

701 Cornwall Road • Sanford, FL 32773

Investment Overview

Sale Price:	\$1,350,000
Lot Size:	+/- 3.43 Acres
Building Size:	25,000 SF
Dimensions:	100' wide x 250' deep
Ceiling Height:	16' - 20'
Zoning:	MI-2, City of Sanford
Cross Streets:	Cornwall Road and Sanford Avenue



Property Overview

Property	<p>25,000 SF Warehouse on +/- 3.43 Acres Excellent opportunity for owner/user looking for additional rental income or expansion capability Currently demised into 5 units, each with office area, restrooms and overhead door 3-Phase electrical service in each unit Spaces can be combined as needed Structure is clear-span, no columns 14' x 14' overhead doors 36 lined parking spaces in front of building, with additional land for parking or outside storage</p>
Location	<p>Located less than 1 mile from Greenway (Hwy 417), less than 5 miles to I-4. In close proximity to Sanford-Orlando International Airport. Within City of Sanford limits, MI-2 zoning allows most industrial uses.</p>
Presented by	<p>ALLISON REYNOLDS 407.353.6194 allison.reynolds@svn.com</p>



