

# FOR LEASE FLEX / WAREHOUSE ON 17-92

**Two Buildings**

**2,400 SF to 21,250 SF**

**2,400 SF to 22,290 SF**

**329 & 347 Monroe Road, Sanford, FL 32771**



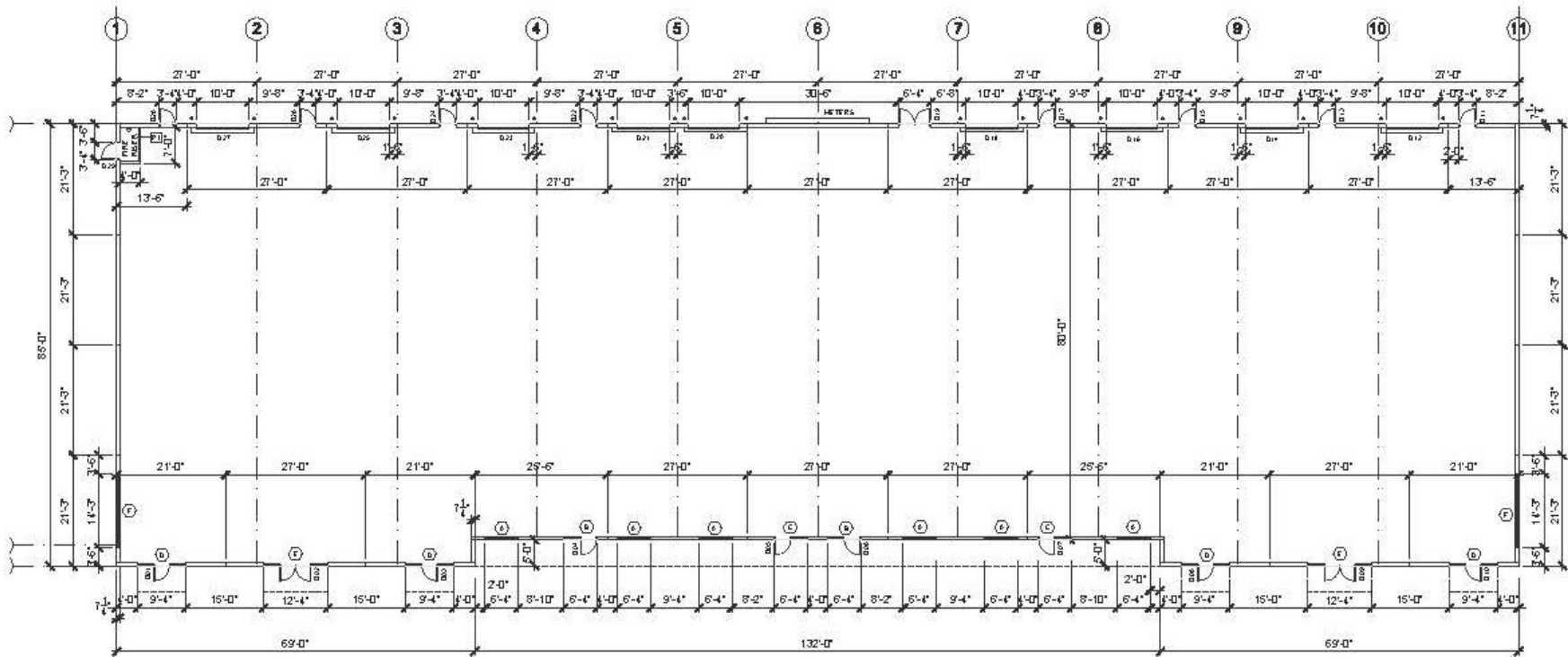
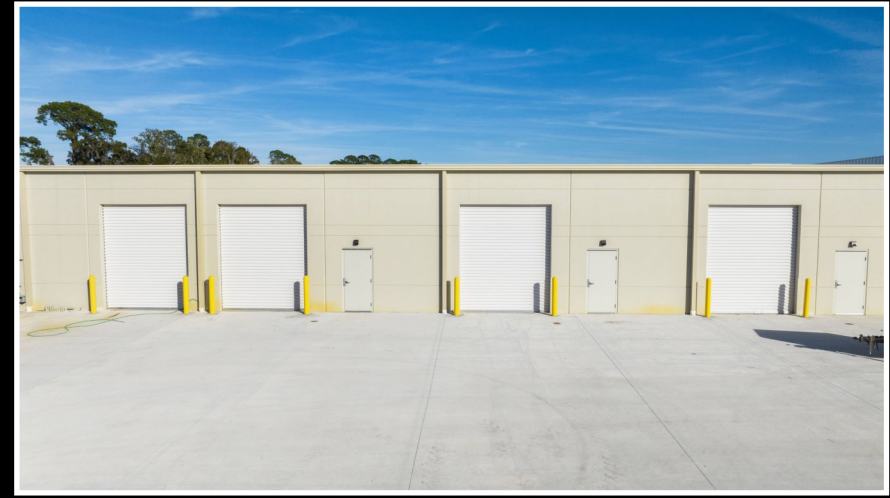
**New Tilt-Wall Construction.**

**Quick Move in and Custom build out interior available.**

**1.5 miles from Interstate 4.**



- 3 Phase Power, 208 v
- Ceiling Height 16' rear. 21' front
- Rear Loading
- One Grade Level Roll up door per Suite
- Roll up Door 12' high, 10' wide

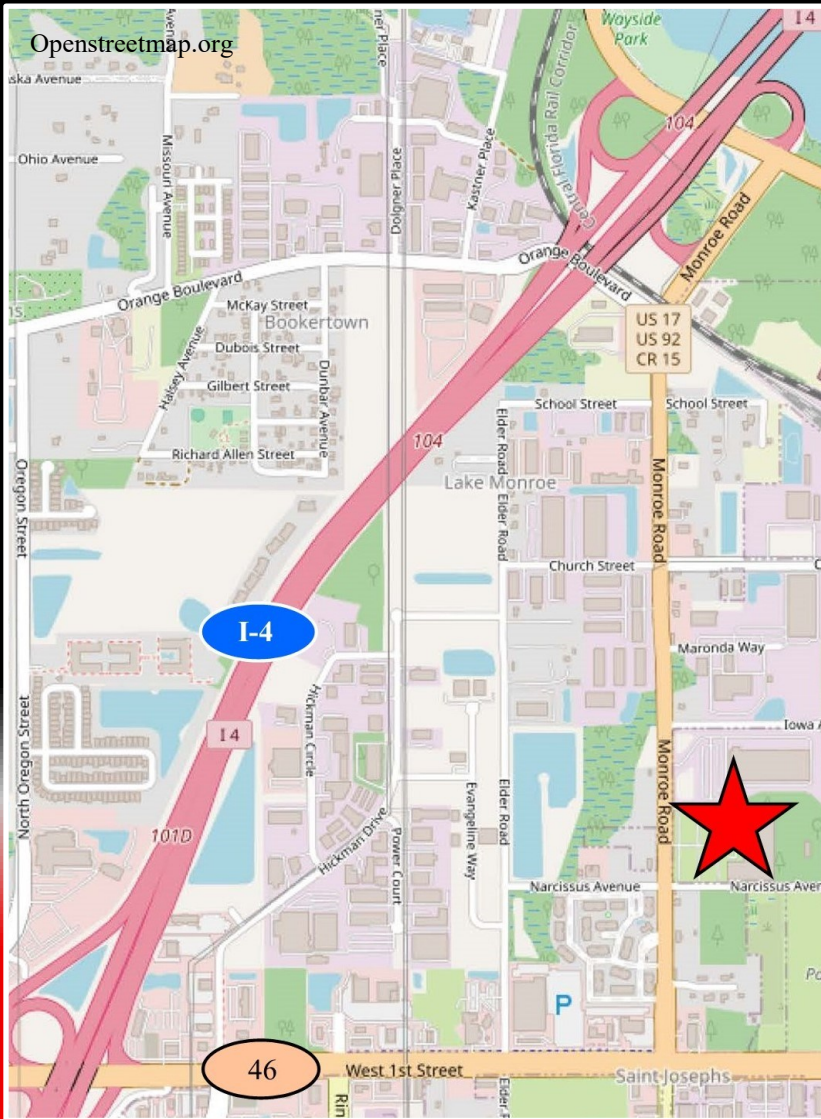


Typical Floor Plan

# DEMOGRAPHICS

| Radius                  | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|--------|---------|---------|
| Median Household Income | 61,959 | 73,019  | 68,383  |
| Population              | 7,009  | 50,603  | 122,713 |





## Flex / Warehouse on 17-92 Two Buildings

2,400 SF to 21,250 SF  
2,400 SF to 22,290 SF

Lease Rate \$12.95 PSF Triple –Net



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