

For Sale

Sanford Industrial Property

10,320± SF | 2.3± Acres | \$35.50/SF

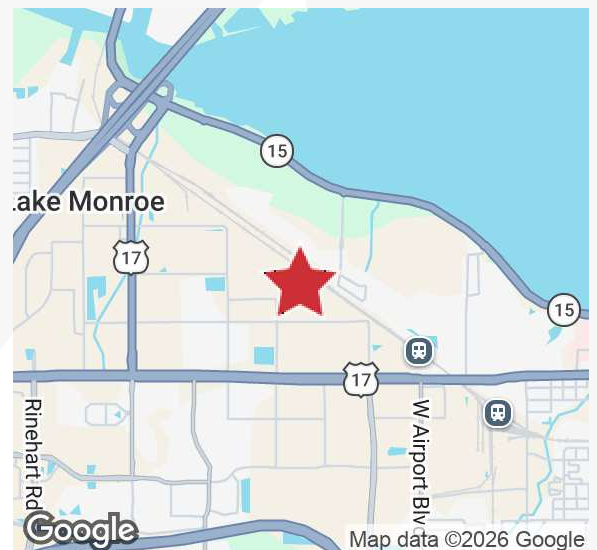


325 Rand Yard Road

Sanford, Florida 32771

Property Highlights

- (2) warehouse buildings totaling 10,320± SF on 2.3± acres
- Functional multi-building property suitable for a variety of uses
- Building 1 – 9,000± SF with (2) dock high doors (1 ramped); Clear height: 12'; Electrical: 3-phase
- Building 2 – 1,320± SF with (2) grade-level doors; Clear height: 14'; Electrical: 3-phase
- 1.3± acres of excess land provides potential opportunity for future expansion or additional parking
- Existing 10,320± SF building area represents approximately \$2,064,000 in estimated building value at \$200/SF
- Zoning: PD (City of Sanford)
- Close to Orlando Sanford International Airport
- Easy access to SR 46, US Hwy 17, I-4, SR 417 & SR 429
- Ideal opportunity for owner/user or investor within established Sanford industrial corridor



Sale Price: \$3,600,000

For more information

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Property Photos



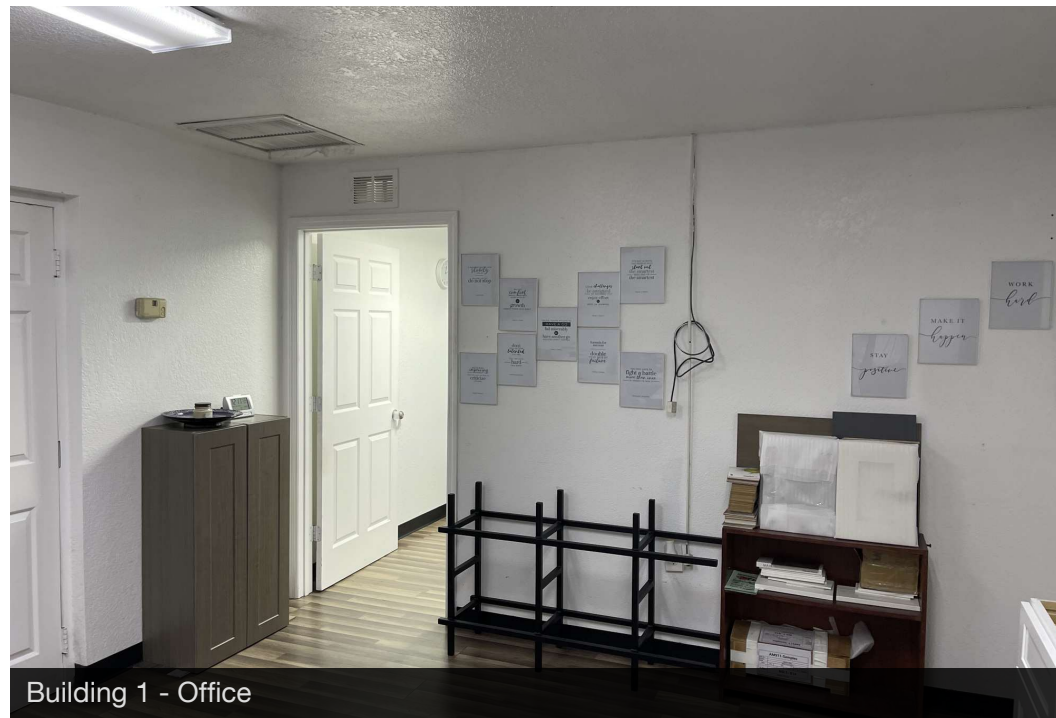
Building 2



Building 2 - Interior

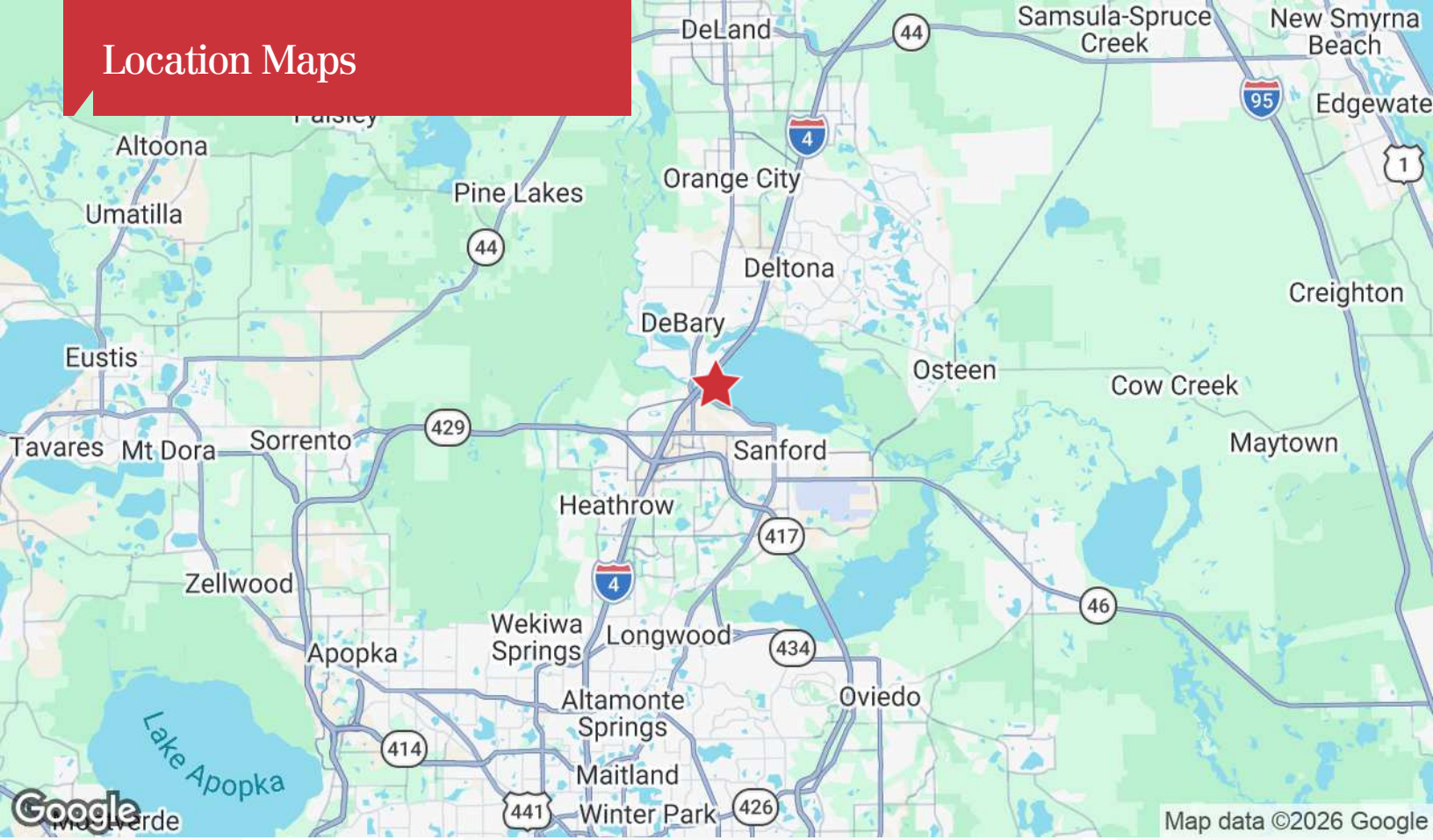


Building 1 - Warehouse

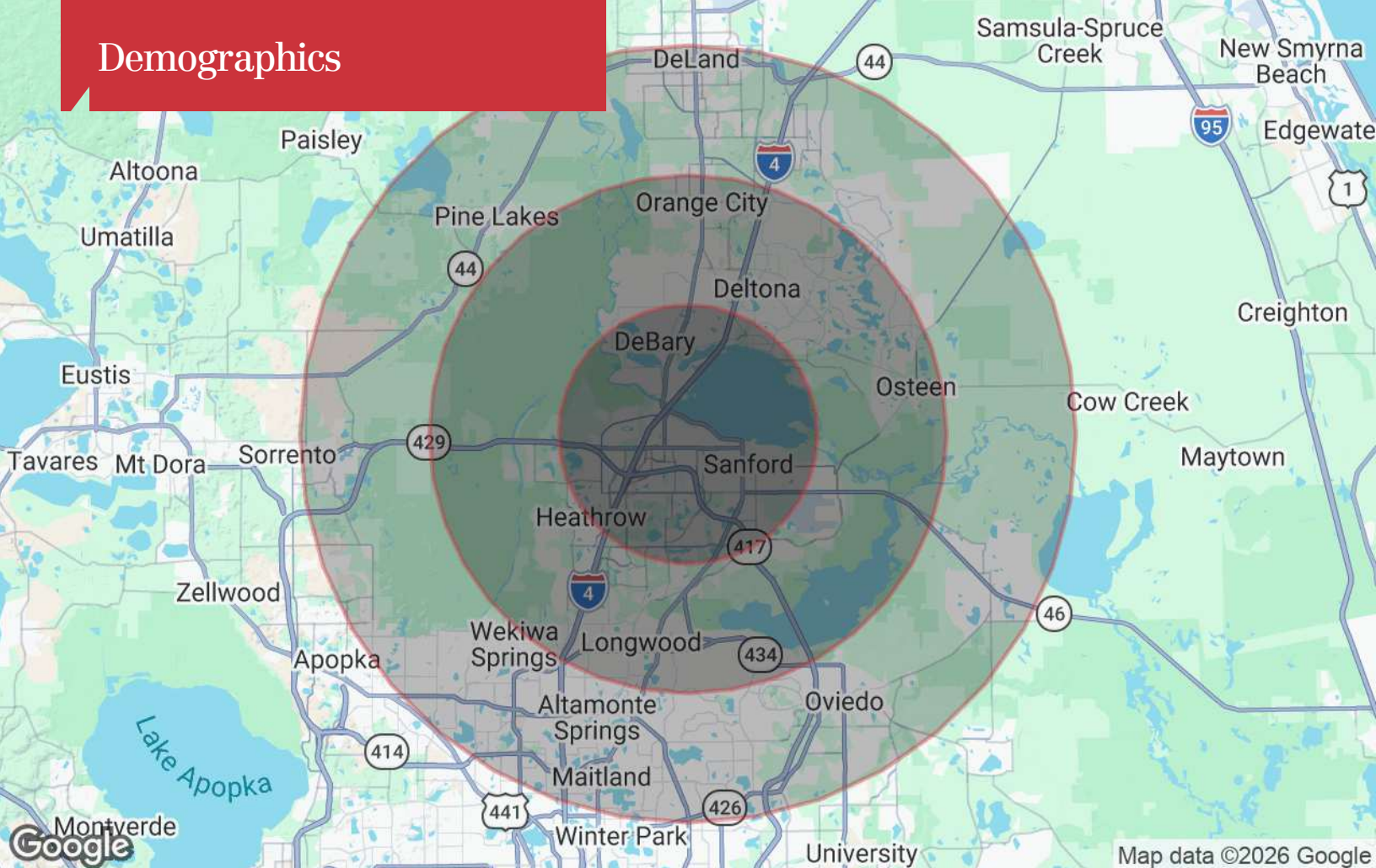


Building 1 - Office

Location Maps



Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	116,049	338,934	750,771
MEDIAN AGE	39.5	41.6	41.0
MEDIAN AGE (MALE)	38.5	40.6	40.0
MEDIAN AGE (FEMALE)	40.6	42.7	41.9

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	45,307	131,052	289,673
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$101,198	\$105,192	\$105,736
AVERAGE HOUSE VALUE	\$371,981	\$353,530	\$367,088

* Demographic data derived from 2020 ACS - US Census