

Warehouse/Office Space For Sale

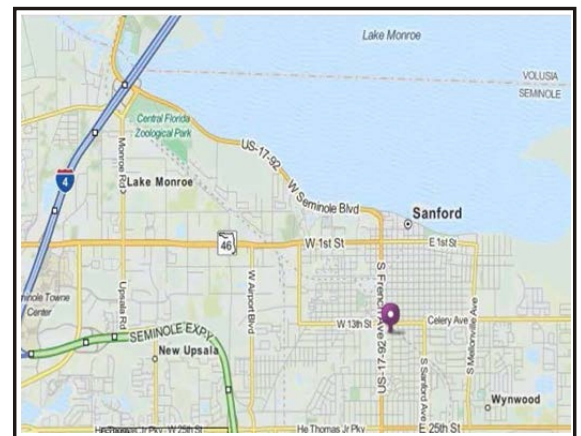
409 West 14th Street ♦ Sanford, FL



\$488,000
Sale Price: ~~\$512,000~~
building and adjacent parcel

Features:

- ♦ 7,941+ SF air-conditioned warehouse building on .35+ acres (includes 2,141+ SF 2-story office, work room, and 569+ SF storage mezzanine)
- ♦ 1,000+ SF insulated metal building/shaded storage on concrete slab
- ♦ 1,800+ SF storage shed on concrete pad on .33+ acres of adjacent land as additional parking
- ♦ Zoning: General Commercial (GC-2), City of Sanford
- ♦ Located within the Seminole Co. Community Re-Development Agency (CRA) with grant programs available



THE BYWATER COMPANY

PROVIDERS OF ALL COMMERCIAL
 REAL ESTATE SERVICES

For further information, contact:
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The Bywater Company is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

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PROPERTY DETAILS:

Construction:

Built in 1963 with numerous renovations/upgrades
Insulated modular metal/steel framing on 6" concrete slab
Sub-floor electrical conduit runs through center with access boxes to 3-Phase/600 Amp power

Lighting:

High efficiency fluorescent (upgraded 2012)

Roof:

Metal Rmax ¾" foam board ceiling insulation/roof top
Aluminized facing (new fasteners 2010)
37 ft. ceiling height

Parking:

6 Surface spaces, plus additional parking on adjacent parcel

Power:

Warehouse (3-Phase/600 Amps)
Screw air compressor with chiller
Industrial compressor with wall drops
1,000+ SF insulated metal building (220/single-phase)

HVAC Systems:

York (4) five-ton central systems (2005)
(3) systems service warehouse
(1) system services office

Parcel ID Numbers:

36-19-30-504-0200-0050 (Warehouse)
36-19-30-504-0200-0030 (Adjacent Parcel)



OPERATING EXPENSES (2014): \$3.60/SF

Real Estate Taxes: \$2,915 (building)
\$961 (adjacent parcel)

Insurance: \$2,300*

Water/Sewer: \$1,800 (City of Sanford)*

Electric: \$20,000 (Florida Power)*

*Consumption based on precision machining operation

Lawn Service: \$600

Telephone/Internet: AT&T

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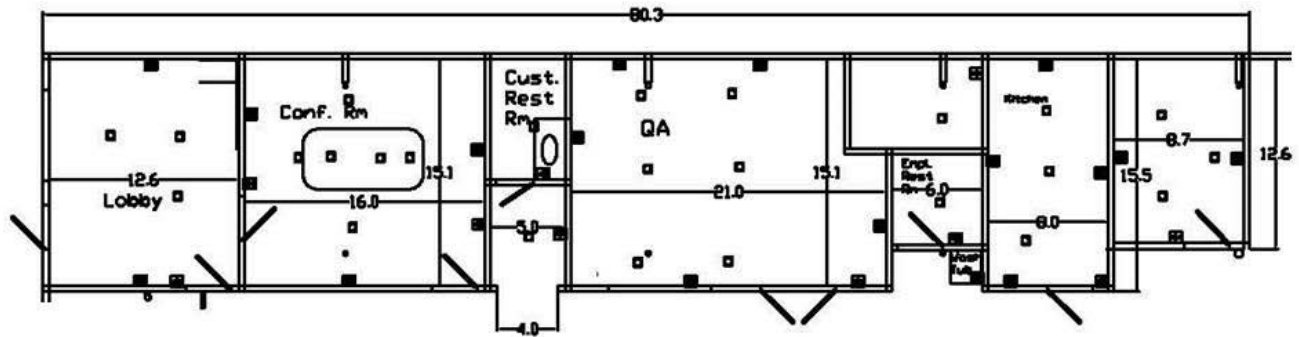
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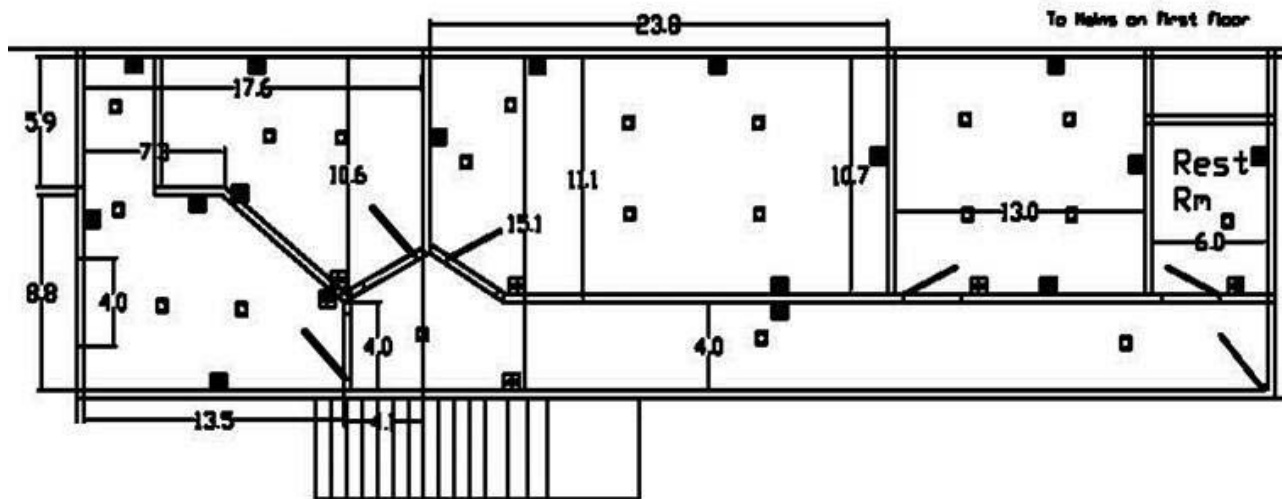
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409 West 14th Street ♦ Sanford, FL Floor Plan

OFFICE SPACE (Two Stories)



FIRST FLOOR



SECOND FLOOR

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