

1770 E Lake Mary Blvd,
Sanford, FL 32773

INDUSTRIAL OUTSIDE STORAGE & WAREHOUSE

±93,110 SF TOTAL | ±43,300 SF AVAILABLE | 7.40 AC TOTAL



Property Details

±20,000 SF Warehouse

TYPE	Industrial Warehouse
WAREHOUSE	±20,000 SF
OFFICE	+/- 2,184 SF
STORIES	(1)
CEILING HEIGHT	18' - 20'
COLUMNS	35'w x 26'd
DOCK HIGH	(2) Shared Positions
DRIVE INS	(2) 12'x14'
RAIL	Yes - CSX
OUTSIDE STORAGE	IOS - 1 AC
AMENITIES	Fenced Lot & Storage Space
UTILITIES	Public Water & Sewer 6" Water Valve
POWER	800 Amps (3 Phase)
PARKING	Ratio of 1.95/1,000 SF



Property Details

±19,300 SF Warehouse

TYPE	Industrial Warehouse
WAREHOUSE	±19,300SF
OFFICE	+/- 1,310 SF
STORIES	(1)
CEILING HEIGHT	15' - 20'
COLUMNS	35'w x 26'd
DOCK HIGH	(1) Shared Loading Ramp
DRIVE INS	(1) 14'x14' (1) 10'x12' (1) 18'x20'
RAIL	Yes - CSX
OUTSIDE STORAGE	IOS - 1 AC
AMENITIES	Fenced Lot & Storage Space
UTILITIES	Public Water & Sewer 6" Water Valve
POWER	1,200 amps (3 Phase)
PARKING	Ratio of 1.95/1,000 SF



Property Details

4,000 SF Stand Alone Warehouse

TYPE	Industrial Warehouse
WAREHOUSE	±4,000 SF
OFFICE	235 SF
STORIES	(1)
CEILING HEIGHT	18'
DRIVE INS	(2) 10' x 10'
OUTSIDE STORAGE	IOS - 1 AC
AMENITIES	Fenced Lot & Storage Space
UTILITIES	Public Water & Sewer
POWER	3 Phase
PARKING	(Surface)

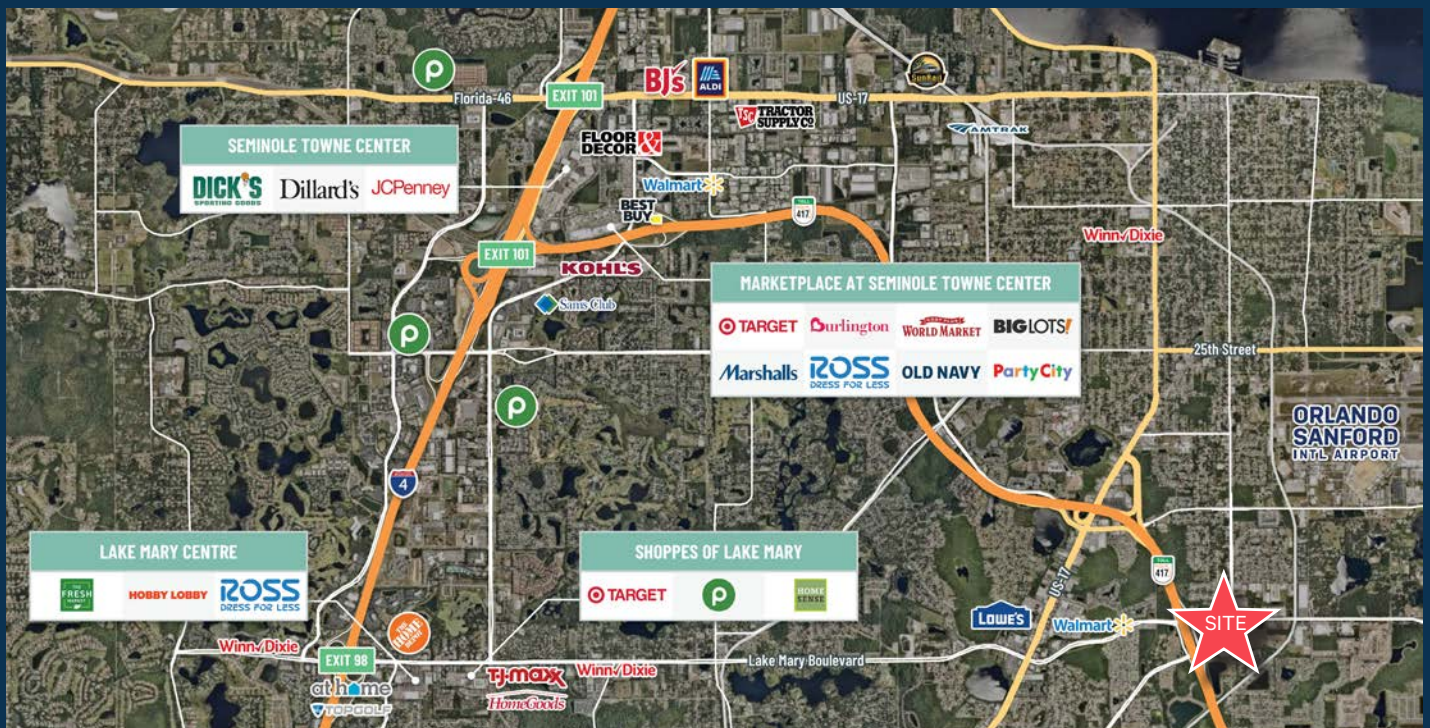


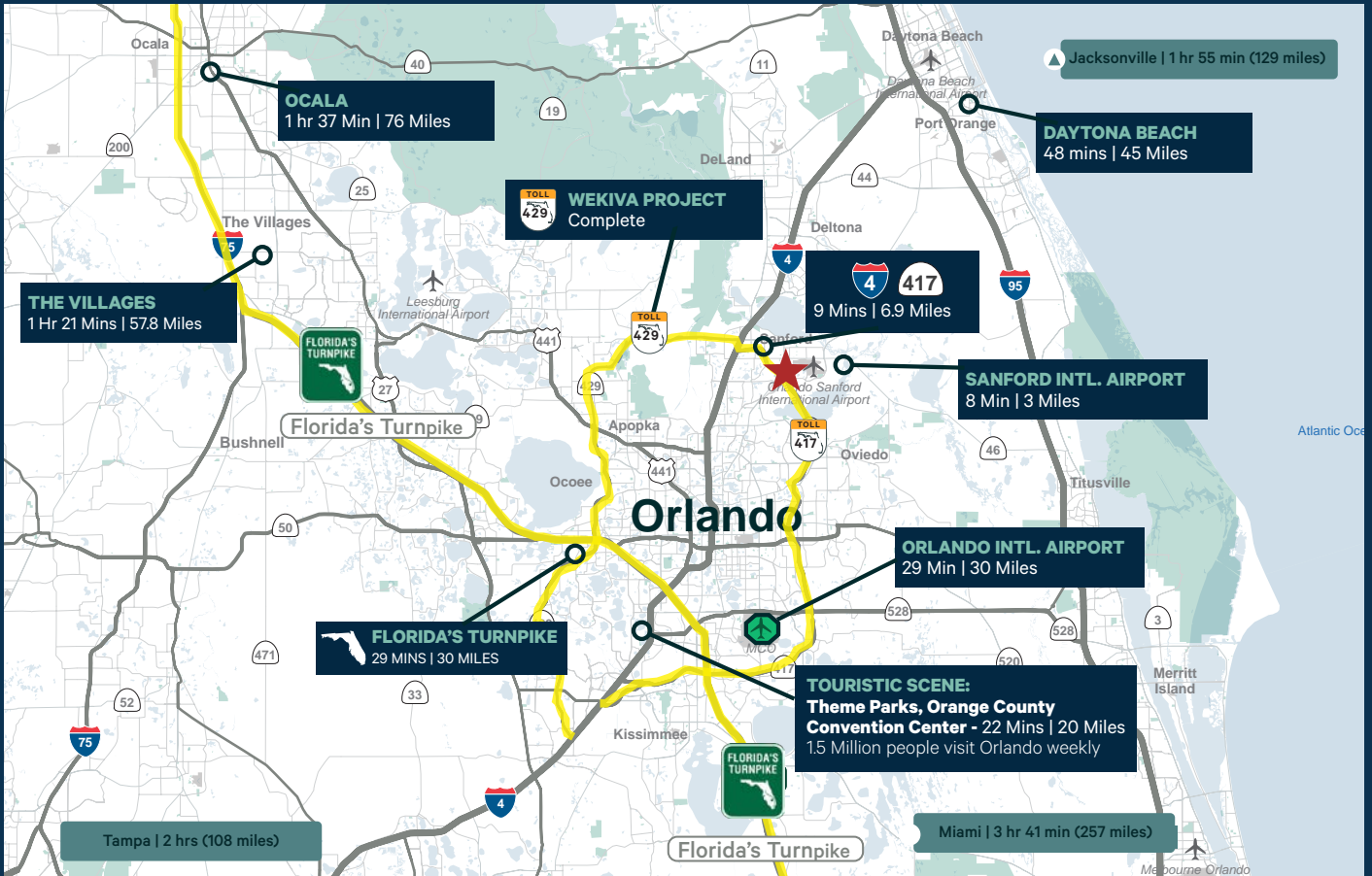
Property Overview

Building is a metal facility on metal frame structure with a new roof. The building has loading doors on all four sides. It has ±80,000 SF with large office build out, high power and one shared dock high ramp. Additional features include divided offices, breakrooms, restrooms, MI-2 zoning, ±3,000 AMP 3 phase power, ample parking, and building signage. Its prime location provides easy access to major roads and is near manufacturing companies. Additionally, the property offers the ability for secured outdoor storage, providing a secure and convenient solution for IOS.

Location Highlights

Centrally positioned in Sanford, FL, this single-story warehouse is perfect for diverse businesses. With its prime location on Lake Mary Blvd and proximity to Sanford International Airport, it offers exceptional accessibility and visibility within the market place. Easy access to I-4, Wekiva Parkway, and SR 417 enhances its connectivity. Its strategic location, amidst rapid population growth, thriving multifamily development, and an abundance of retail options, further boosts its appeal.





Demographics

POPULATION (2024)

219,573

15-Minute Drive Radius

1,443,464

30-Minute Drive Radius

3,570,863

1-Hour Drive Radius

1-HOUR STATISTICS (2024)

156,712

Businesses

\$75,093

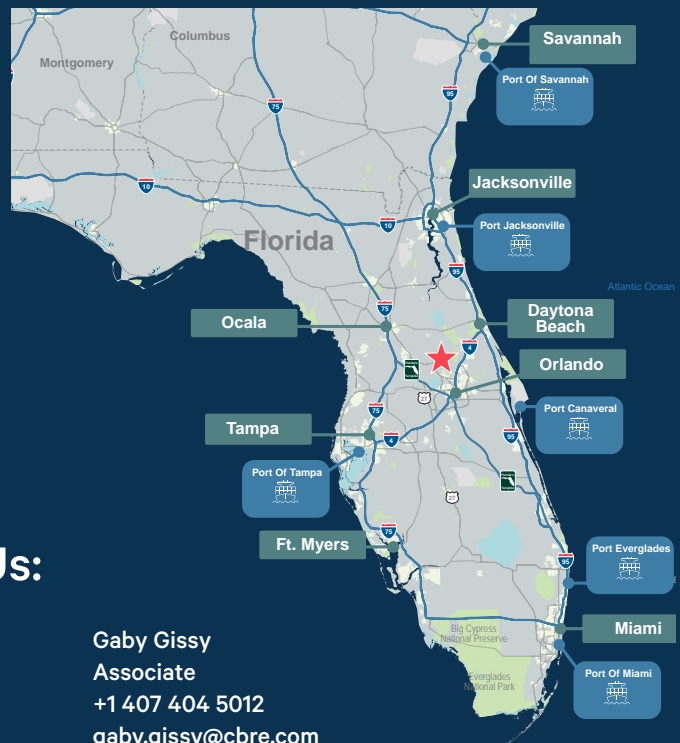
Median HH Income

1,638,975

Employees

40.2

Median Age



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