

Church Street and Monroe Road Sanford, Florida 32771

Property Features

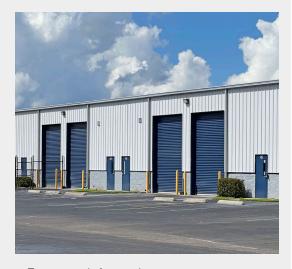
- (5) grade-level office / warehouse buildings totaling 116,500± SF; built in 2003
- 10'-12' x 14' grade-level overhead doors
- Clear height: 16' 20'; Skylights for natural light
- Zoning: PD allows a wide variety of uses
- Easy access to I-4 only ¼ mile south of US Hwy 17-92 interchange
- Excellent 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:

Mary Frances West, CCIM

+1 407 949 0725 mfwest@realvest.com

09.23.25

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

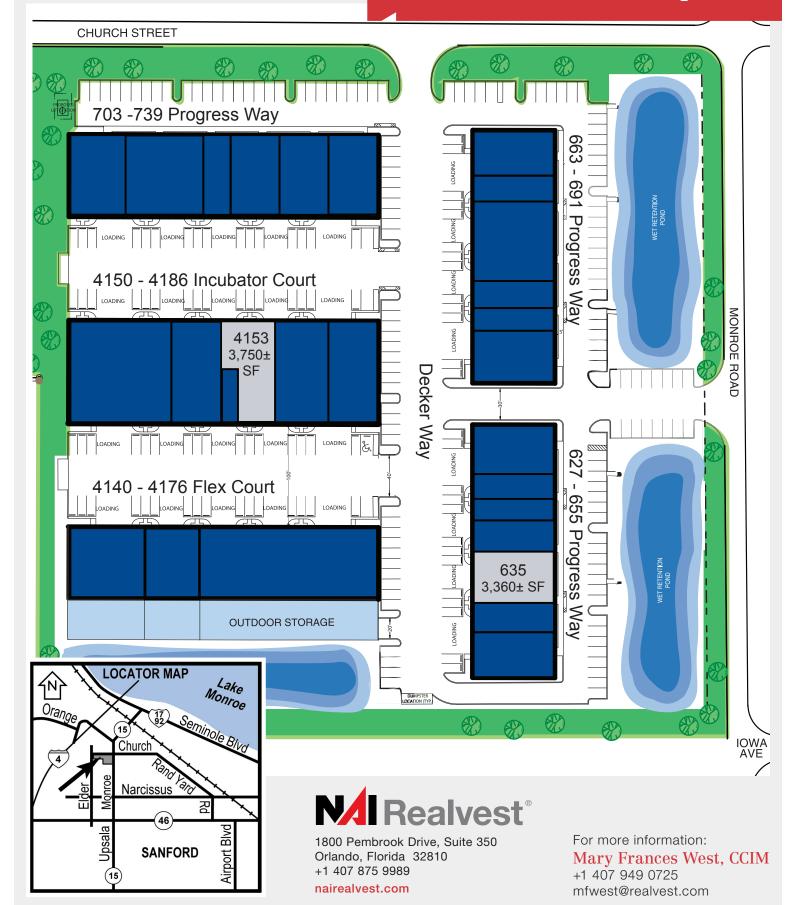
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For Lease

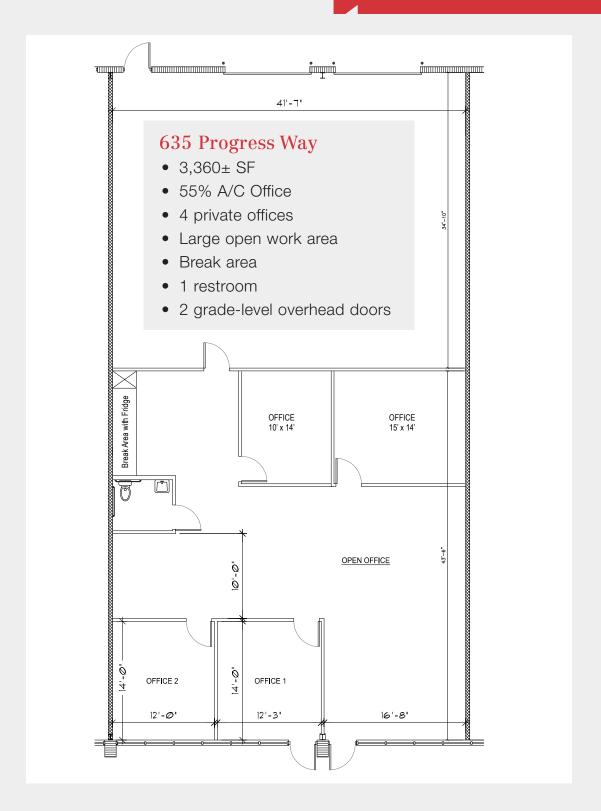
Monroe Commerce Park Office / Warehouse Space





For Lease

Monroe Commerce ParkFloor Plans



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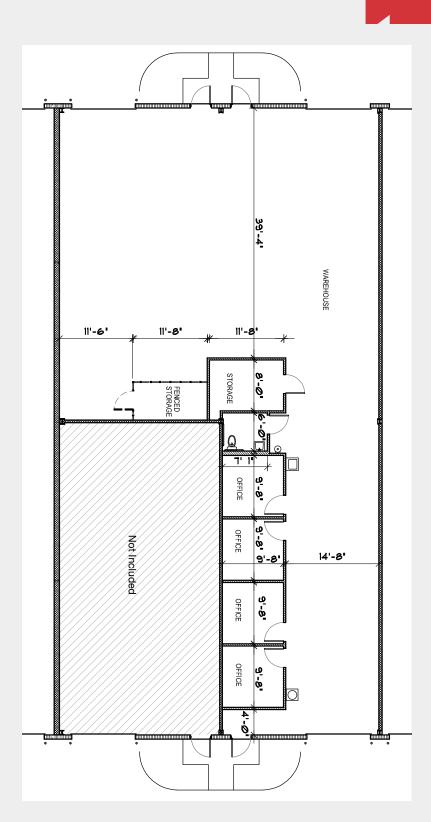
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For Lease

Monroe Commerce ParkFloor Plans



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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