

INDUSTRIAL / FLEX

5497 Benchmark Ln, Suite 121

SANFORD, FLORIDA 32773 · MIDWAY COMMERCE CENTER, LOT 2

±2,500 SF · \$16.00–\$18.00/SF/YR NNN



THE SUITE

A ±2,500 SF flex suite with fenced outside storage, ready for trades

This suite is part of a multi-tenant ±13,064 SF flex/industrial building on ±1 acre, zoned M-1. Tenants get a fenced, secured outside storage/laydown yard, grade-level loading, and easy access just off Ronald Reagan Blvd near US 17-92, SR 417, SR 429, SR 434, and Orlando Sanford International Airport.

PROPERTY HIGHLIGHTS

±2,500 SF

RENTABLE AREA

\$16.00–\$18.00/SF

LEASE RATE

NNN

LEASE TYPE

Immediate

AVAILABILITY

LEASE RATE DETAIL

Tier 1 — Warehouse As-Is

\$16.00/SF/YR \$3,333.33/mo

Tier 2 — HVAC Installed in Warehouse

\$18.00/SF/YR \$3,750.00/mo

CAM est. \$2.01/SF/YR (~\$418.75/mo on 2,500 SF), billed separately.

PROPERTY PHOTOS



FRONT ELEVATION — GRADE-LEVEL DOORS



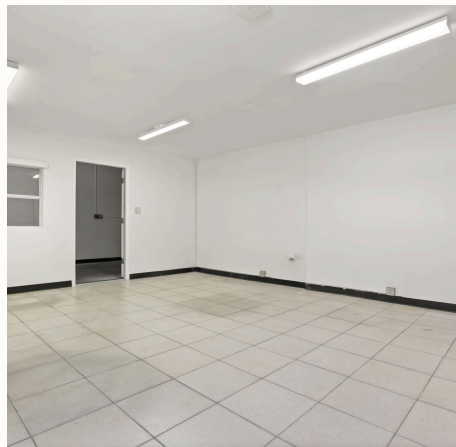
FENCED LAYDOWN YARD



OPEN WAREHOUSE



GRADE-LEVEL ROLL-UP DOOR



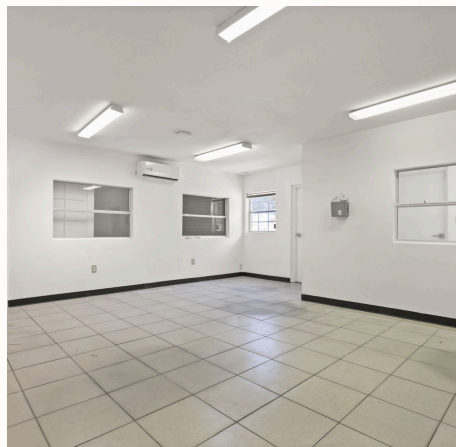
AIR-CONDITIONED OFFICE



AERIAL — MIDWAY COMMERCE CENTER



WAREHOUSE BAY — EXHAUST FAN



OFFICE — PASS-THROUGH WINDOWS



OUTSIDE STORAGE YARD

EXCLUSIVELY LISTED BY



Tati K

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