

1770 E Lake Mary Blvd,
Sanford, FL 32773

INDUSTRIAL OUTSIDE STORAGE & WAREHOUSE

±93,110 SF TOTAL | ±63,300 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

±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

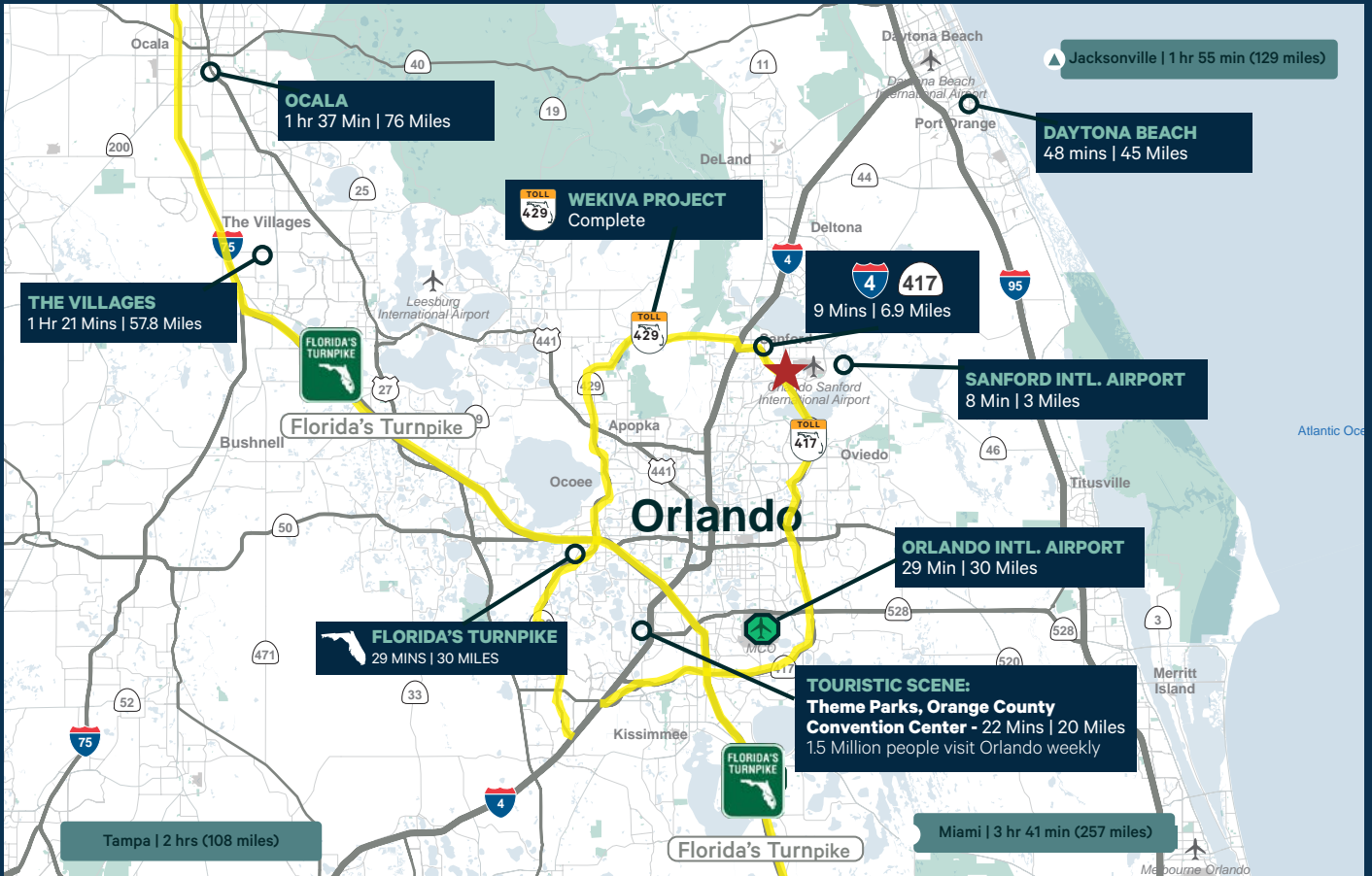


Property Details

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)





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



Florida Industrial & Logistics Contact Us:

David Murphy
Vice Chairman
+1 407 404 5020
david.murphy@cbre.com

Monica Wonus
Executive Vice President
+1 407 404 5042
monica.wonus@cbre.com

Jeff Gray
Vice President
+1 407 506 6016
jeff.gray1@cbre.com

Gaby Gissy
Associate
+1 407 404 5012
gaby.gissy@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.