

109 Commerce Way
SANFORD, FL 32771

FOR SALE



10,992 SF Space Available for
Immediate Buyer Occupancy

**BLACK
—LINE**

FOR SALE
\$1,895,000

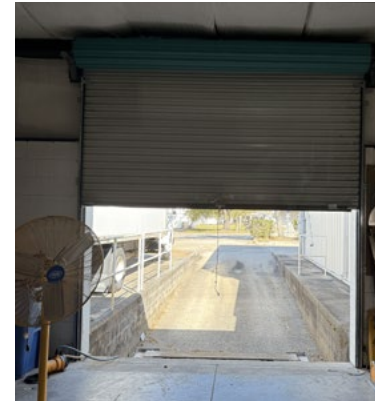
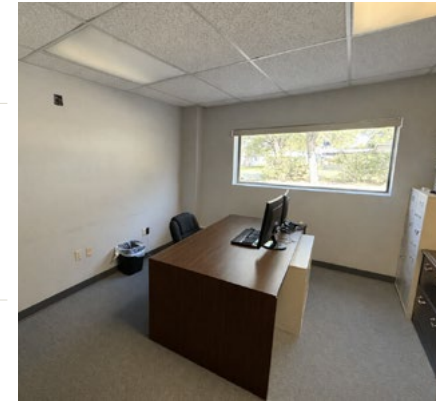


1
bldg.

10,992±
square feet

0.73±
acres

100%
HVAC throughout



**Block & Metal
Construction**



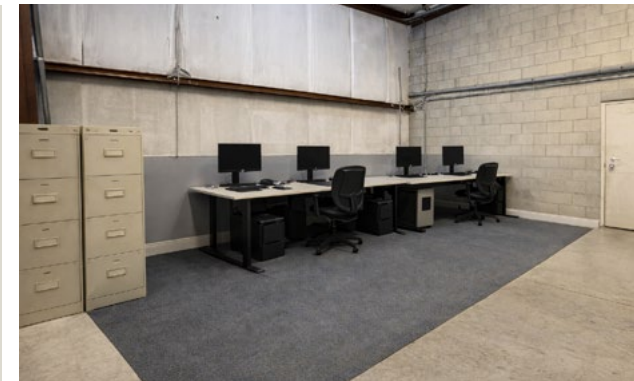
**One (1)
Dock-High
Loading Door**



**3-Phase
Power**



**Excellent proximity
to Interstate 4 and
State Road 417 just
1.0 mile away**



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109 Commerce Way offers a functional owner-user opportunity within Sanford Commerce Park, one of Seminole County's established light-industrial corridors off State Road 417.

The property consists of a **10,992± SF** freestanding industrial/flex building situated on a **0.73± acre site**.

The building includes approximately **3,740± SF of office area**, **100% air-conditioned warehouse space**, and a practical layout suited for a range of **office, showroom, technical service, warehouse, and industrial users**.

Constructed in 1987/1998 with **block and metal construction**, the facility features 13'-15' clear height, **dock-high loading** via recessed truck well, a 12' x 12' loading door, and **3-phase 120/240v** electrical service. The site configuration provides efficient circulation, loading access, and usable paved area for business operations.

The property is zoned **RI-1** by the City of Sanford, supporting a variety of commercial, service, warehouse, and light-industrial uses, with the possibility for **outdoor storage or laydown space**, subject to municipal requirements.

Strategically positioned off Commerce Way, the property offers privacy with convenient access to State Road 417, leading to Interstate 4, State Road 429, and the broader Orlando beltway system to access the entire Orlando metropolitan area.

109 Commerce Way presents a rare, well-located, highly-functional industrial/flex asset with immediate owner-user utility in one of Orlando's most accessible northern industrial submarkets.



Property Specifications

- Total Square Footage: 10,992± SF
- Office Square Footage: 3,740± SF
- Building Construction: Block & Metal
- HVAC: 100% air conditioned
- Total property size: 0.73 acres
- Zoning: RI-1 (Industrial)
- Year Built: 1987/1998
- Loading: High-Dock Loading (via recessed truck well)
- Loading Doors: One (1)
- Door Size: 12' x 12'
- Clear Height: 13' to 15'
- Power: 3 phase 120/240v
- Electric: FPL
- Sewer: City of Sanford
- 2025 Real Estate Taxes: \$18,949.01 (original levy)

Building Site Plan

**UP TO 18±
PARKING SPACES**

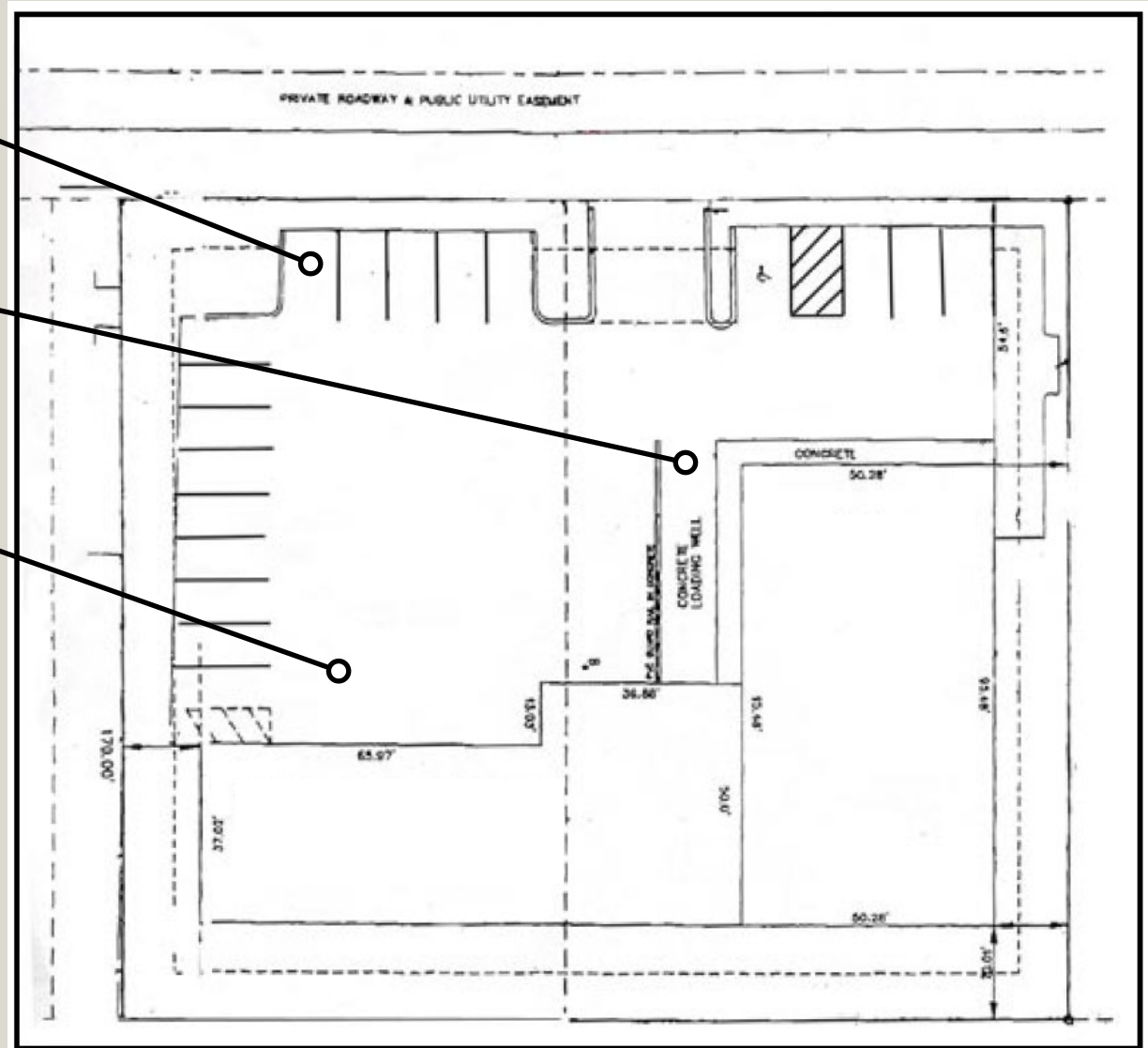
**DOCK-HIGH LOADING VIA
RECESSED TRUCK WELL**

**OUTDOOR LAYDOWN SPACE
POSSIBLE - VIA PERMIT**

The property is zoned **RI-1** by Sanford and carries a corresponding Future Land Use designation of Industrial.

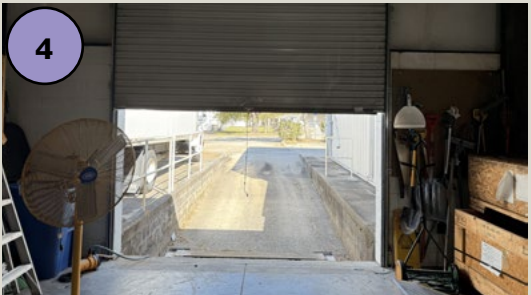
The allowable uses vary widely, including:

- wholesale and storage,
- construction companies,
- contractor yards,
- indoor manufacturing,
- vehicular service,
- landscaping services,
- small animal boarding,
- welding establishments,
- business and professional offices,
- and more (inquire with broker).



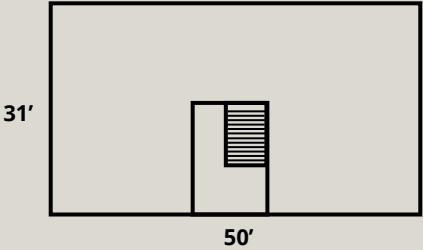
Building

*Interior Layout



Select photos have been digitally edited to remove personal property and non-permanent clutter. No material property features have been altered.

Second Floor Area



*For illustrative purposes only. Actual dimensions may vary.

Building Property Aerial



INDIVIDUAL OFFICE ENTRYWAY WITH
LOBBY AREA LEADING INTO REAR
WAREHOUSE

DOCK-HIGH LOADING VIA
RECESSED TRUCK WELL

BUILDING EXPANSION PROVIDING
ADDITIONAL WAREHOUSE WITH
FULL AIR CONDITIONING

OUTDOOR STORAGE/LAYDOWN
POTENTIAL — VIA PERMIT

COMMERCE WAY

Sanford's Industrial Advantage North Orlando's Growth Submarket

Sanford stands among the Orlando metro's most complete industrial locations, combining highway access, airport proximity, rail connectivity, industrial land, and infrastructure momentum in one north-metro hub.

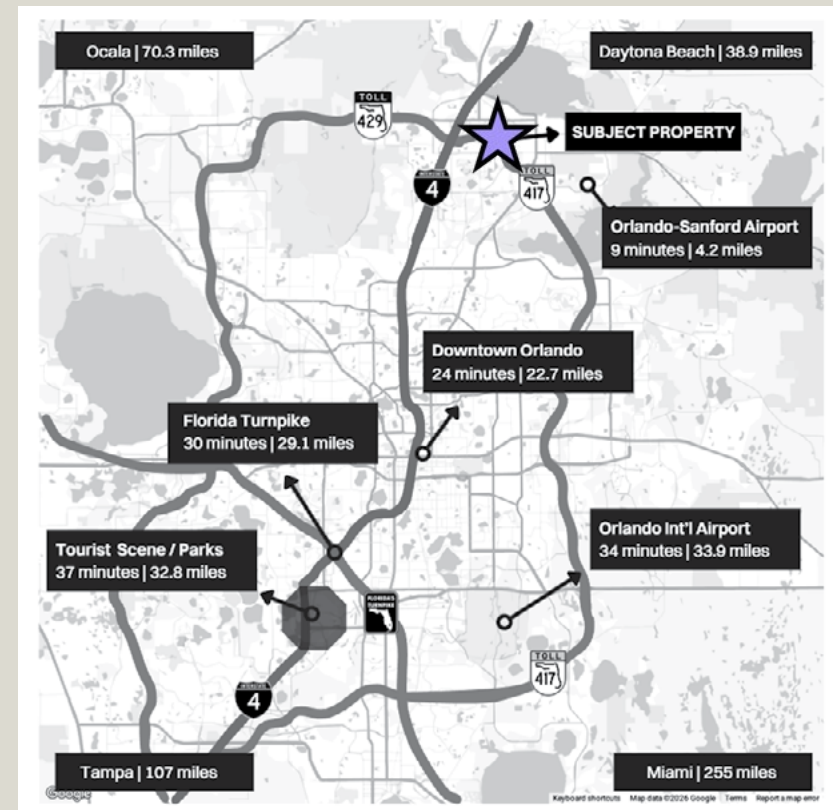
Connectivity without compromise.

Highway Access: Sanford offers direct access to I-4, SR 417, SR 46, US 17-92, and the completed SR 429 / Wekiva Parkway, giving users efficient reach across Orlando, Lake Mary, Seminole County, Volusia County, Daytona Beach, Lake County, Apopka, Winter Garden, and the western I-4 corridor.

Multimodal Reach: Orlando Sanford International Airport anchors the submarket with approximately 3,000 acres and significant non-aviation development potential, including distribution, manufacturing, flex office, hospitality, and retail uses.

Airport Platform: Sanford is more than airport-adjacent. The airport-area platform includes CSX rail access, Foreign Trade Zone advantages, Port Canaveral connectivity, and direct roadway access through SR 46, I-4, US 17-92, SR 417, and SR 429.

Clear Advantage: Sanford's advantage is simple: it offers the access of a regional logistics node without the congestion, cost pressure, and land constraints of the most mature Orlando industrial corridors. For users, that means operational reach. For investors, it means exposure to a tightening long-term industrial corridor with infrastructure tailwinds, airport-driven development, and a growing base of industrial and aviation-oriented demand.



Sale Comps

1



104 Challenger Court Sanford, Florida 32771

- **Built:** 2006
- **Size:** 17,000 SF
- **Sale Date:** Feb-2026
- **Sale Price:** \$3,348,000 (\$197/SF)
- **Occupancy:** 100% vacant
- **Notes:** 100% HVAC warehouse, units beyond useful life

2



1101 Central Park Drive Sanford, FL 32771

- **Built:** 2001
- **Size:** 6,250 SF
- **Sale Date:** Dec-2025
- **Sale Price:** \$1,450,000 (\$232/SF)
- **Occupancy:** Sold vacant with mix of month-to-month tenants
- **Notes:** No A/C warehouse space

3



130 Tech Drive Sanford, FL 32771

- **Built:** 1993
- **Size:** 16,190 SF
- **Sale Date:** Dec-2025
- **Sale Price:** \$2,850,000 (\$176/SF)
- **Occupancy:** 100% vacant

4



100 Commerce Way Sanford, FL 32771

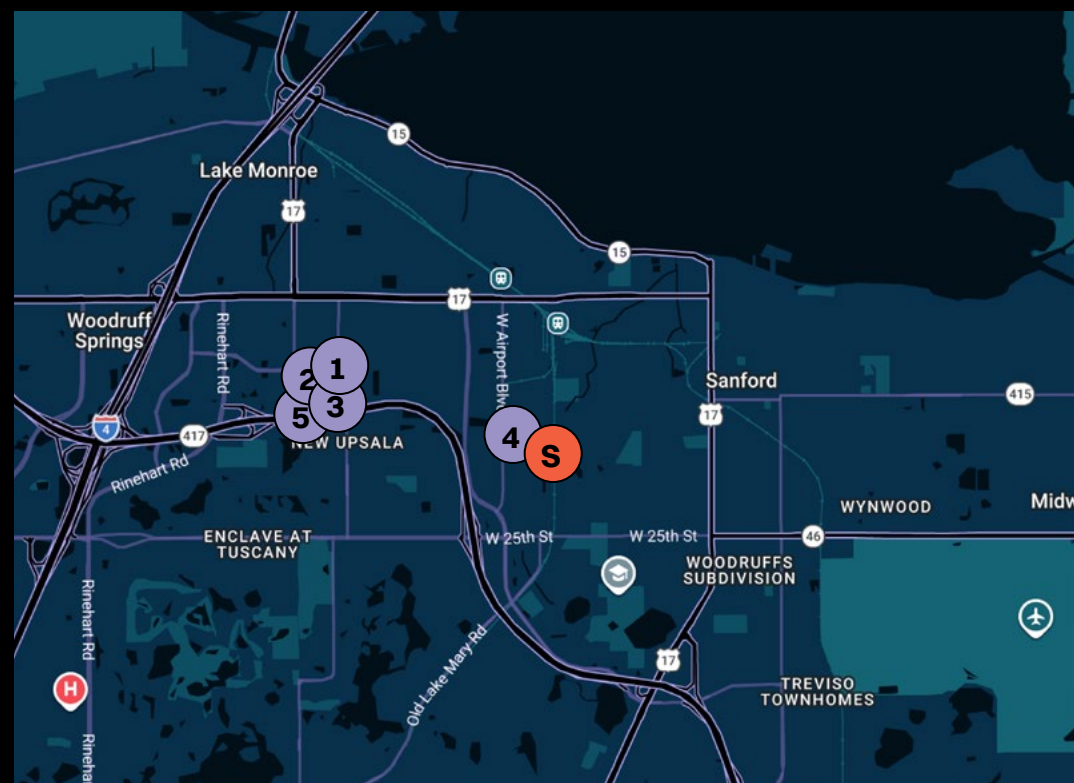
- **Built:** 1987
- **Size:** 6,000 SF
- **Sale Price:** \$926,500 (\$154/SF)
- **Sale Date:** Oct-2025
- **Occupancy:** Sold occupied with mix of long-term and month-to-month tenants
- **Notes:** Deferred maintenance

5



1050 Central Park Drive Sanford, FL 32771

- **Built:** 2001
- **Size:** 16,205 SF
- **Sale Date:** June-2025
- **Sale Price:** \$3,050,000 (\$188/SF)
- **Occupancy:** Sold 100% vacant
- **Notes:** No conditioned warehouse space



S = Subject Property

Surrounding Area

Micro



Surrounding Area Macro



BLACK LINE

For more information:

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