

±4k - ±80k SF Warehouse with Outside Storage

1770 E Lake Mary Blvd,
Sanford, FL 32773
[Google Maps](#)

±4,000 - 80,506 SF Available | 1 AC Outside Storage





Property Details

TYPE	Industrial Warehouse
TENANCY	Multi
YEAR BUILT	1965
RBA	4k - 80k SF available
STORIES	1
CEILING HEIGHT	18' - 20"
COLUMNS	35'w x 26'd
DOCKS	2 tot. /12'w x 14'h
DRIVE INS	13 grade level doors
RAIL	Yes - CSX
Outside Storage	IOS - 1 AC
AMENITIES	Fenced Lot & Storage Space
AIR CONDITIONED	All Spaces fully air conditioned
UTILITIES	Public Water & Sewer
POWER	3p
PARKING	39 available (Surface); Ratio of 1.95/1,000 SF



Demographics

POPULATION (2023)

219,573 15-Minute Drive Radius

1,443,464 30-Minute Drive Radius

3,570,863 1-Hour Drive Radius

1-HOUR STATISTICS (2023)

156,712
Businesses

\$75,093
Median HH Income

1,638,975
Employees

40.2
Median Age

Zoning - MI-2



The MI-2 area is a planned mixed use designation intended to promote development of a major center of commerce and industry in the vicinity of Wekiva Parkway and SR 46 corridor. The land use mix is intended to include light manufacturing, warehouses, and wholesalers.

Property Overview

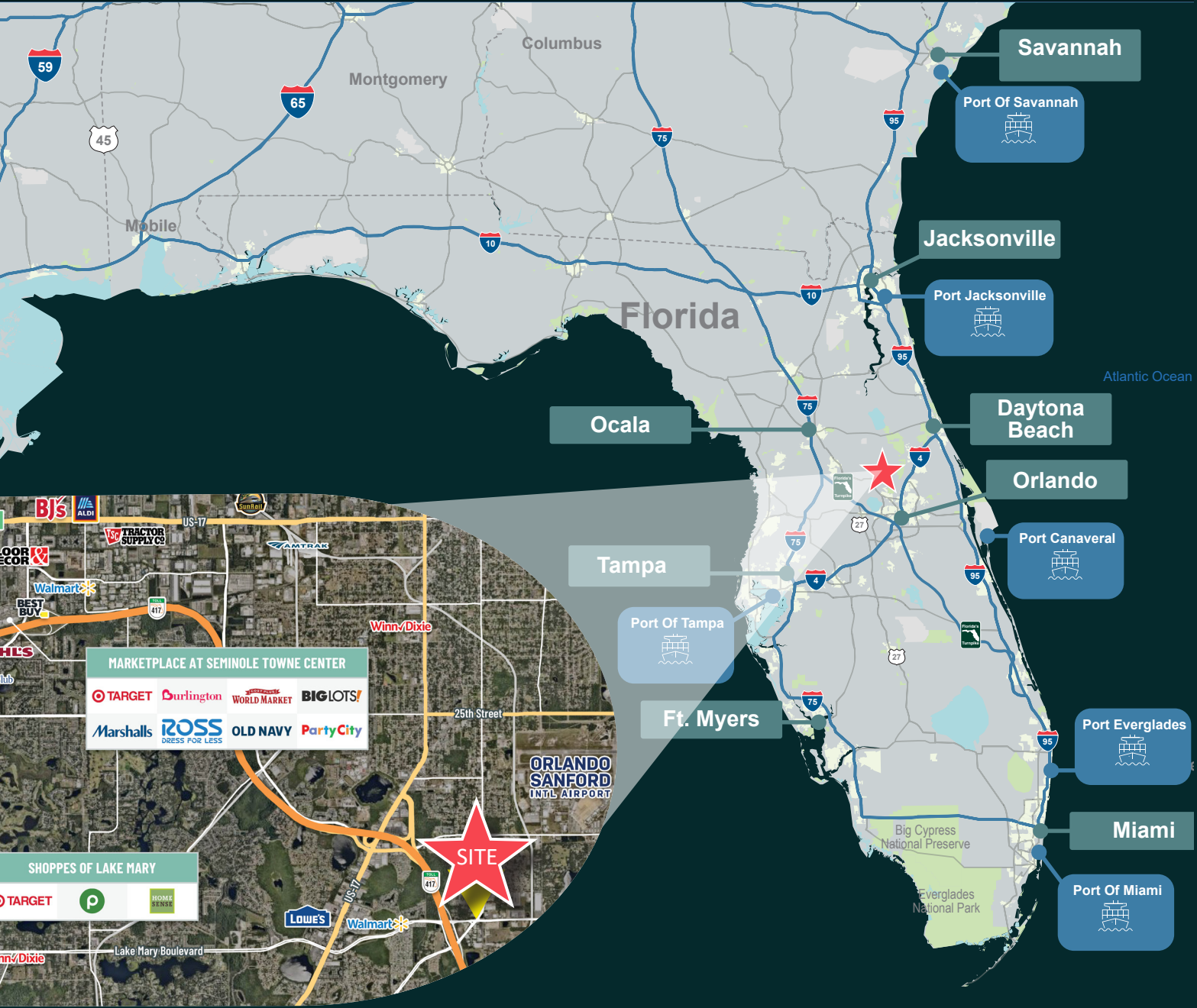
Building is a metal facility on metal frame structure with a new roof. The building has loading doors on all four sides. It includes a paint booth, paint mixing room, wash bay, body shop section, and a second story office space. It has 20,000SF office space, 18ft clear height, two 14ft grade level doors, four man-doors, and a column width of 35ft x 26.5ft depth. Additional features include divided offices, a breakroom, two restrooms, MI-2 zoning, 1000 AMP 3 Phase Power, ample parking, and building signage. Its prime location provides easy access to major roads and is near manufacturing companies.

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.

- + Wekiva Parkway Access
- + 25-Mile Western Beltway
- + Fully Completed Q1 2024
- + Links North To Daytona & Sanford
- + Links South To Disney World / I-4 / Tampa
- + Enhances Access To Florida's Turnpike
- + Service Statewide Logistic Demands
- + Three miles to the Sanford Int'l Airport





Florida Industrial & Logistics Contact Us:

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

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

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

Lee Earle
 Client Services Specialist
 +1 407 404 5095
lee.earle@cbre.com

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4,000 SF Stand Alone Warehouse

1770 E Lake Mary Blvd,
Sanford, FL 32773
[Google Maps](#)

4,000 Total SF



Property Details

TYPE	Industrial Warehouse
RBA	4,000 SF available
STORIES	1
CEILING HEIGHT	18'
DRIVE INS	2 grade level doors
Outside Storage	IOS - 1 AC
AMENITIES	Fenced Lot & Storage Space
UTILITIES	Public Water & Sewer
POWER	3p
PARKING	? available (Surface)



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

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

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

Lee Earle
Client Services Specialist
+1 407 404 5095
lee.earle@cbre.com

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