



# 501 GORDON ST

Sanford, FL 32771

# SALE



### OFFERING SUMMARY

Sale Price:	\$2,900,000
Lot Size:	1.68 Acres
Year Built:	2006
Building Size:	29,394 SF
Zoning:	RI1
Market:	Sanford
Price / SF:	\$98.66

### PROPERTY OVERVIEW

This property is nestled at the end of a quiet cul de sac with great access to major Highways such as I-4 and 417. Perfect for manufacturing as its equipped with Heavy 3 phase power and storage racks that to help utilize all of the space . Great opportunity for an Owner User or investor Looking to purchase in a steady growing market with low vacancy and inventory.

### PROPERTY HIGHLIGHTS

- 23,720 SF 1st Floor space
- 4137 SF Office Space
- 1537 Mezzanine /storage
- Fire Sprinkled
- Heavy 3 Phase Power 300 amp
- Storage Racks Included
- Fire Sprinkler System
- Truck well
- Grade level door
- 30 Ft Ceilings

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### LOCATION OVERVIEW

Located 2miles from I-4

Located 2 miles from 417

Located 6 miles from Sanford Airport

Located 1.2 Miles from Sun Rail



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