






PRICE REDUCTION**OVERHANG****MANUFACTURING WAREHOUSE****Large Manufacturing Warehouse**
53,200± sf Available**Property Details**

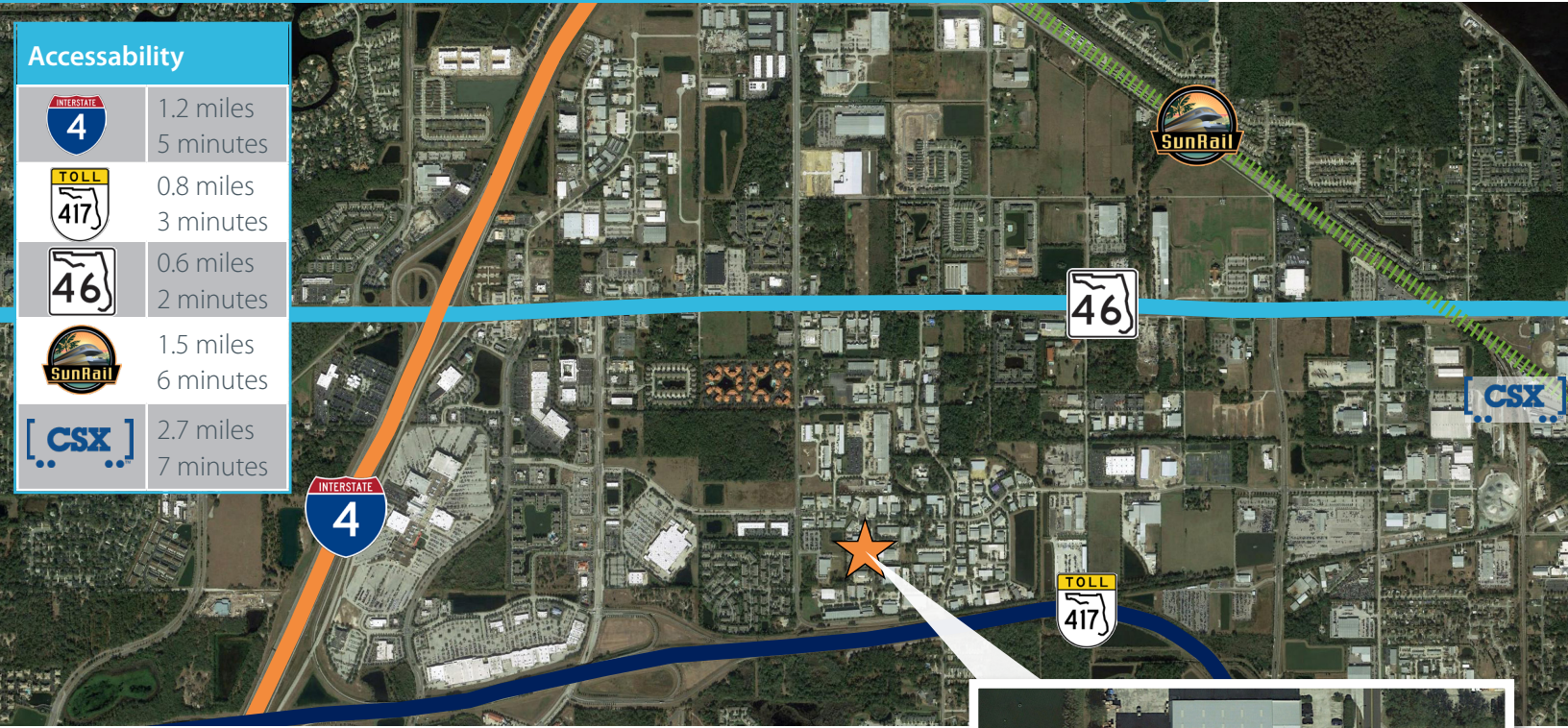
Doors	4
Clear Height	Center 32' - Eves 23'
Column Spacing	Center 100'
Fire Sprinklers	Yes
Power	Interior - 3-phase power, 600 amp Exterior - 3-phase power, (2) 200 amp and (2) 400 amp
Location	Sanford Central Park
Zoning	RI-1/variance for retail if needed
Year Built	1995

FOR SALE/LEASE~~CURRENT PRICE~~ ~~\$3,475,000.00~~**NEW PRICE** **\$3,100,000.00****\$375,000.00 REDUCTION!****LEASE RATE** **\$6.00/PSF NNN**

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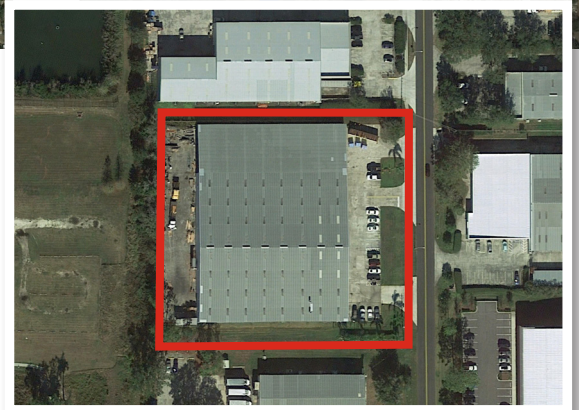
Accessibility

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Property Details

- 53,200± sf warehouse located in Sanford Central Park
- Clear height 32' center, 23' eaves
- 100' column spacing
- Addition of 4,328± sf office/showroom area with six offices in 2015
- 3-phase power 600 amp exterior, (2) 200 amp and (2) 400 amp interior



OFFICE/SHOWROOM

