

## MONROE COMMERCENTER

4200 CHURCH ST, SANFORD, FL 32771



**CONVENIENT ACCESS  
TO INTERSTATE-4**

**7,252 SF AVAILABLE  
FOR LEASE**

## SPACE HIGHLIGHTS

### ASKING RATE

\$14.25/SF NNN

### OPEX\*

\$3.63 PSF

### MONTHLY RATE

\$10,805.48

### WAREHOUSE SF

±6,312 SF

### OFFICE SF

±940 SF

### CLEAR HEIGHT

24'

### ELECTRICAL Specs

3 PHASE/200AMP

### PARKING RATIO

2.00/1,000

### ZONING

PCD

### LOADING DOORS

1 DOCK  
1 DRIVE-IN

### YEAR BUILT

2004

### AVAILABILITY

MAY 2026

\*Denotes Estimated Operating Expenses for 2026

## CONTACT INFORMATION

### TAYLOR ZAMBITO

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### RYAN HUBBARD

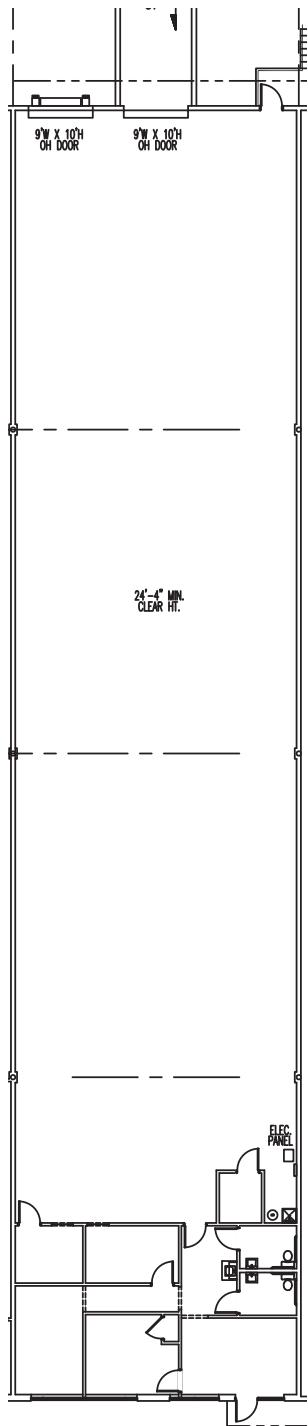
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# MONROE COMMERCENTER

SUITE 1048



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