

# BUILD-TO-SUIT INDUSTRIAL OPPORTUNITY



AVAILABLE

## FOR SALE OR LEASE

2750 W AIRPORT BLVD, SANFORD, FL 32771

## HIGHLIGHTS

- 22,000 SF Warehouse on 2.23 Acres
- Dock-High and Grade-Level Loading
- 24' Clear Height
- Frontage on Airport Blvd
- 2.7 Miles to I-4 (Exit 101)
- 1.6 Miles to SR-417 (Exit 52)

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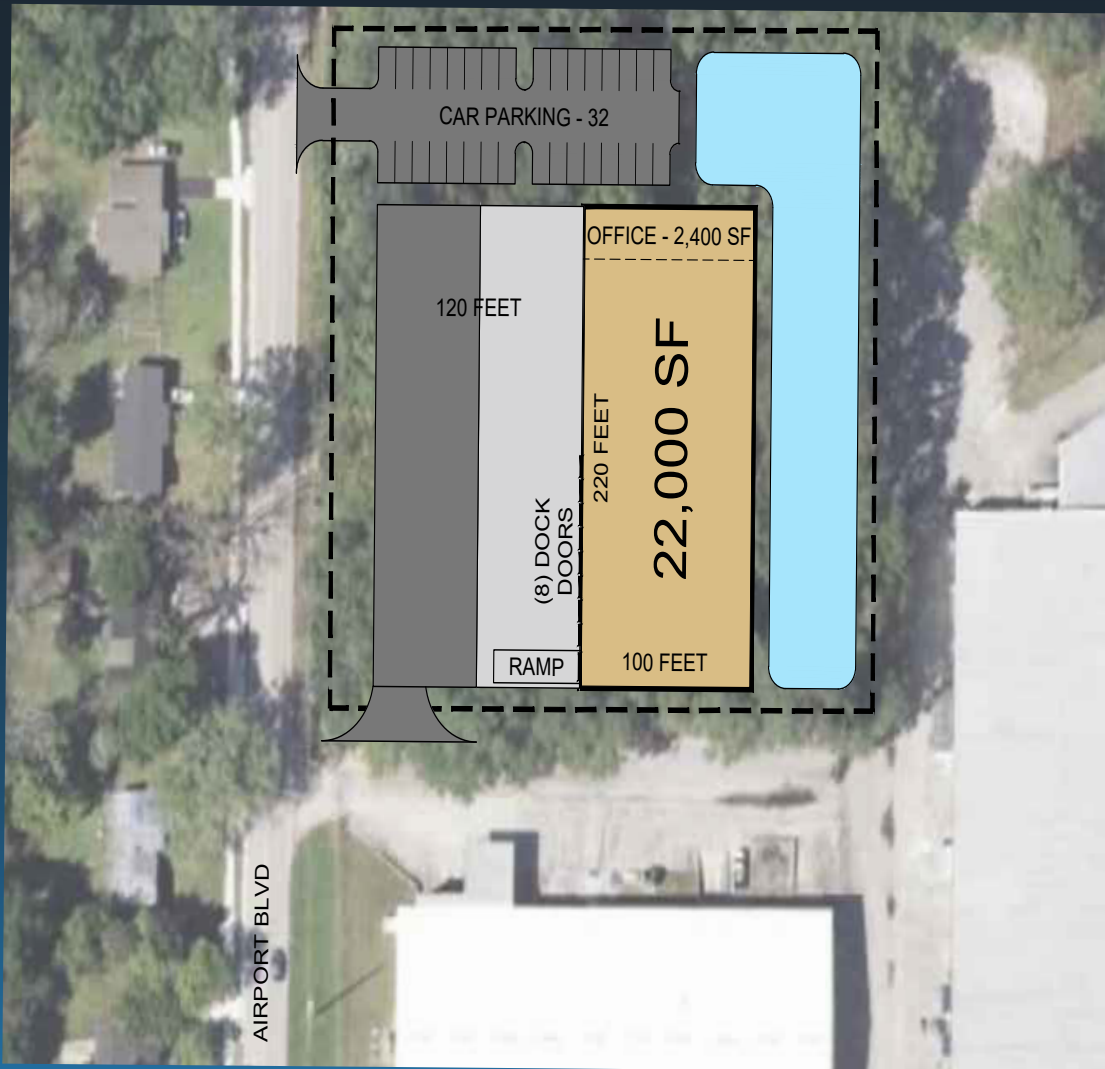
Principal

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# BUILDING SPECIFICATIONS:

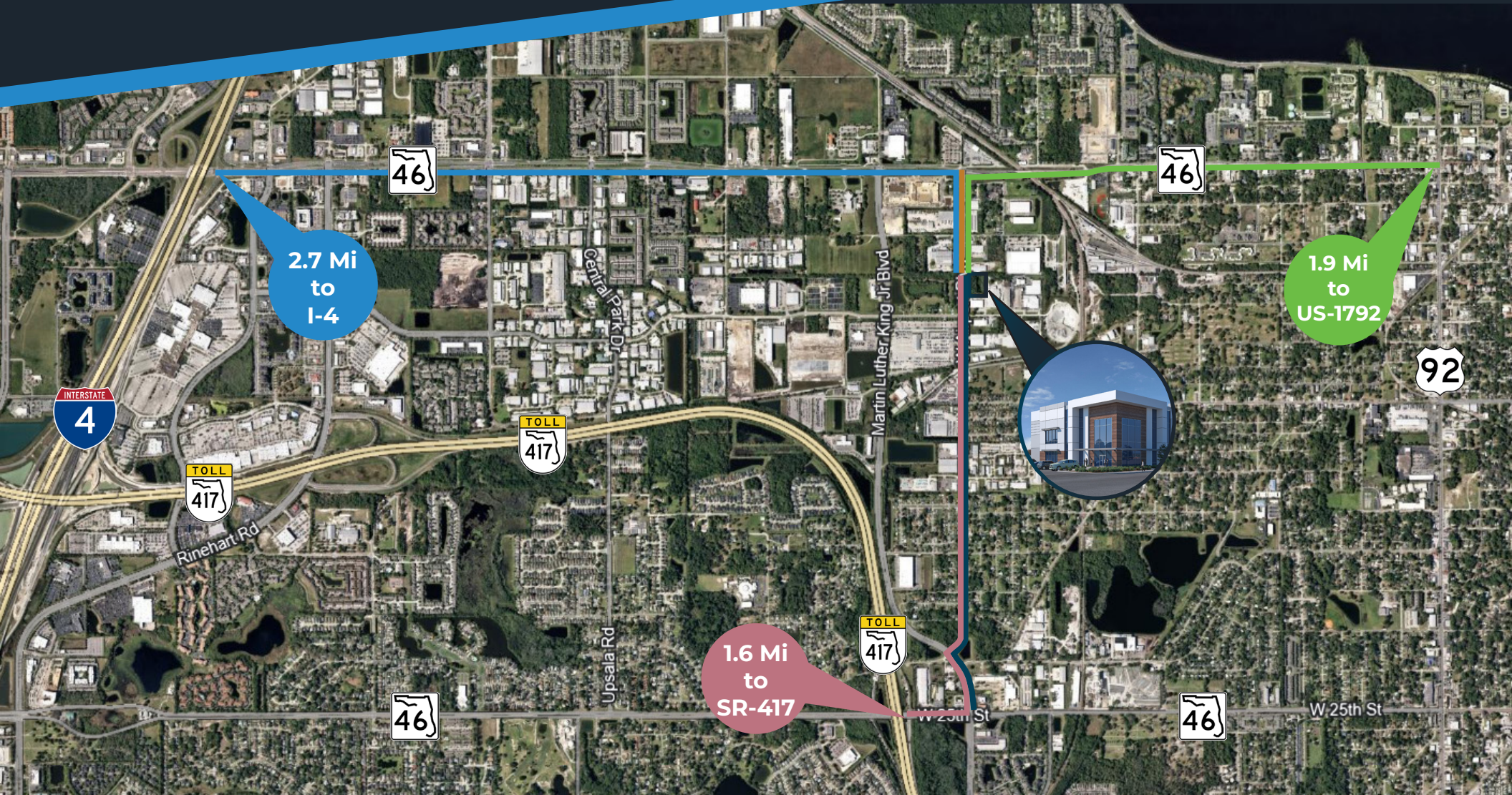


<b>Building Size:</b>	22,000 SF
<b>Lot Size:</b>	2.23 Acres
<b>Construction Type:</b>	Tilt Wall
<b>Zoning:</b>	MI-2 Medium Industrial
<b>Building Dimensions:</b>	220' x 100'
<b>Clear Height:</b>	24'
<b>Office Space:</b>	2,400 SF
<b>Loading Doors:</b>	8 Dock-High 1 Grade-Level (12' x 14')
<b>Column Spacing:</b>	54' x 50'
<b>Truck Court Depth:</b>	120'
<b>Employee Parking:</b>	32 Spaces
<b>Sprinkler System:</b>	ESFR
<b>Warehouse Lighting:</b>	LED Motion-Sensored
<b>Power:</b>	800 Amps, 3-Phase
<b>Roof:</b>	TPO. R-19 Rating
<b>Slab:</b>	7" Reinforced Concrete 4,000 PSI

# CENTRALIZED LOCATION CLOSE TO ALL MAJOR ROADWAYS



- 0.4 Miles to SR-46
- 1.4 Miles to CR-46A
- 1.6 Miles to SR-417
- 1.9 Miles to US 17-92
- 2.7 Miles to I-4




# YOUR PARTNERS IN COMMERCIAL REAL ESTATE



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