

For Sublease

Flex Space in Sanford

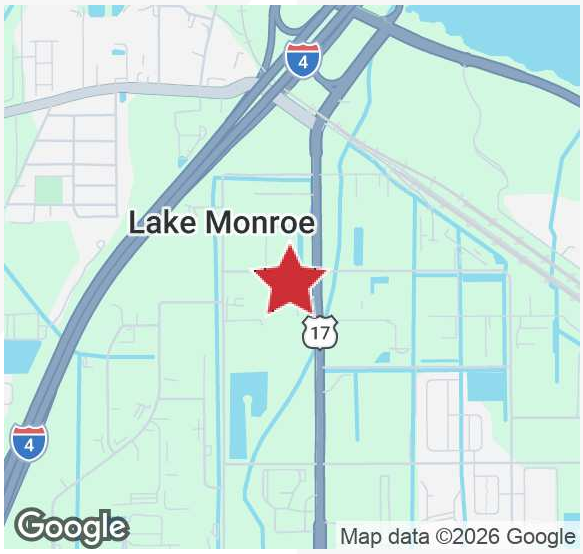
4,000 SF | $14 / SF

Monroe Commerce Park

703 Progress Way, Sanford, Florida 32771

Property Highlights

- 4,000± SF flex space for sublease
- Sublease term: 10 months (10/01/26 – 07/31/2027)
- Approximately 1/3 air-conditioned office and 2/3 warehouse
- Two 10’ x 14’ grade-level roll up doors with 21± feet clear height
- Located in the Monroe Commerce Park at the intersection of Monroe Road and Church Street
- Zoning: PD - allows a wide variety of uses
- Easy access to I-4 - only ¼ mile south of US Hwy 17-92 interchange
- Excellent visibility with frontage on both US Hwy 17-92 (Monroe Road) and Church Street
- Great location less than a mile from 2 separate I-4 interchanges - convenient to entire Orlando metro area



Lease Rate: $14 / SF NNN
(Op Exp: $3.88/SF)

For more information

Mary Frances West, CCIM
O: 407 949 0725
mfwest@realvest.com

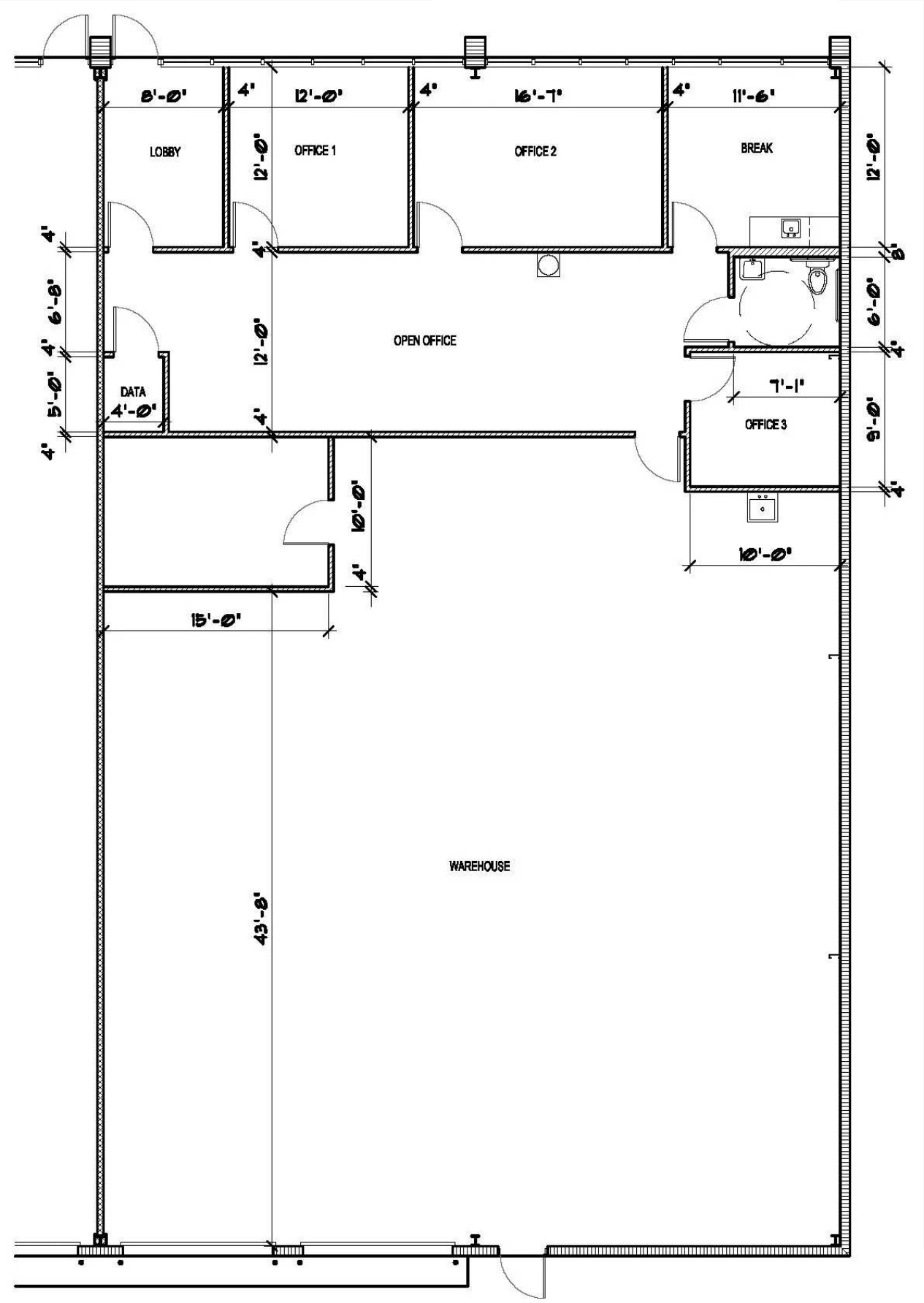
NAI Realvest

09.26.26

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembrook Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
nairealvest.com

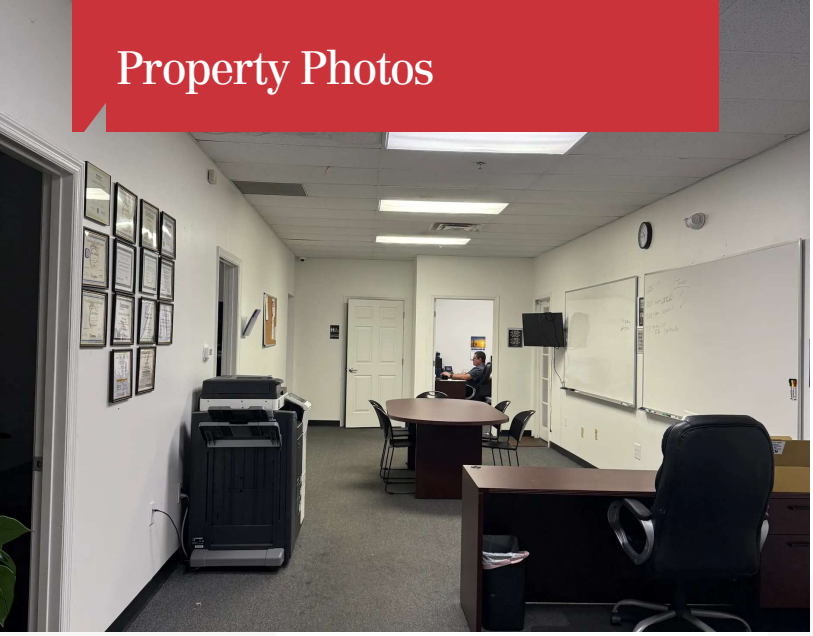
Floor Plan



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

NAI Realvest
1800 Pembrook Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
nairealvest.com

Property Photos











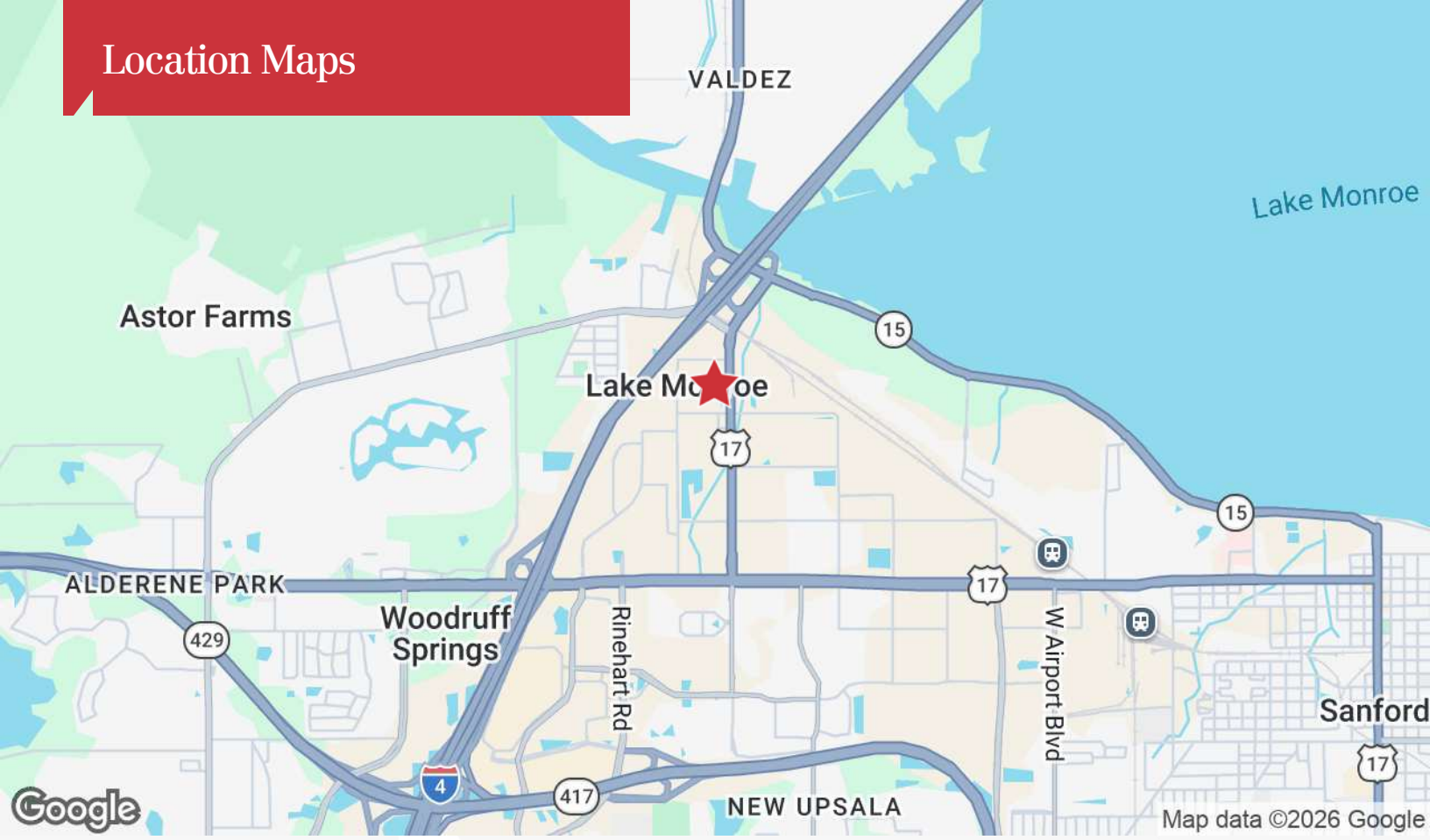


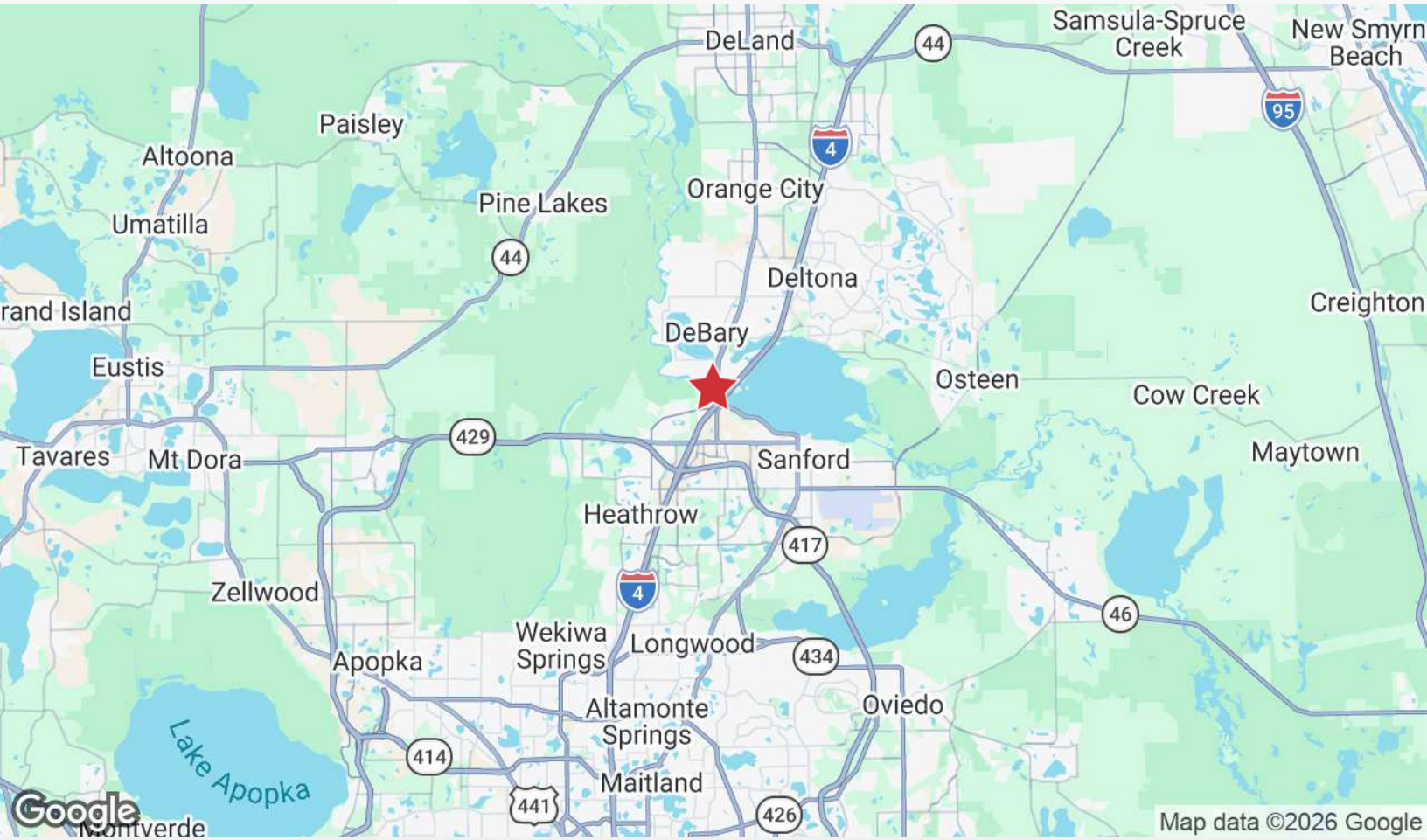
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

NAI Realvest

1800 Pembrook Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
nairealvest.com

Location Maps

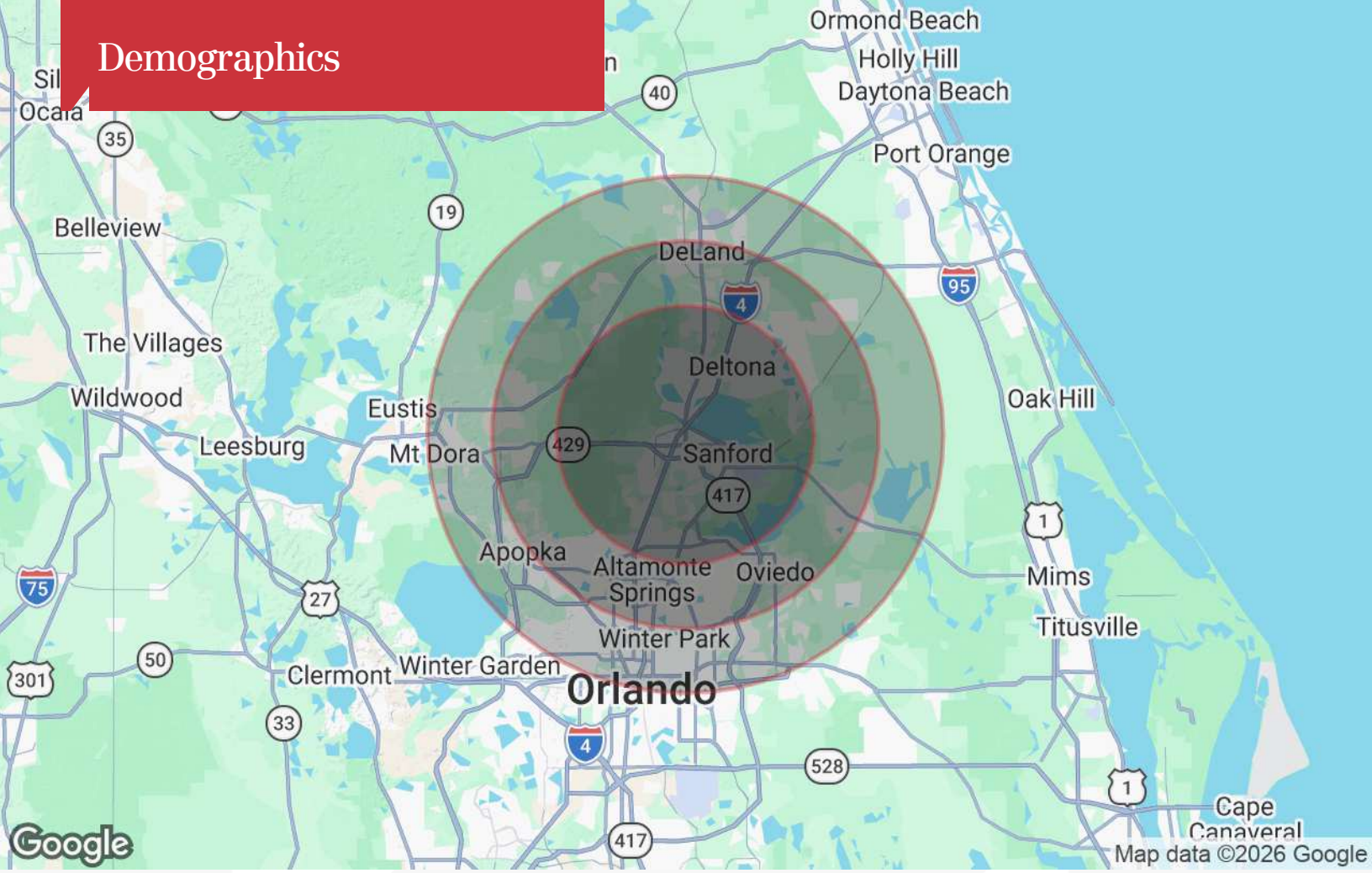




The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

NAI Realvest
1800 Pembrook Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
nairealvest.com

Demographics



Population	10 Miles	15 Miles	20 Miles
TOTAL POPULATION	327,761	753,198	1,287,990
MEDIAN AGE	41.8	41.0	39.3
MEDIAN AGE (MALE)	40.8	39.9	38.3
MEDIAN AGE (FEMALE)	42.9	41.9	40.4

Households & Income	10 Miles	15 Miles	20 Miles
TOTAL HOUSEHOLDS	127,457	290,028	483,368
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	$105,179	$105,181	$104,731
AVERAGE HOUSE VALUE	$353,950	$363,150	$370,041

** Demographic data derived from 2020 ACS - US Census*

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

NAI Realvest
1800 Pembrook Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
nairealvest.com