

For Lease

Brio Business Center

1,550 - 4,900 SF | \$2,625 - \$9,016 per month



1105-1295 West Airport Blvd

Sanford, Florida 32773

Property Highlights

- 77,870± SF four-building flex/business park
- Flexible office/warehouse configurations
- Grade-level loading with 10' x 10' roll-up doors
- Clear height: 14'
- Fire sprinklered throughout
- 2.0/1,000 SF parking ratio
- Zoning: PD (City of Sanford) - allows broad commercial/light industrial uses
- Monument and building signage available
- Less than 5 miles from Orlando Sanford International Airport
- Convenient access to US Hwy 17-92, SR 417 (GreeneWay), SR 46, Lake Mary Blvd and I-4

Lease Rate: \$15.00 - \$16.75/SF NNN
(Op Ex: \$5.33/SF)

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
1109 West Airport, Bldg 1	\$2,922 per month	1,725
1121 West Airport, Bldg 2	\$2,625 per month	1,550
1145 West Airport, Bldg 2	\$9,016 per month	4,900
1181 West Airport, Bldg 2	\$6,992 per month	3,800



For more information

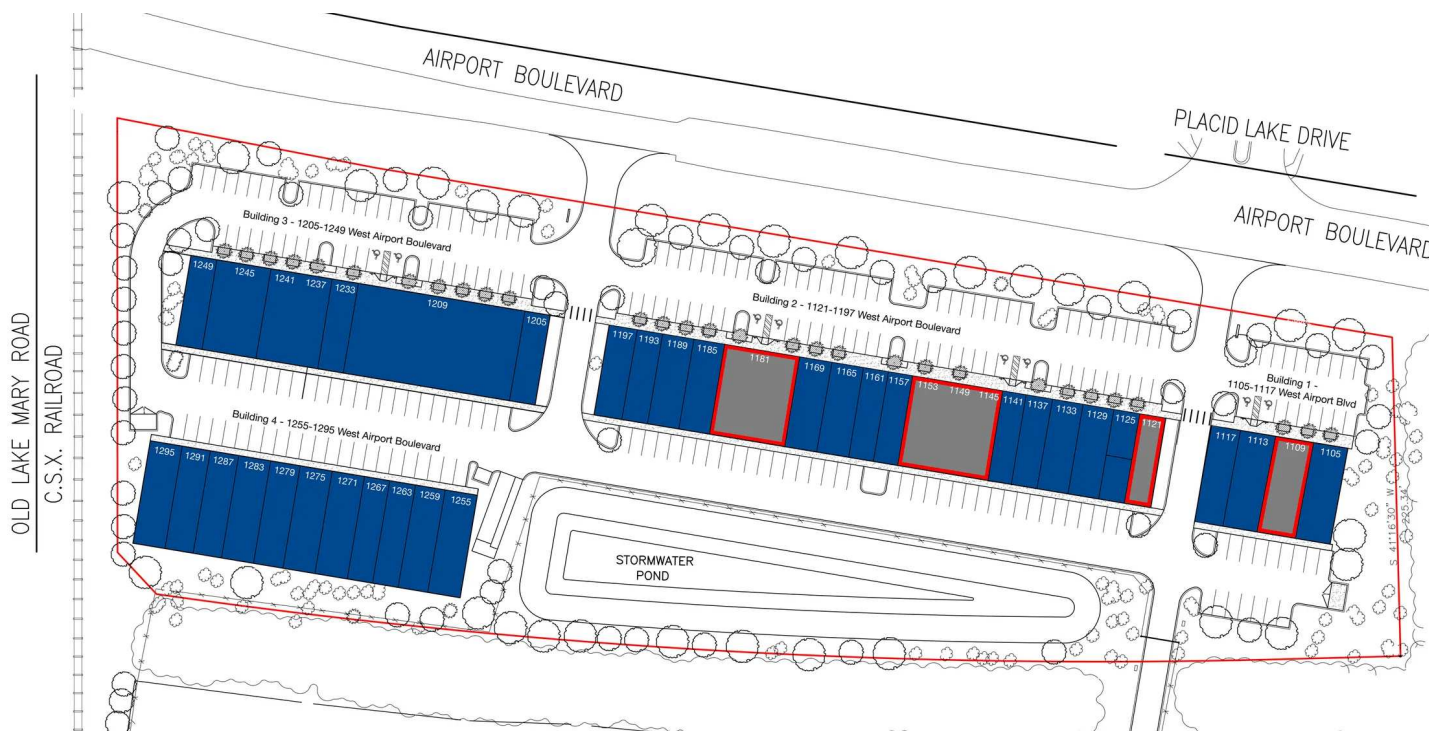
Stian Funk

O: 407 949 0747
sfunk@realvest.com

Property Photos



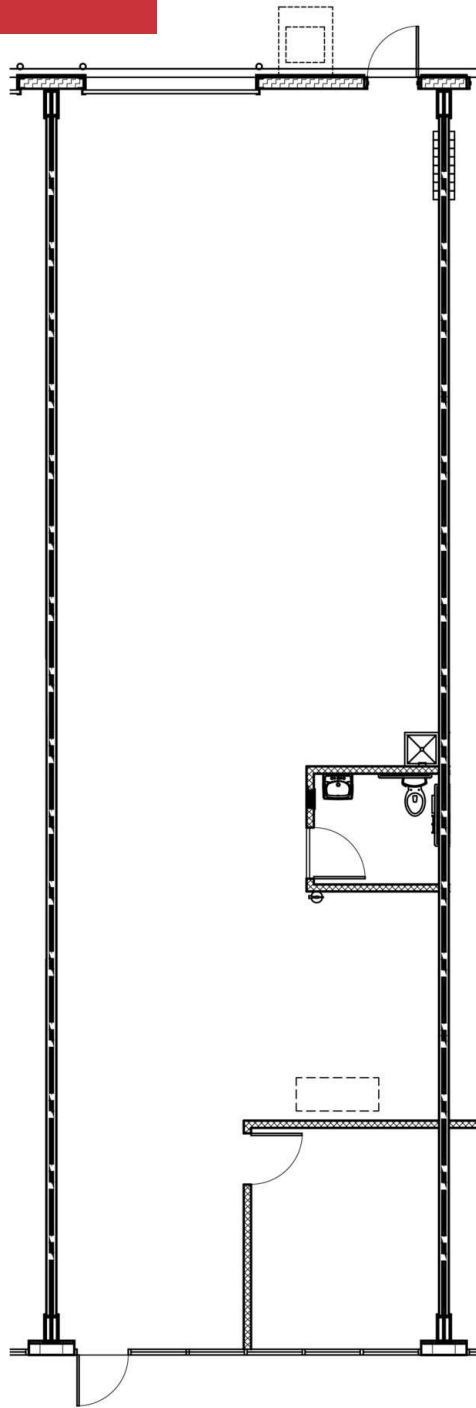
Available Spaces



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1109 West Airport, Bldg 1	1,725 SF	NNN	\$2,922 per month	Available Now One private office One grade-level roll-up door (10' W x 10' H) Power: 3-Phase / 208/120V / 225 Amps
1121 West Airport, Bldg 2	1,550 SF	NNN	\$2,625 per month	Available December 1 Large open work area with private office and rear warehouse area Power: 3-phase, 100-amp, 120/280V
1145 West Airport, Bldg 2	4,900 SF	NNN	\$9,016 per month	Available December 1 Twelve private offices with reception, conference room and breakroom Two grade-level roll-up doors
1181 West Airport, Bldg 2	3,800 SF	NNN	\$6,992 per month	Available Now Three private offices with showroom, conference room, open bullpen and breakroom One grade-level roll-up door (10' W x 10' H) Power: 3-Phase / 400 Amps (2 x 200 Amp panels)

1109 West Airport Blvd - 1,725± SF

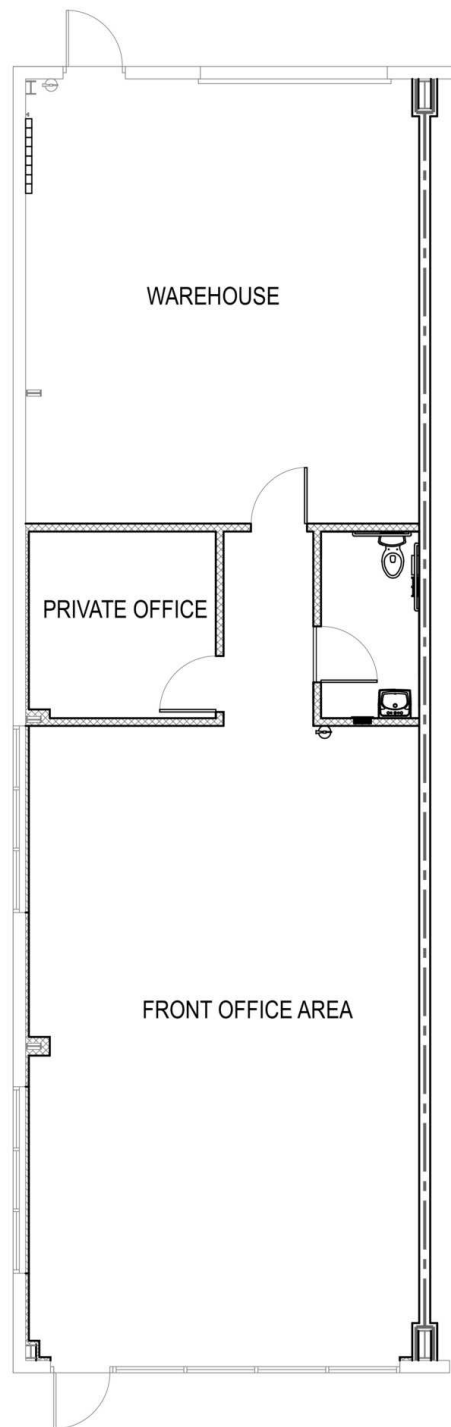


[Click for 3D Virtual Tour](#)

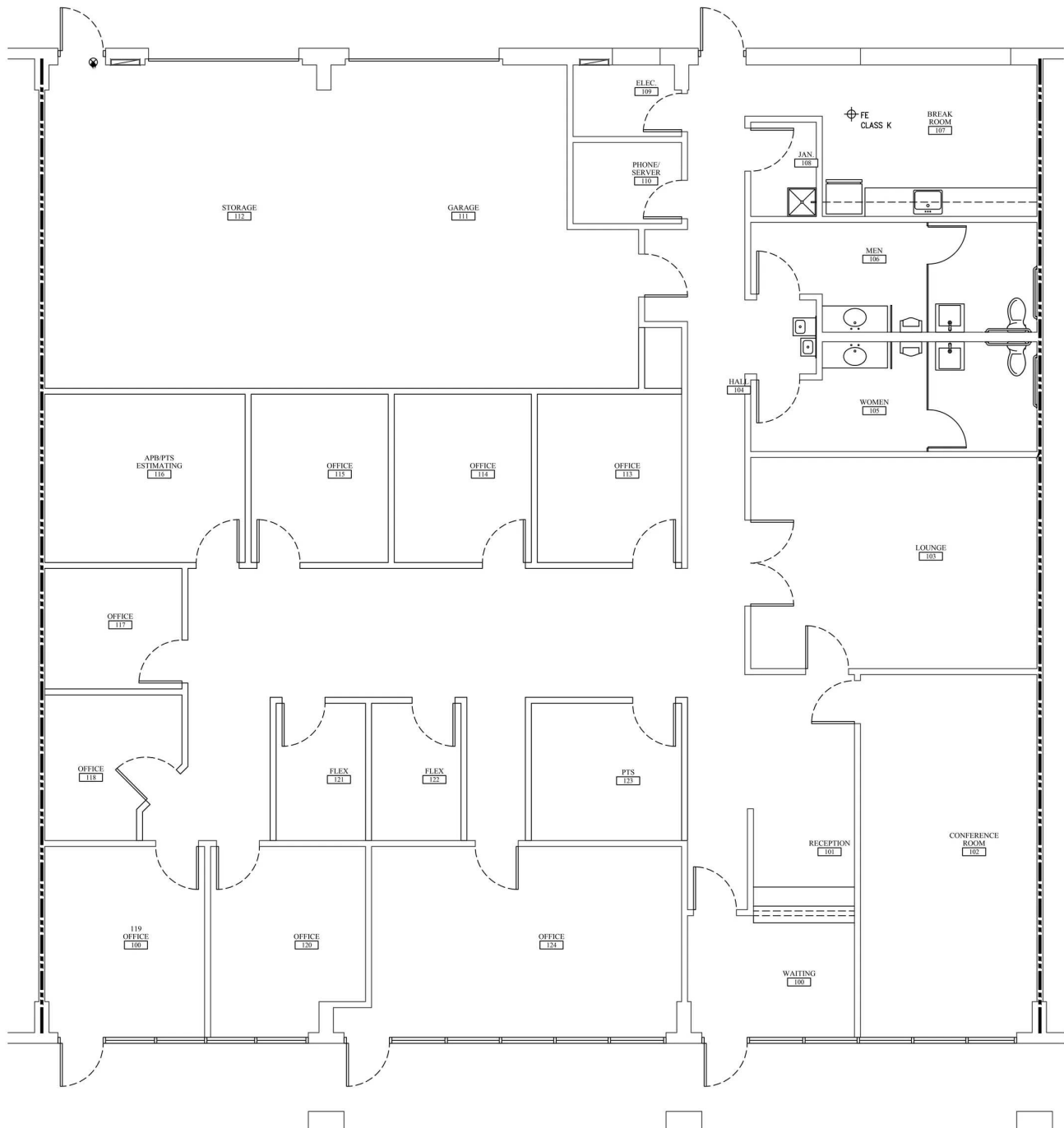


1121 West Airport Blvd - 1,550± SF

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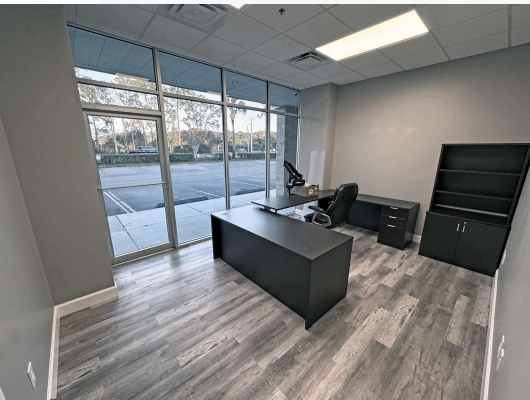
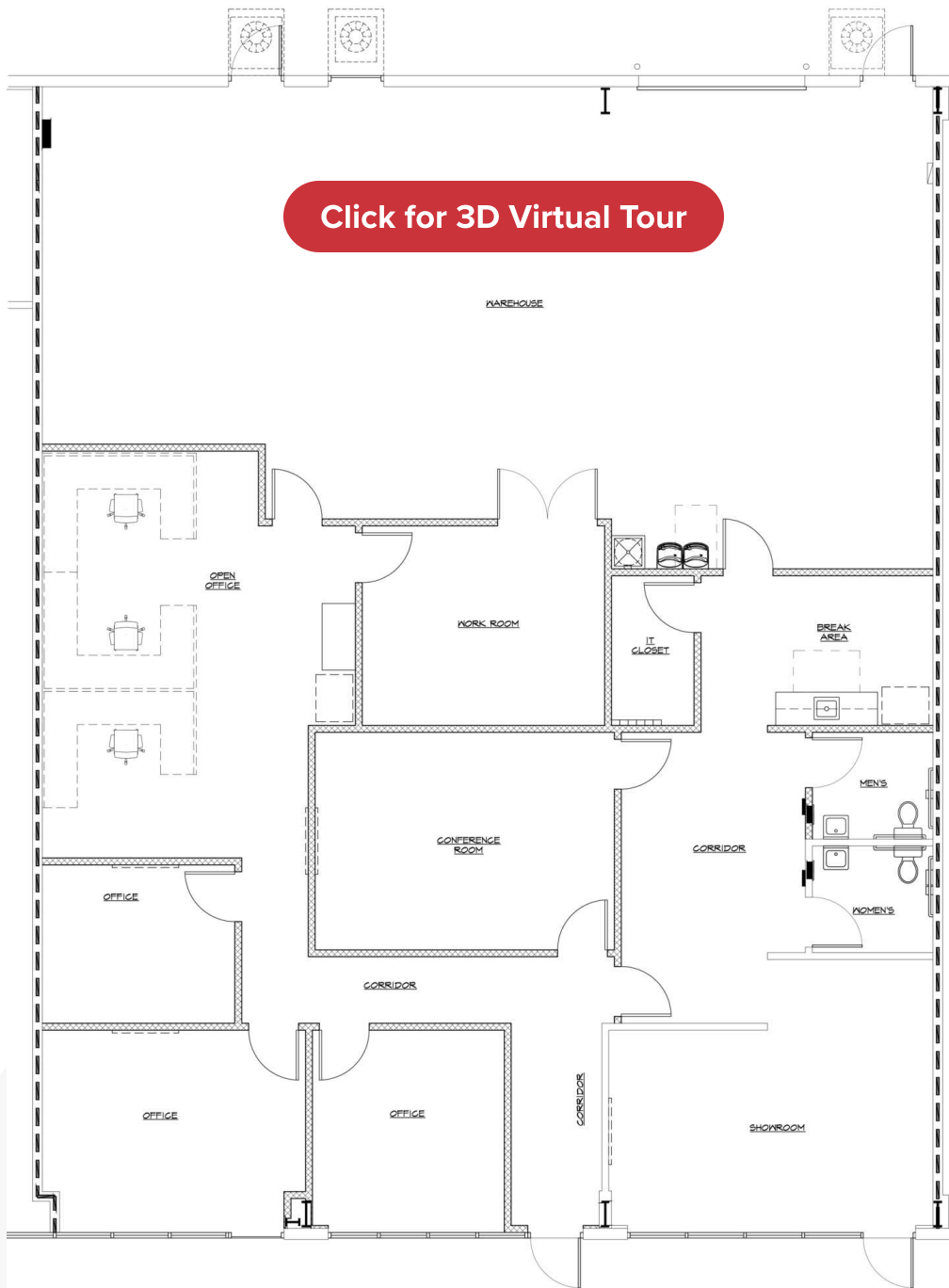


1145 West Airport Blvd - 4,900± SF



1181 West Airport Blvd - 3,800± SF

[Click for 3D Virtual Tour](#)



Location Maps

