

Former Lumber Distribution Warehouse

110 Tech Drive • Sanford, FL 32771



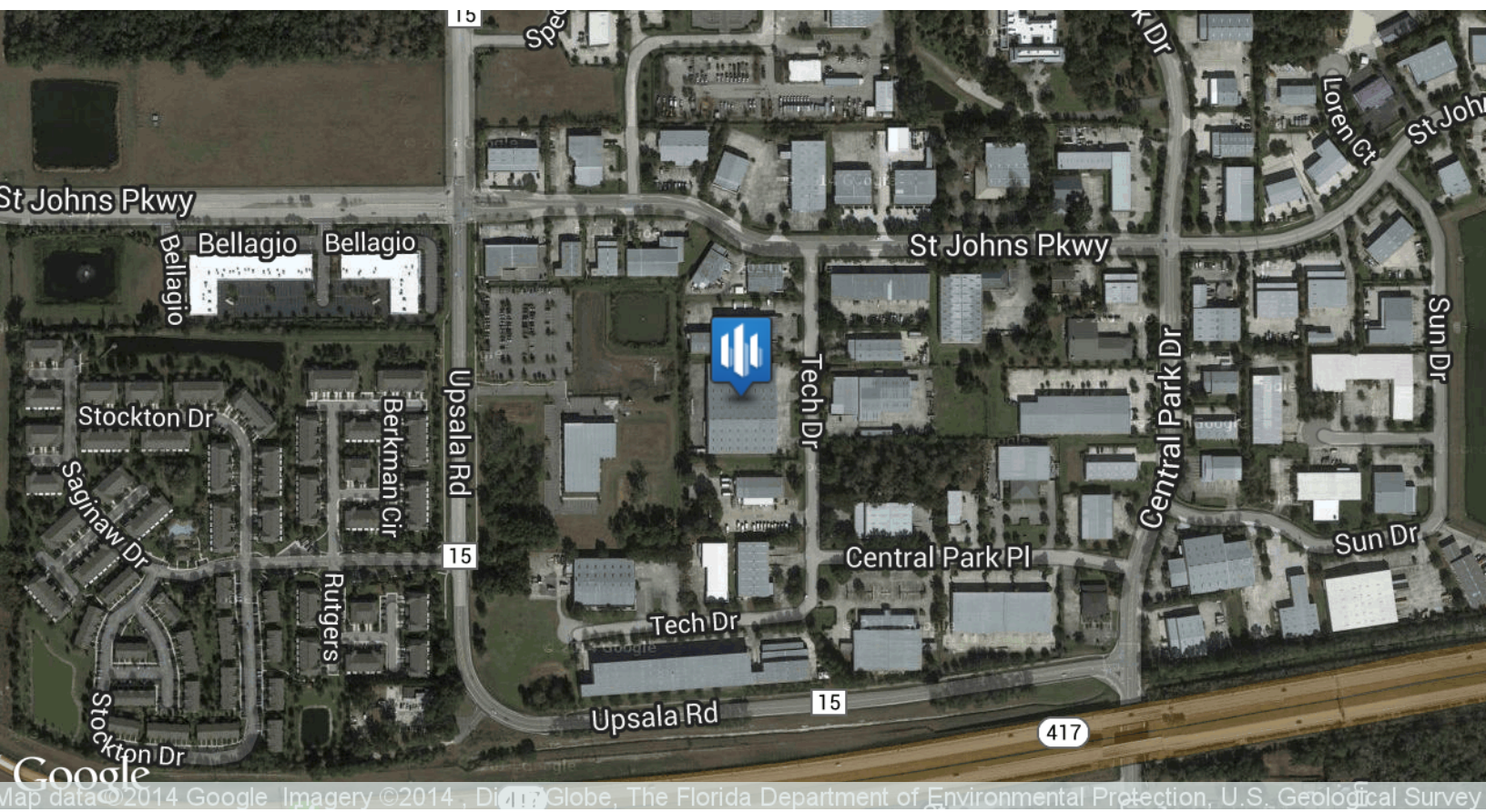
Overview

Sale Price:	\$2,200,000
Lease Rate:	\$15,000/month (modified gross)
Lot Size:	2.5 Acres
Building Size:	40,000 SF
Grade Level Doors:	4 (14' high x 20' wide)
Zoning:	RI-1 (Restricted Industrial), City of Sanford
Market:	Orlando
Sub Market:	Seminole County

Property Overview

Property	Total Facility is 53,200 SF Under Roof 40,000 SF Enclosed Warehouse 13,200 SF Canopy - Covered Area Includes +/- 1,200 SF Office Space +/- 2.5 Acre Site Oversized Grade Level Doors (14' high x 20' wide) Fenced Rear Yard Area Skylights/Ridge Vents/Ventilation Fans in Warehouse Fully Sprinklered Drive-through capability for offloading inside building	
Location	Located within desirable Sanford Central Park Established and well-located business/industrial park Convenient to major thoroughfares such as I-4, Hwy 417 (Greenway) Driving times to major markets: Orlando: 30 min Tampa: 2 hrs Jacksonville: 2 hrs Miami: 4 hrs	
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