

For Sale

# Industrial Investment Opportunity

37,800 SF | \$159/SF



## 786 Industrial Park

3650-3735 Naseem Lane, Sanford, Florida 32771

### Property Highlights

- Rare industrial investment opportunity in the fast-growing Sanford Airport area.
- Great value at \$159/SF, below replacement cost
- 100% leased | 5.8% Cap Rate as of 02/01/26
- 786 Industrial Park consists of 10 individual condo buildings totaling  $37,800\pm$  SF on 2.33 acres
- Multiple options for buyers: buy and hold or sell individual buildings
- Construction: metal buildings and roofs; Electrical (all buildings): 3-phase, 400 amps
- 14' x 12' grade-level overhead doors; Clear height: 18'
- Zoning: GC-2 (allows commercial and light industrial uses)
- Directly across the street from Orlando Sanford International Airport
- Easy access to SR 46, Lake Mary Blvd, US Hwy 17-92 SR 417 (GreeneWay) and I-4



**Sale Price: \$6,000,000  
(5.8% Cap Rate)**

For more information

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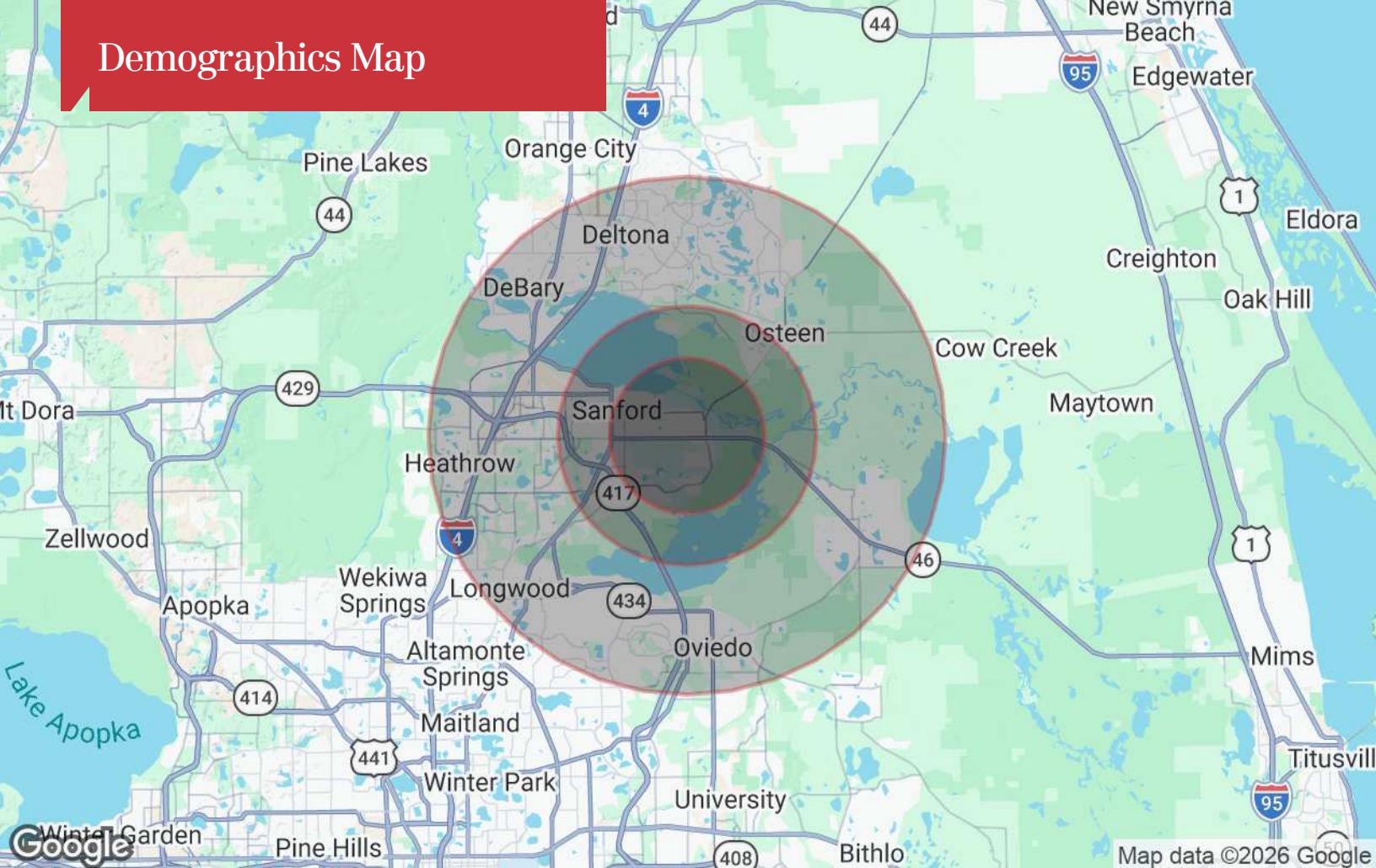
## Property Photos



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.



# Demographics Map



## Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	21,856	56,794	337,022
MEDIAN AGE	38.2	37.7	40.7
MEDIAN AGE (MALE)	37.2	36.1	39.2
MEDIAN AGE (FEMALE)	39.0	39.0	41.7

## Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	8,513	22,996	134,448
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$68,853	\$61,809	\$80,233
AVERAGE HOUSE VALUE	\$176,935	\$172,120	\$238,424

\* Demographic data derived from 2020 ACS - US Census

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