

WAREHOUSE - SANFORD, FL

223 Hickman Drive, Sanford, FL 32771-8212



PANTHER
CAPITAL GROUP

OFFERING MEMORANDUM

EXCLUSIVE SALE AGENTS:



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INVESTMENT HIGHLIGHTS

For Sale: 14,500 SF industrial building on 1.15 acres at 223 Hickman Dr in Sanford, FL. Zoned M-1A, the property is ideally suited for light industrial uses and is located minutes from I-4, SR-46, and Orlando Sanford International Airport. The site offers multiple points of ingress/egress, access to city water and sewer, and is positioned in a high-growth industrial corridor with proximity to SunRail and major retail centers. This is a rare owner-user opportunity in one of Central Florida's most active industrial submarkets. Do not visit the property without scheduling an appointment.

PROPERTY SUMMARY

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|----------------------|--------------------------------|
| <u>Property Type</u> | <u>Industrial Park</u> |
| <u>Lot Size</u> | <u>1.15 AC</u> |
| <u>RBA</u> | <u>14,500 SF</u> |
| <u>Zoning</u> | <u>M-1A (Light Industrial)</u> |
| <u>Floors</u> | <u>1</u> |
| <u>Construction</u> | <u>Masonry</u> |
| <u>Tenancy</u> | <u>Single</u> |

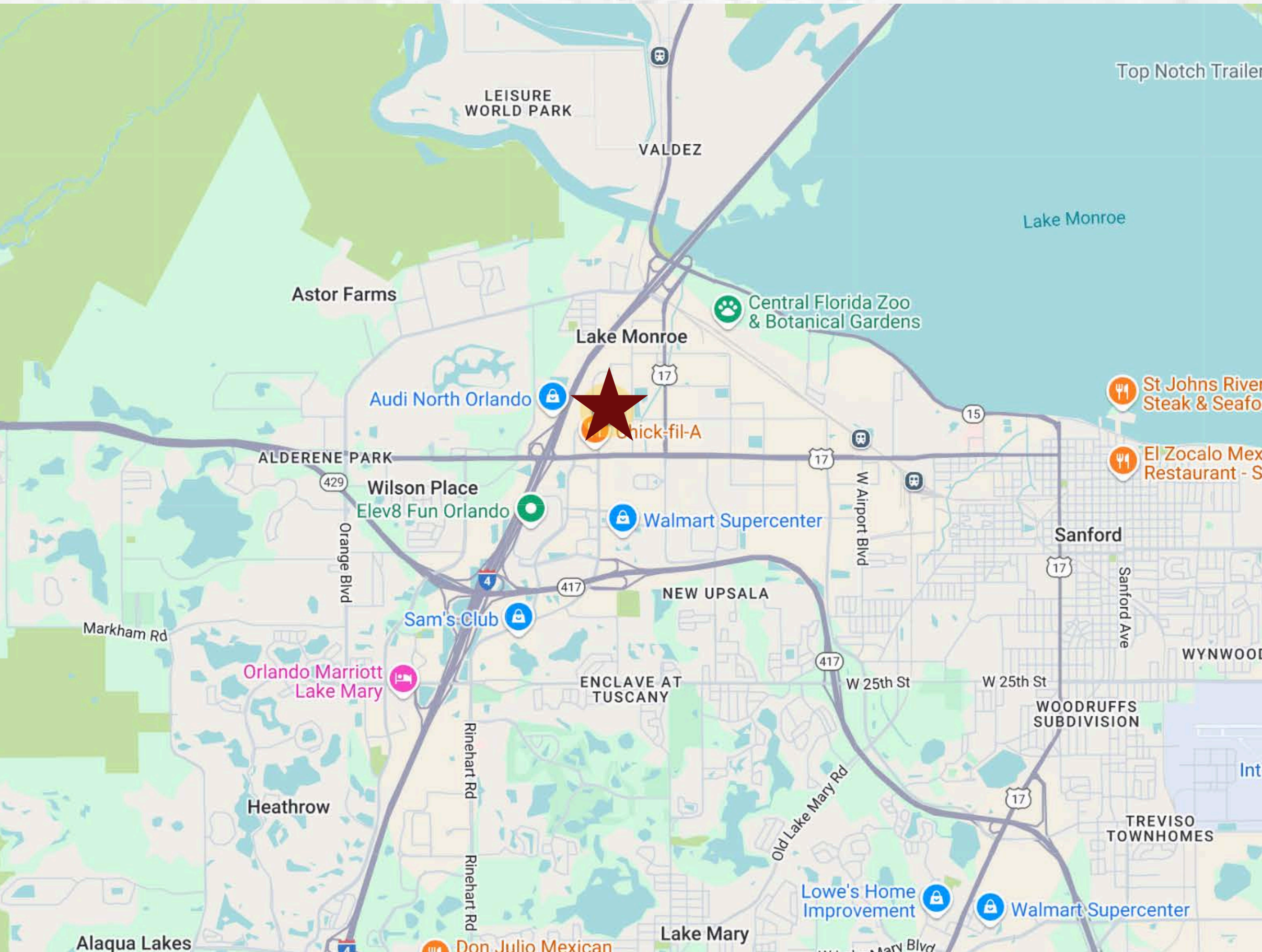


MARKET OVERVIEW

SANFORD, FLORIDA

STRATEGICALLY POSITIONED IN THE HEART OF CENTRAL FLORIDA'S INDUSTRIAL CORRIDOR, 223 HICKMAN DRIVE OFFERS SEAMLESS CONNECTIVITY TO I-4, STATE ROAD 417 (CENTRAL FLORIDA GREENEWAY), AND US-17, MAKING IT AN IDEAL LOCATION FOR LOGISTICS, WAREHOUSING, AND LIGHT MANUFACTURING. LOCATED JUST MINUTES FROM THE ORLANDO SANFORD INTERNATIONAL AIRPORT AND WITHIN REACH OF ORLANDO'S MAJOR DISTRIBUTION HUBS, THIS SITE BENEFITS FROM STRONG TRANSPORTATION INFRASTRUCTURE AND ACCESS TO A SKILLED LABOR POOL. AS DEMAND FOR INDUSTRIAL SPACE CONTINUES TO RISE IN THE GREATER ORLANDO AREA, THIS PROPERTY PRESENTS A VALUABLE OPPORTUNITY FOR BUSINESSES LOOKING TO EXPAND OR OPTIMIZE THEIR OPERATIONAL FOOTPRINT IN A HIGH-GROWTH REGION.

LOCATION OVERVIEW



EDUCATION

- SEMINOLE HIGH SCHOOL (~1.8 MI) AND SANFORD MIDDLE SCHOOL (~1.5 MI) NEARBY.

HIGHWAYS

- I-4 (± 0.7 MI), SR 417 (± 3.5 MI), US-17/92 (± 2.2 MI)

SHOPPING & SERVICES

- CIRCLE K (24-HOUR CONVENIENCE/GROCERY) AT 501 N FRENCH AVE (~1.1 MILES FROM THE PROPERTY).
- FAMILY DOLLAR AT 1120 S SANFORD AVE – A BUDGET RETAILER WITH CONVENIENT DAILY HOURS.

LOGISTICS PARKS / FACILITIES

- I-4 INDUSTRIAL PARK – ± 0.1 MILES (ADJACENT TO THE PROPERTY)
- SANFORD INDUSTRIAL PARK – ± 2.5 MILES SOUTHEAST
- DELAND COMMERCE CENTER – ± 11.0 MILES NORTH VIA I-4

TRANSIT

- BUS ACCESS (~0.6 MI) VIA LYNX ROUTES 46 & 13

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