



## **300 Northstar Ct**

300 Northstar Ct, Sanford, FL 32771

### **Canal Management, Inc.**



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## 300 Northstar Ct

\$12.00 /SF/YR

Set on a 3.12-acre parcel in Sanford's established commercial district, this 35,107-square-foot flex/industrial facility offers a rare combination of warehouse, light manufacturing, and office capabilities. Its strategic location provides exceptional access to Central Florida's major transportation routes, making it an ideal solution for businesses seeking scalable space with operational flexibility and long-term growth potential....

- Versatile configuration supports light manufacturing, streamlined distribution, or a blended office-industrial setup.
- Expansive grounds accommodate parking, outdoor storage, or future development flexibility.
- Strategically positioned near I-4, SR-417, and Orlando-Sanford International Airport for seamless regional and national connectivity.
- Located in a pro-business corridor supported by a deep and skilled labor pool.



Rental Rate: \$12.00 /SF/YR

Property Type: Flex

Building Class: C

Rentable Building Area: 35,084 SF

Year Built: 1991

Rental Rate Mo: \$1.00 /SF/MO

### 1st Floor Ste 306

Space Available	3,147 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

This 3,147-square-foot flex space offers a highly adaptable layout ideal for light industrial, warehouse, or office use. Situated within a larger 35,107 SF facility, the unit provides an excellent opportunity for small to mid-sized businesses seeking a strategic location in Central Florida. With room to grow and a design that supports operational flexibility, this space is perfect for companies looking to scale in a dynamic and accessible market.

### 1st Floor Ste 312

Space Available	3,147 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

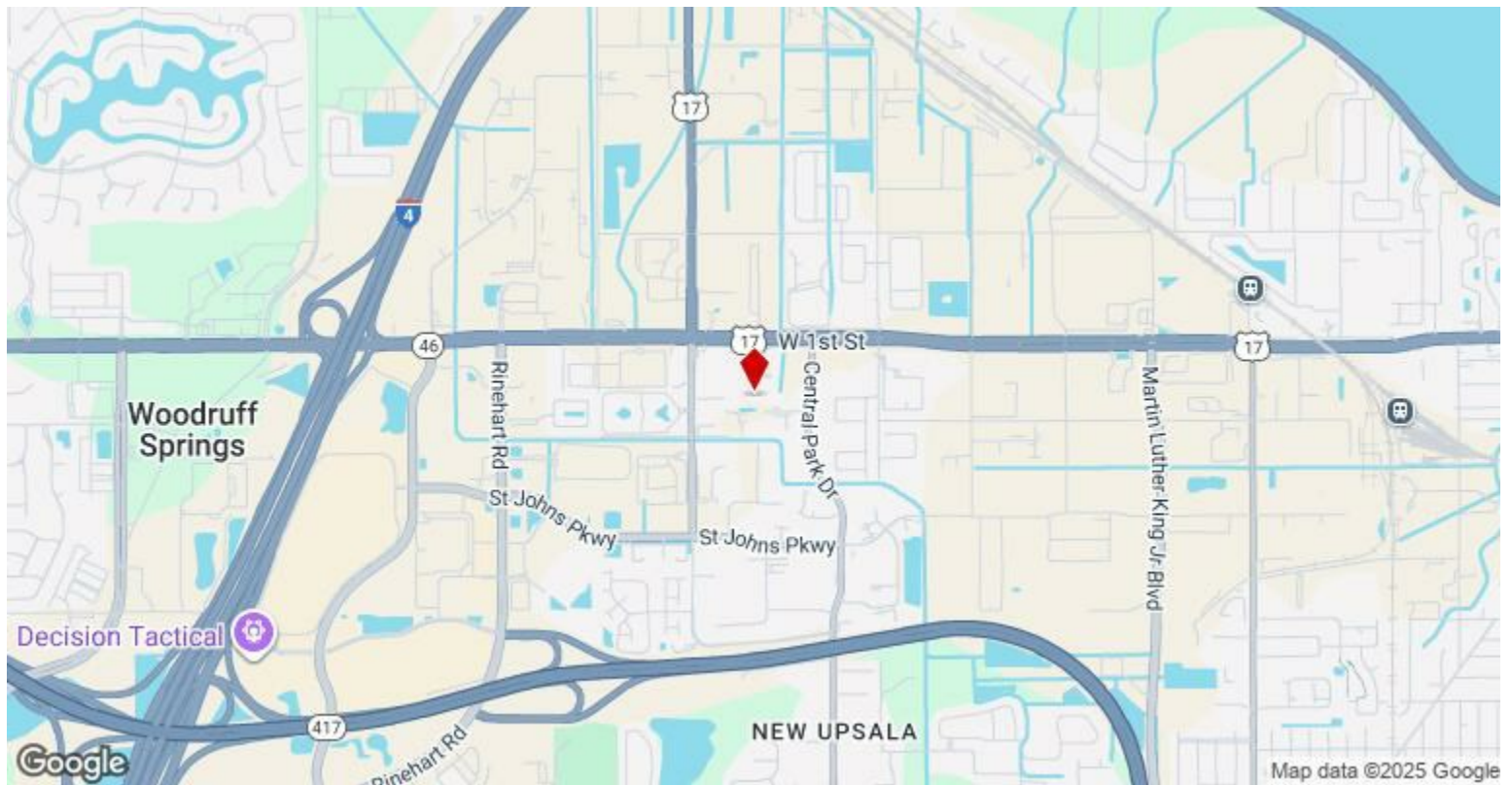
This 3,147-square-foot flex unit delivers a highly versatile layout, ideal for light industrial, warehouse, or office operations. Located within a larger 35,107 SF multi-tenant facility, the space is perfectly suited for small to mid-sized businesses seeking a scalable footprint in Central Florida. With flexible use potential and a prime location, this unit offers both operational efficiency and long-term growth opportunity.

### 1st Floor Ste 318

Space Available	2,864 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Office Size	150 SF
Space Type	Relet
Space Use	Flex
Lease Term	1 Years

This 2,864-square-foot flex unit delivers a highly versatile layout, ideal for light industrial, warehouse, or office operations. Located within a larger 35,107 SF multi-tenant facility, the space is perfectly suited for small to mid-sized businesses seeking a scalable footprint in Central Florida. With flexible use potential and a prime location, this unit offers both operational efficiency and long-term growth opportunity.





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## Property Photos





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## Property Photos



Suite 318 Warehouse Space



Suite 318 Warehouse Space



## Property Photos





## Property Photos





Property Photos

