

Monroe Commerce Park Office / Warehouse Space



Only 2 Spaces Left - 96% Leased!

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

Lease Rate: from \$14.00/SF NNN

Operating Expenses: \$3.50/SF

Available Spaces

- 635 Progress Way.....3,360± SF
\$15.00/SF NNN
- 4153 Flex Court3,750± SF
\$14.00/SF NNN



For more information:

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Church Street & Monroe Road
Sanford, Florida 32771

For Lease

Monroe Commerce Park Office / Warehouse Space



NAI Realvest®

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Orlando, Florida 32810
+1 407 875 9989

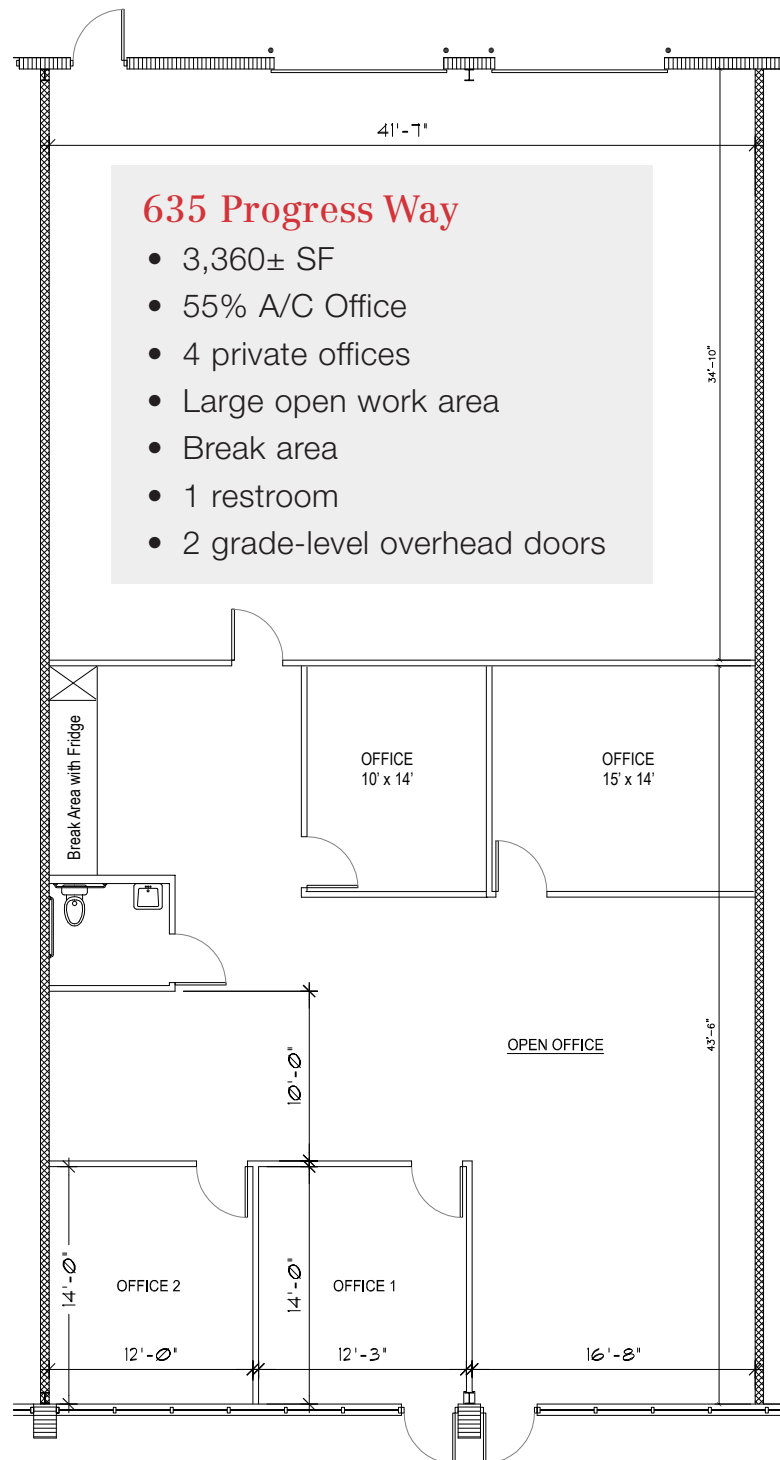
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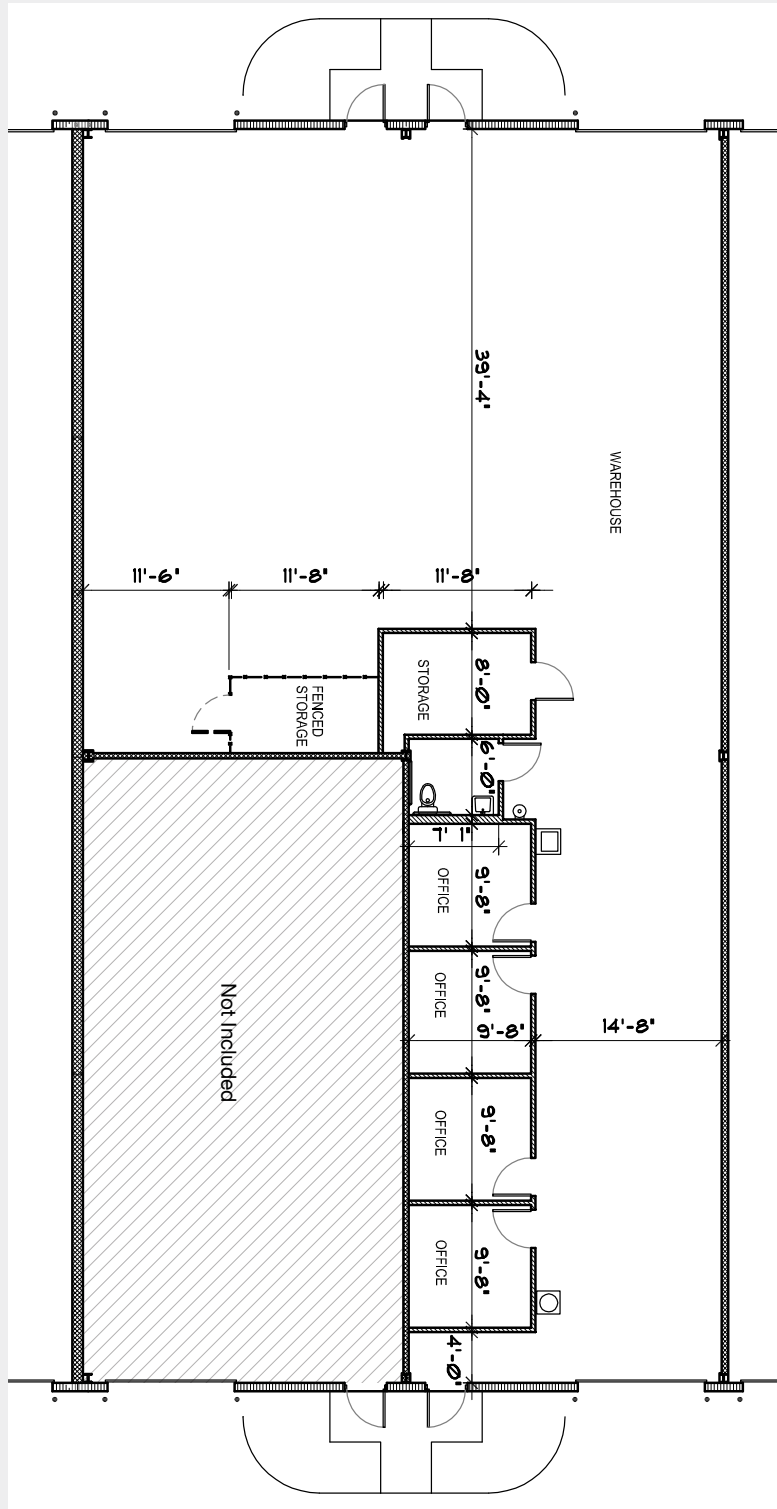
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4153 Flex Court

- 3,750± SF
- 4 private offices with A/C
- Large open warehouse
- 2 storage areas
- 1 restroom
- 2 grade-level overhead doors

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