD FREELAND

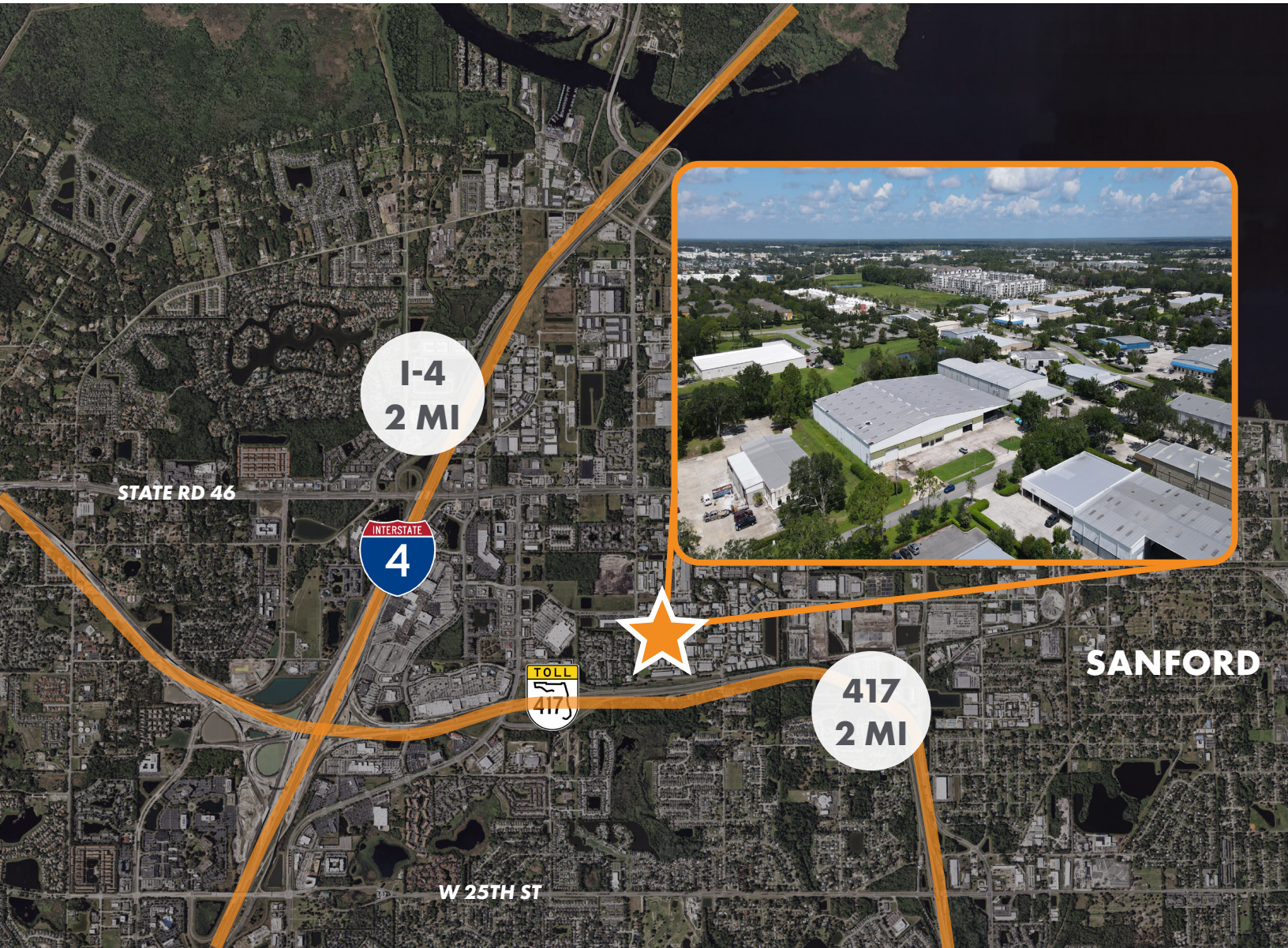
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## PROPERTY LOCATION

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