



FOR SALE

4250 ST. JOHNS PARKWAY, SANFORD FL 32771

SALE PRICE: \$895,000.00
REDUCED PRICE

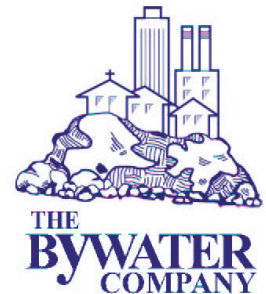
PROPERTY OVERVIEW



- 8,000± SF showroom-manufacturing building (100% A/C)
- Built in 1996 and well-maintained
- National Credit Tenant, NNN, 5-year lease
- NOI \$59,982.00
- Zoning RI-1, City of Sanford
- Excellent access to SR 417, I-4 and SR 46
- 7 miles from Orlando-Sanford Int'l Airport

For additional information, contact:

Christi Davis, CCIM
407-694-5179 Mobile
407-206-5732 Direct
christi@bywater.com



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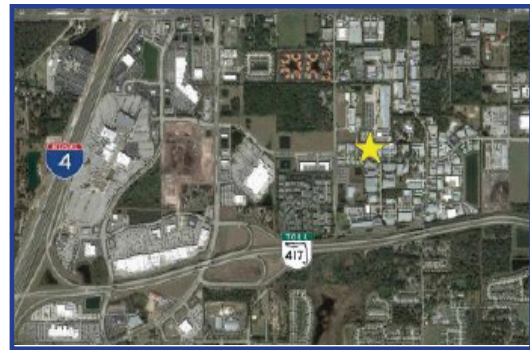
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PROPERTY DETAIL

4250 ST. JOHNS PARKWAY, SANFORD FL 32771

Property Details:

- Building / Land Size: 8,000± SF office / showroom-manufacturing building on .75 acres
- Construction: Built in 1996; Masonry Block/Metal
- Warehouse: 5,600± SF Concrete Block/Metal
300± SF Loft Storage (above conference room)
16 to 20 ft. Ceiling Height
(2) Insulated Overhead Doors (12' x 14')
Industrial Air Compressor with Wall Drops
- Office: 2,400± SF Concrete Block
(4) Executive Offices, Open Area, Conference Room with Sink/
cabinets, (2) Restrooms, (1) Private Restroom with Shower
- Power: 220 Volt, 600 amp, 3-Phase Service
Upgraded Energy-Efficient Fluorescent Lighting (T8 bulbs)
- Roof: Metal
- HVAC Systems: Trane Five-Ton Units - (3) Warehouse / (1) Office
Well Maintained with Full Service Contracts in Place
- Parking: 28 Surface Spaces (includes 1 handicapped), 3.5/1,000 SF Ratio
- Zoning: RI-1 (Restricted Industrial District), City of Sanford
- Parcel ID: 28-19-30-5JB-0000-004A, Seminole County
- Utilities:
 - Electricity: Florida Power and Light
 - Water/Sewer: City of Sanford
 - Internet/Telephone: Bright House Network

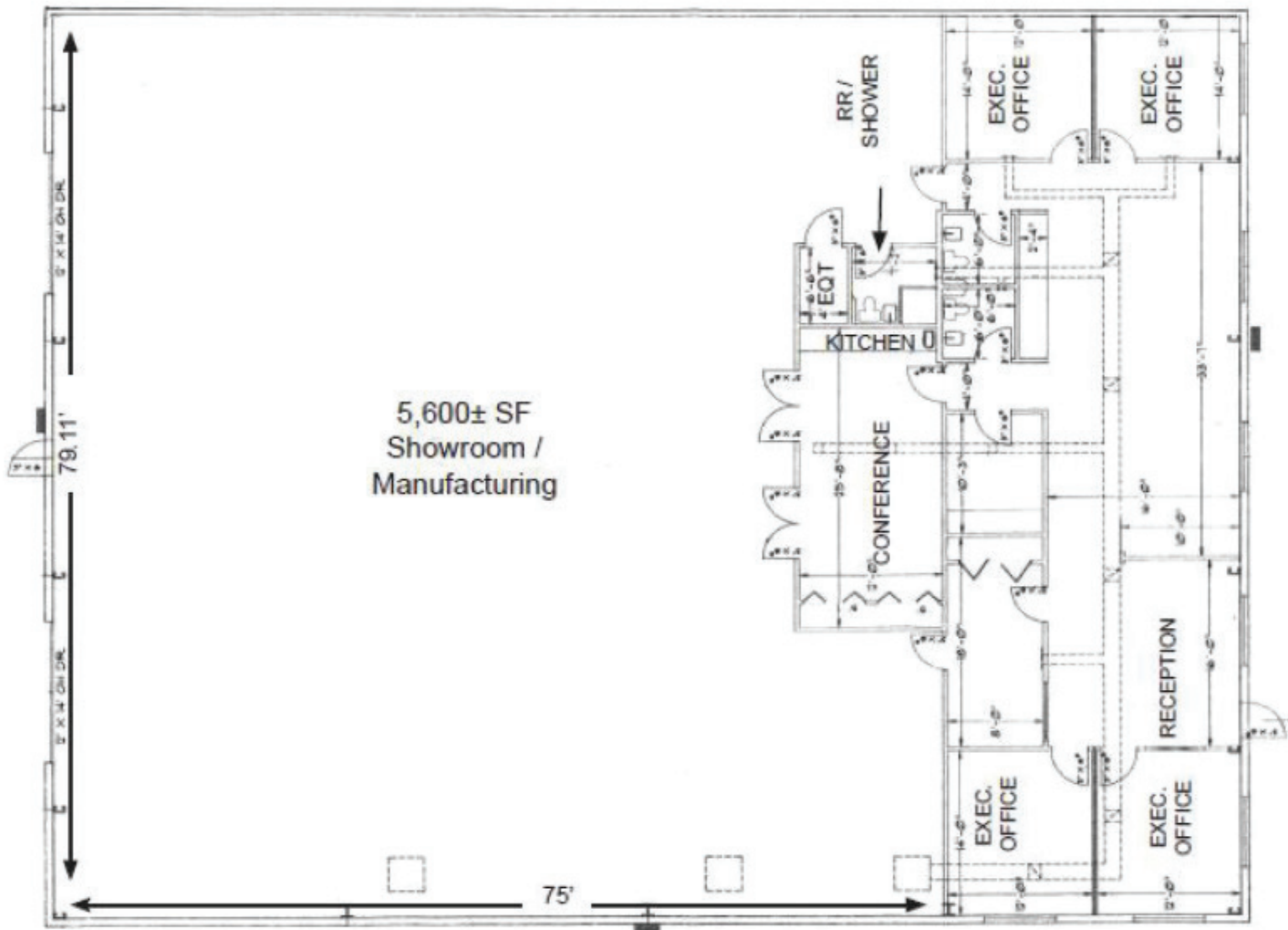


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FLOOR PLAN

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