



FOR LEASE - 76,233 SF

1001 SAND POND ROAD
LAKE MARY, FL



**CUSHMAN &
WAKEFIELD**

1001 SAND POND ROAD

LAKE MARY, FL

Property Description

1001 Sand Pond Road is a 76,233 SF standalone industrial facility strategically located near Interstate 4, providing excellent access throughout Central Florida. The property is equipped with heavy power infrastructure to support a variety of industrial and production uses, and also features a fully air-conditioned warehouse. In addition, the building includes a substantial office buildout capable of accommodating a large administrative and operational workforce. Its single-tenant design, specialized infrastructure, and premier location make it a rare opportunity for users seeking a headquarters-quality industrial asset.

Property Highlights

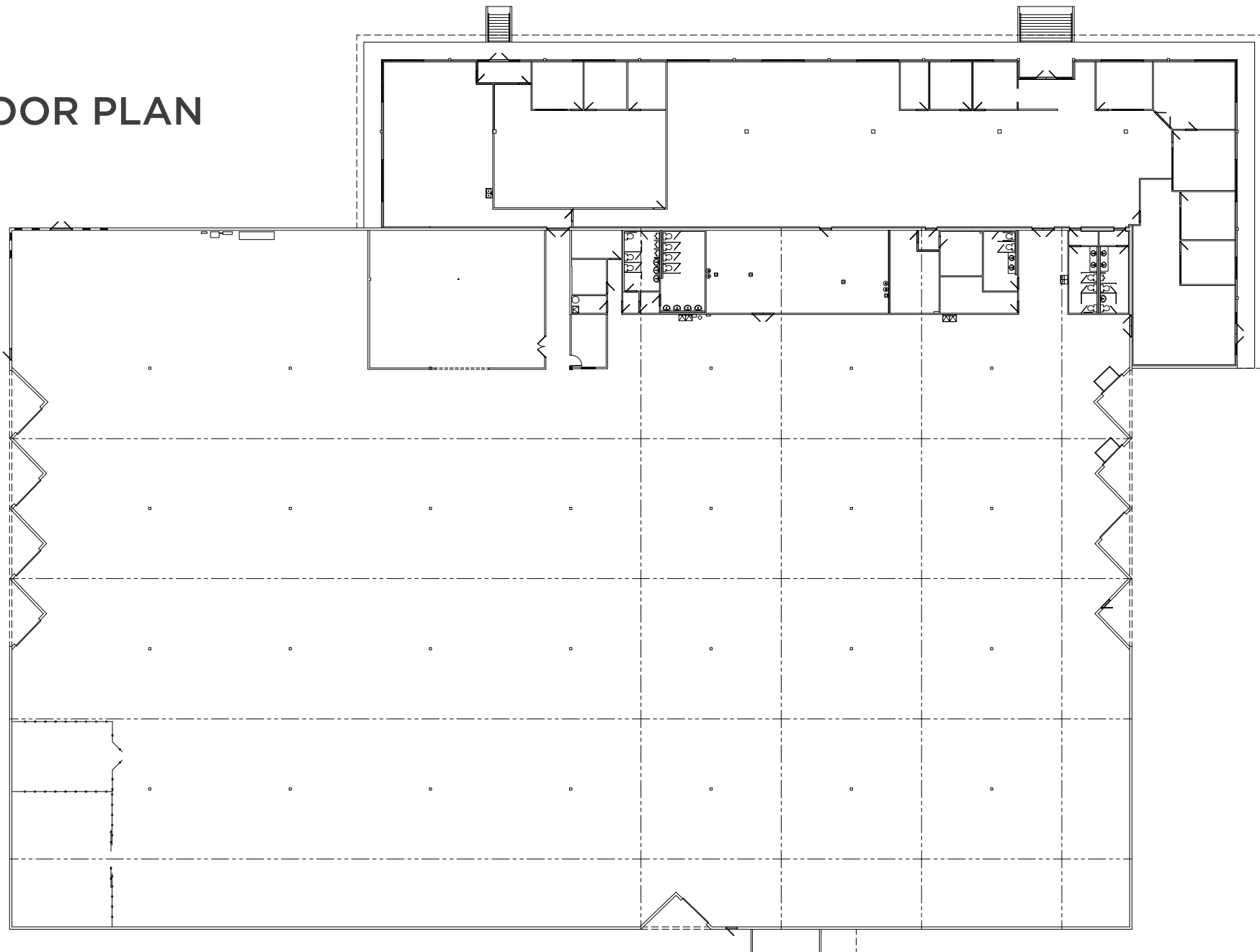
Asking Rate:	\$10.50/SF NNN
Opex:	\$3.48 PSF
Monthly Rate:	\$88,811.44
Warehouse/Production Size:	61,756 SF
Office Size:	14,586 SF
Clear Height:	22'
Power:	5,000A/277 - 480V 3PHASE HEAVY
Year Built:	1982
Zoning:	M1A, County
Dock Doors:	6
Drive-ins:	2
Levelers:	4
Loading Type:	Cross Dock
Parking Ratio:	1.19/1,000
Availability:	Q4 2026



FULLY AIR CONDITIONED WAREHOUSE

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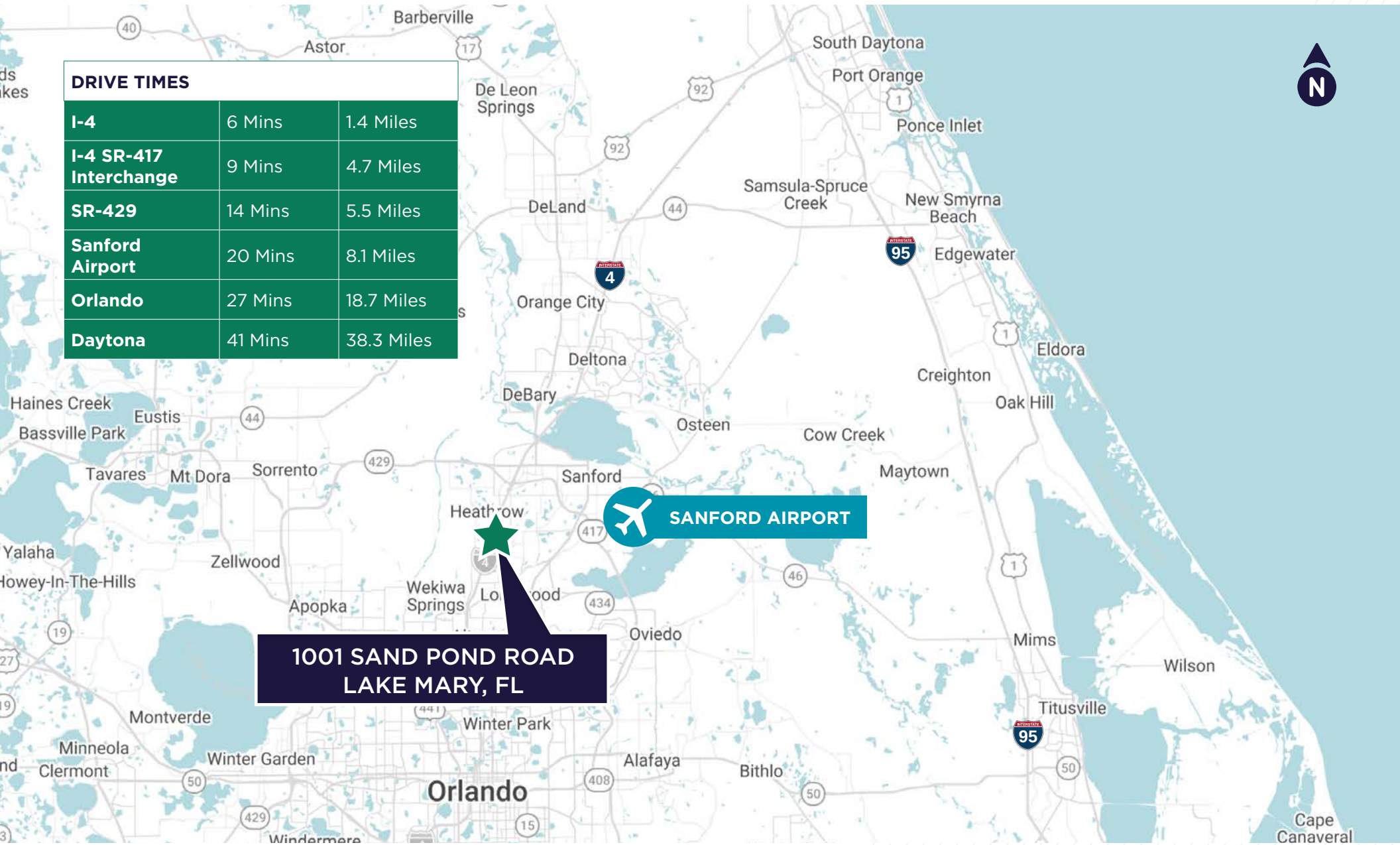
FLOOR PLAN



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DRIVE TIMES		
I-4	6 Mins	1.4 Miles
I-4 SR-417 Interchange	9 Mins	4.7 Miles
SR-429	14 Mins	5.5 Miles
Sanford Airport	20 Mins	8.1 Miles
Orlando	27 Mins	18.7 Miles
Daytona	41 Mins	38.3 Miles



FOR MORE INFORMATION, CONTACT:

TAYLOR ZAMBITO

Senior Director

+1 407 541 4409

taylor.zambito@cushwake.com

RYAN HUBBARD

Director

+1 407 541 4390

ryan.hubbard@cushwake.com

JARED BONSHIRE, SIOR

Executive Managing Director

+1 407 541 4414

jared.bonshire@cushwake.com

DAVID PEREZ

Executive Managing Director

+1 407 541 4435

david.perez@cushwake.com

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