

#### 110 Tech Drive

110 Tech Drive, Sanford, FL

# **PRICE REDUCTION**







## Large Manufacturing Warehouse

53,200± sf Available

#### **Property Details**

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

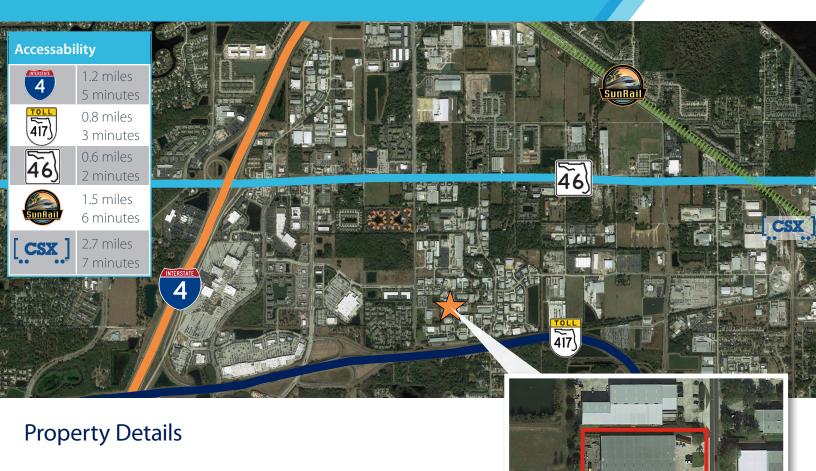
Lawson Dann Senior Vice President 407.342.4698 lawson.dann@avisonyoung.com

HE INFORMATION CONTAINED HEERIN WAS OBTAINED FROM SOUNCES BELIEVED BELIABLE; HOWEVER, ANSON YOUNG MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS MINISSIONS. CHANGE OF PRICE OR ROOMOTIONS. PRIOR TO SALE OR LEASE, OR WITHDRAWAUL WITHOUT NOTICE.



### 110 Tech Drive

#### 110 Tech Drive, Sanford, FL



- 53,200± sf warehouse located in Sanford Central Park
- Clear height 32' center, 23' eves
- 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

