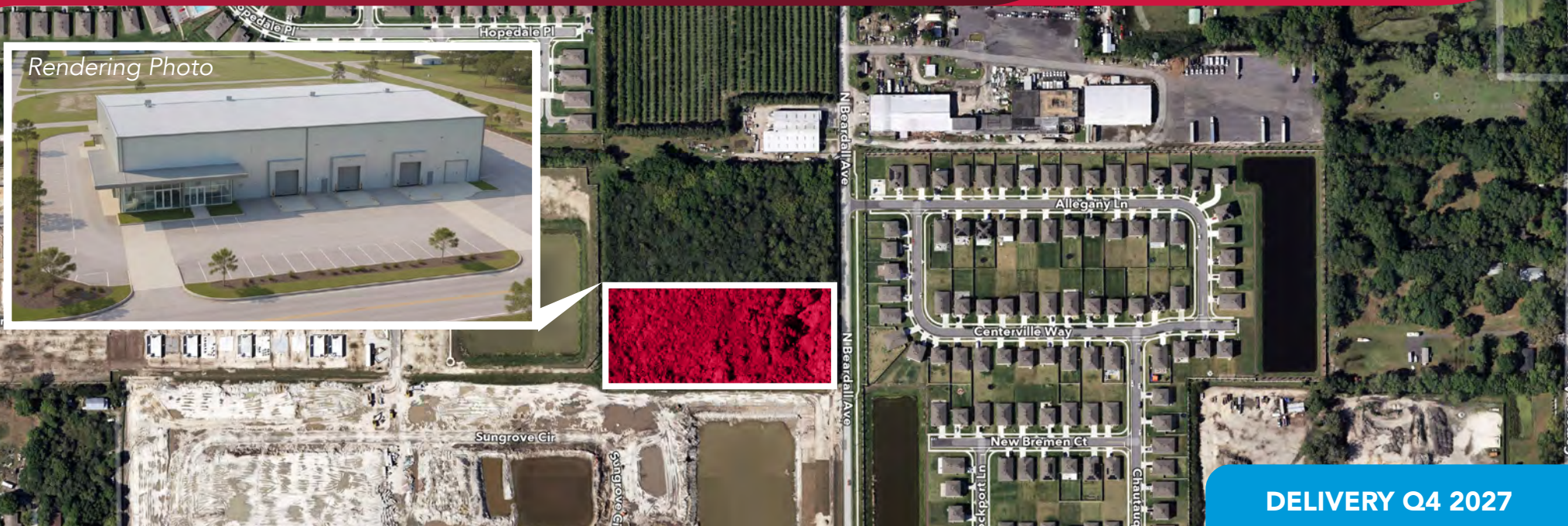


FOR LEASE | INDUSTRIAL BUILDING WITH OUTSIDE STORAGE

N BEARDALL AVENUE

SANFORD, FL 32771



PROPERTY OVERVIEW

BUILDING SIZE:	10,000 SF
OFFICE SIZE:	1,800 SF
LAND SIZE:	4.45 Acres
DOORS:	Three (3) 14'x16; Overhead Doors
ZONING:	M-1
CLEAR HEIGHT:	28"
LEASE RATE:	CALL FOR INFORMATION

LOCATION

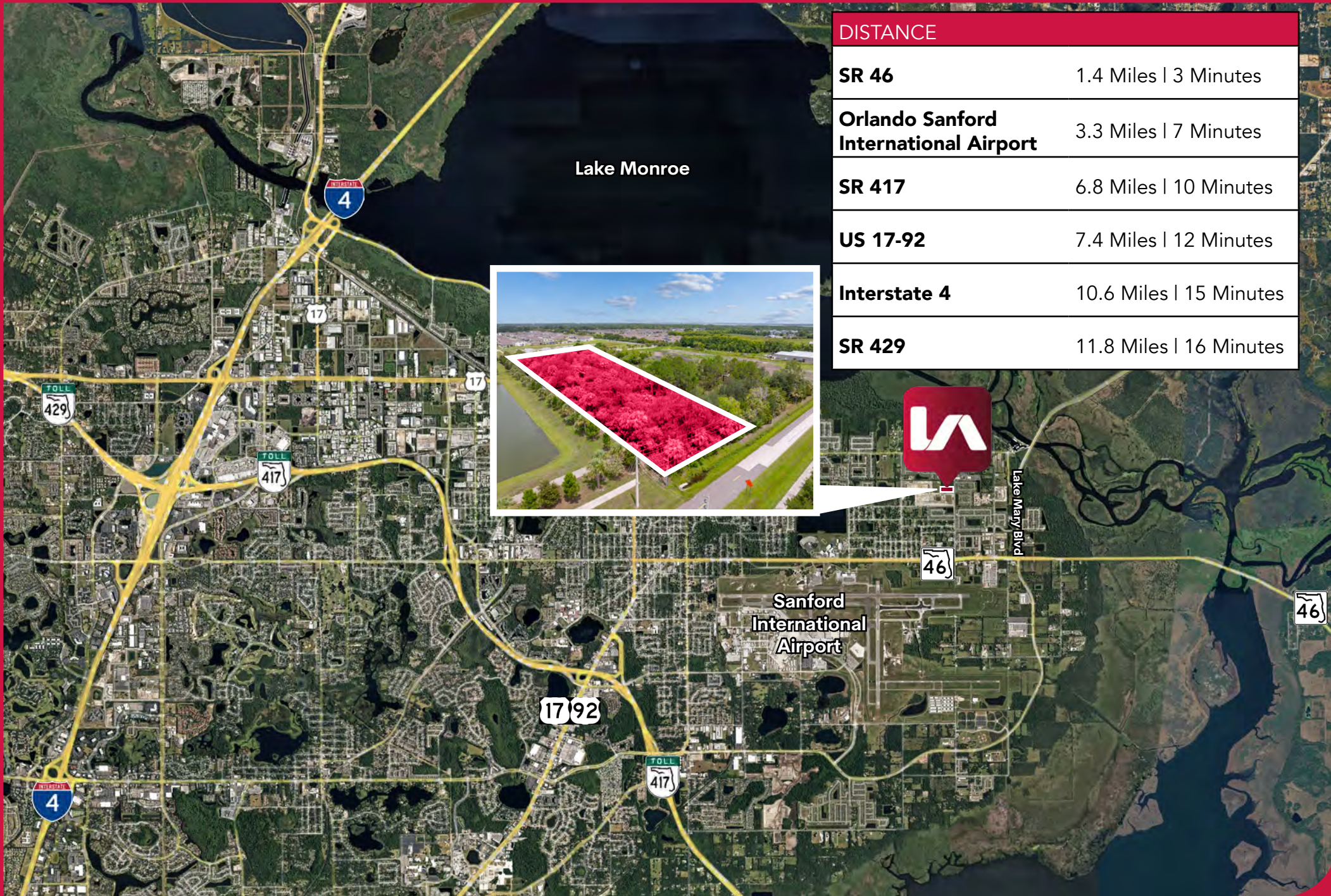
Strategically located within Sanford's established industrial corridor, offering excellent connectivity to Central Florida's major transportation network. Positioned just east of SR 17-92 and minutes from SR 46, the property provides efficient access to Interstate 4, SR 417, and the Orlando Sanford International Airport. The location is ideal for manufacturing, warehousing, logistics, and distribution users seeking convenient regional access throughout the Orlando MSA while benefiting from Sanford's strong industrial workforce and transportation infrastructure.

CONTACT:

Christopher "CJ" Griffith
Vice President
cgriffith@lee-associates.com
D 908.380.3627

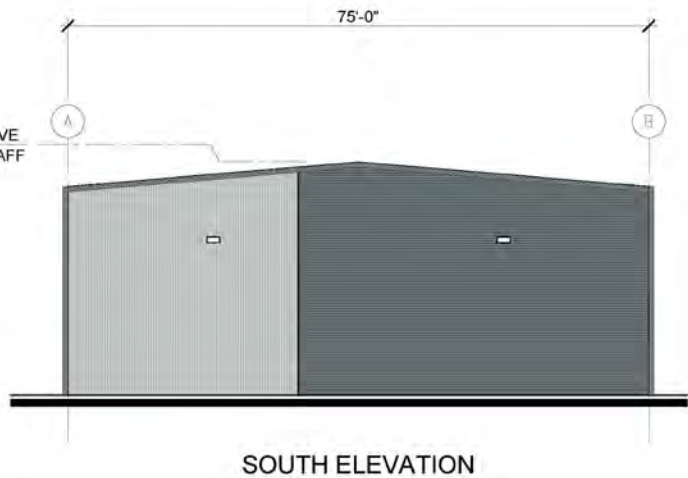
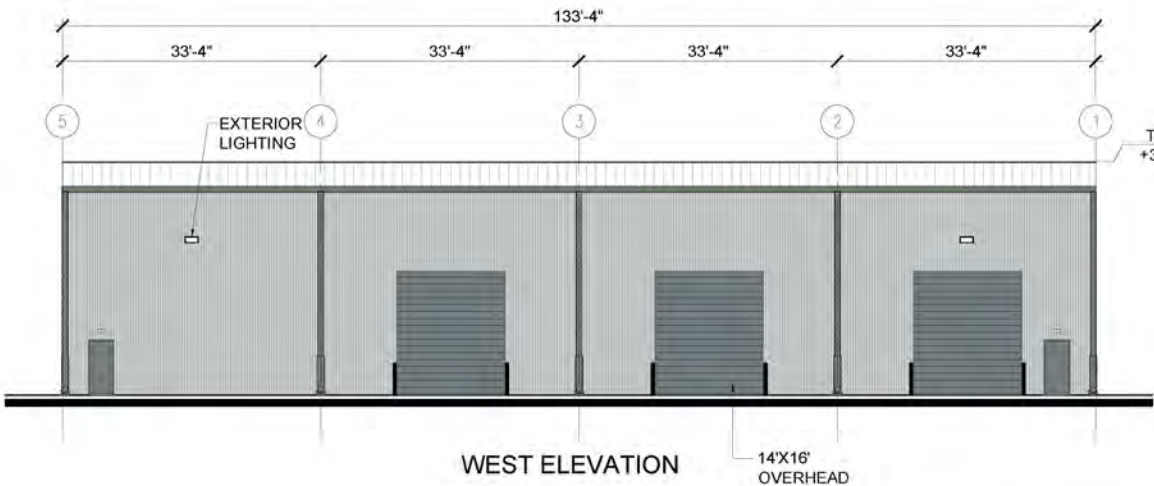
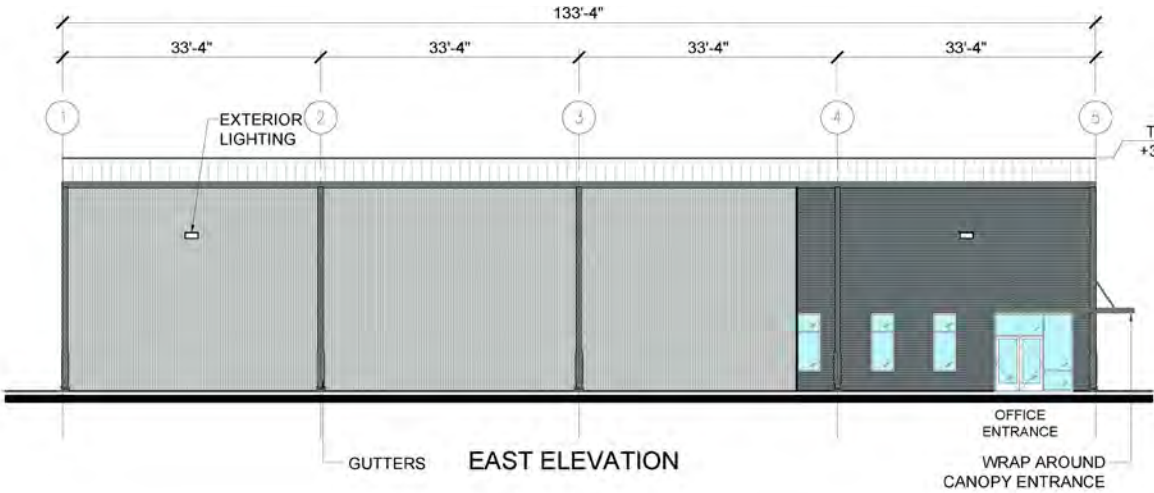
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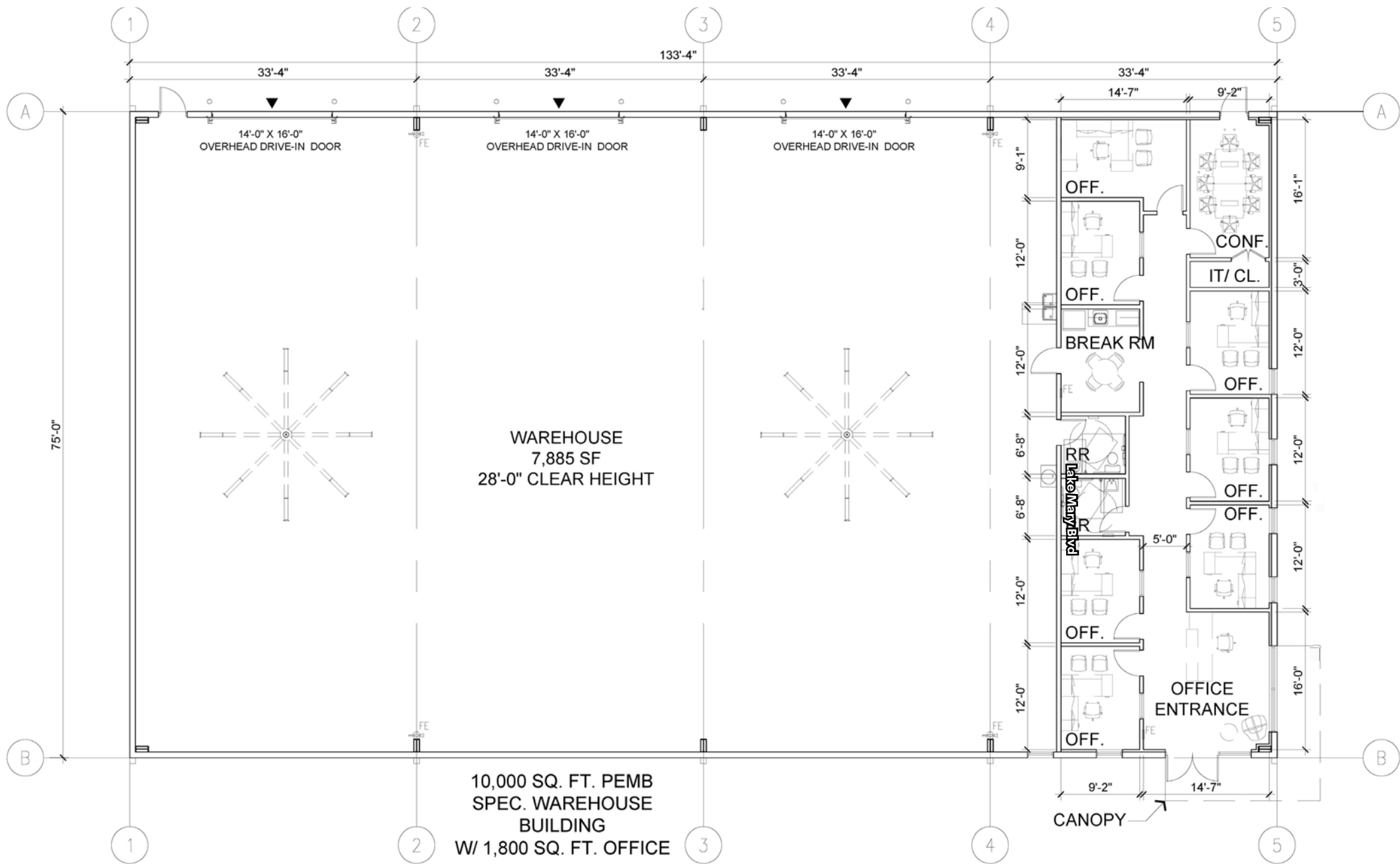


DISTANCE	
SR 46	1.4 Miles 3 Minutes
Orlando Sanford International Airport	3.3 Miles 7 Minutes
SR 417	6.8 Miles 10 Minutes
US 17-92	7.4 Miles 12 Minutes
Interstate 4	10.6 Miles 15 Minutes
SR 429	11.8 Miles 16 Minutes





10,000 SQ. FT. PEMB SPEC. WAREHOUSE BUILDING
W/ 1,800 SQ. FT. OFFICE



For more information, please contact one of the following individuals:

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