

# 3 AC - 14.38 AC

## IOS - Fully Secured

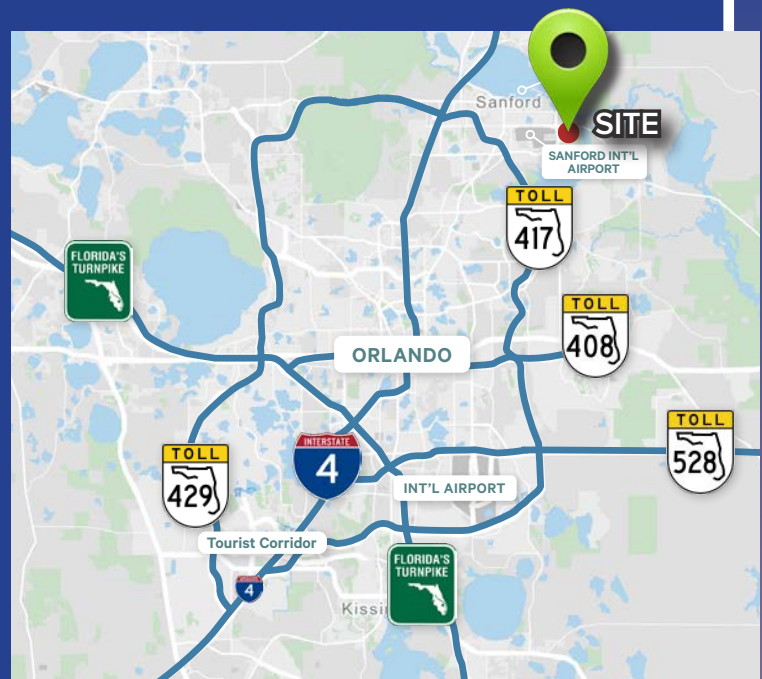
3858 E LAKE MARY BLVD | SANFORD, FL 32773



Minutes from the Orlando Sanford International Airport and major highways.

### PROPERTY HIGHLIGHTS

- + Minutes From Orlando Sanford International Airport
- + Located 25 Miles North Of Downtown Orlando
- + Fully Fenced Facility with 24/7 Video Surveillance
- + Keypad Entry & Easy Access For Large Vehicles
- + Covered and Uncovered Outdoor Storage
- + Dump Station, Free Wash, and Free Air
- + On-Site Office and Team Members
- + RV, Boat & Car Storage
- + Tractor-Trailers and Semi-Truck Parking





# PROPERTY OVERVIEW

Say hello to the convenience of BlueGate's dedicated services. BlueGate Boat & RV Storage in Sanford, Florida, goes beyond traditional storage solutions, offering Industrial Outdoor Storage space strategically located just minutes from the Orlando Sanford International Airport (SFB). Security is our top priority. Our facility is equipped with high-quality video surveillance, coded gate access, and well-lit surroundings to ensure your vehicles are safe at all times. With the proximity to the airport and a commitment to hassle-free services, BlueGate Boat & RV-Sanford is your go-to choice for your outdoor storage needs in Sanford, FL.

## PROPERTY DETAILS

<b>ADDRESS</b>	3858 E Lake Mary Blvd Sanford, FL 32773	<b>CLEAR HEIGHT</b>	35'
<b>PROPERTY TYPE</b>	Industrial Outdoor Storage	<b>BUILDING DEPTH</b>	50'
<b>SITE SIZE</b>	3 AC - 14.38 AC	<b>COLUMN SPACING</b>	12 foot width on each space
<b>NET LEASABLE</b>	250,150 SF	<b>ZONING</b>	M-1, Industrial
<b>COVERED PARKING</b>	60 (12x50) Spaces 42,979 SF	<b>LIGHTING</b>	LED
<b>OUTDOOR PARKING</b>	520 Spaces	<b>WASH STATION</b>	Yes
<b>GROUND COVER</b>	Level Topography - Fully Paved	<b>DUMP STATION</b>	Yes
<b>GAS</b>	Yes	<b>STRUCTURE BUILT</b>	2021
<b>POWER</b>	FPL 30 AMP and 50 AMP	<b>ROOF</b>	Metal
<b>UTILITIES</b>	Seminole County Utilities	<b>ZONING</b>	M-1, Industrial

## FEATURES & AMENITIES

Every storage feature is designed from scratch against standards forged from years of experience in the self storage industry. The result is a high quality consistent customer experience you can count on.



Electronic Gate Access with Code



Auto Storage



Boat Storage



Electrical Hookup Available



Video Surveillance



Security Fencing



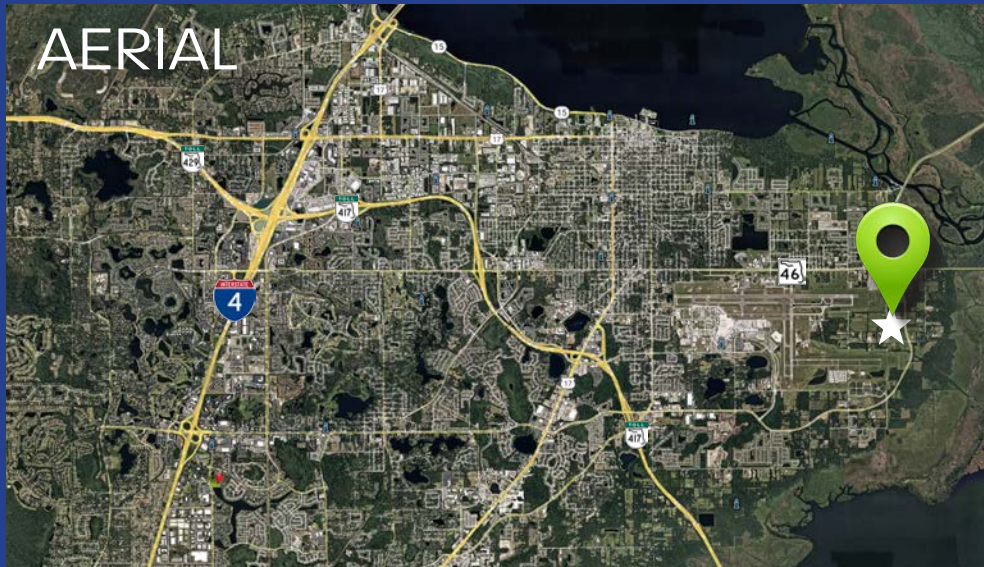
Security Lighting



Tractor Trailer Storage



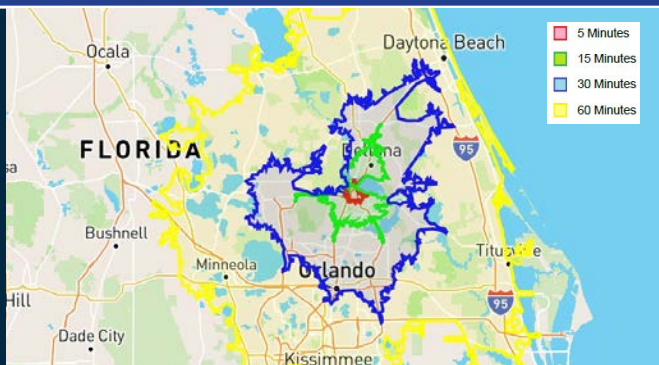
## OUTDOOR STORAGE



## DEMOGRAPHICS

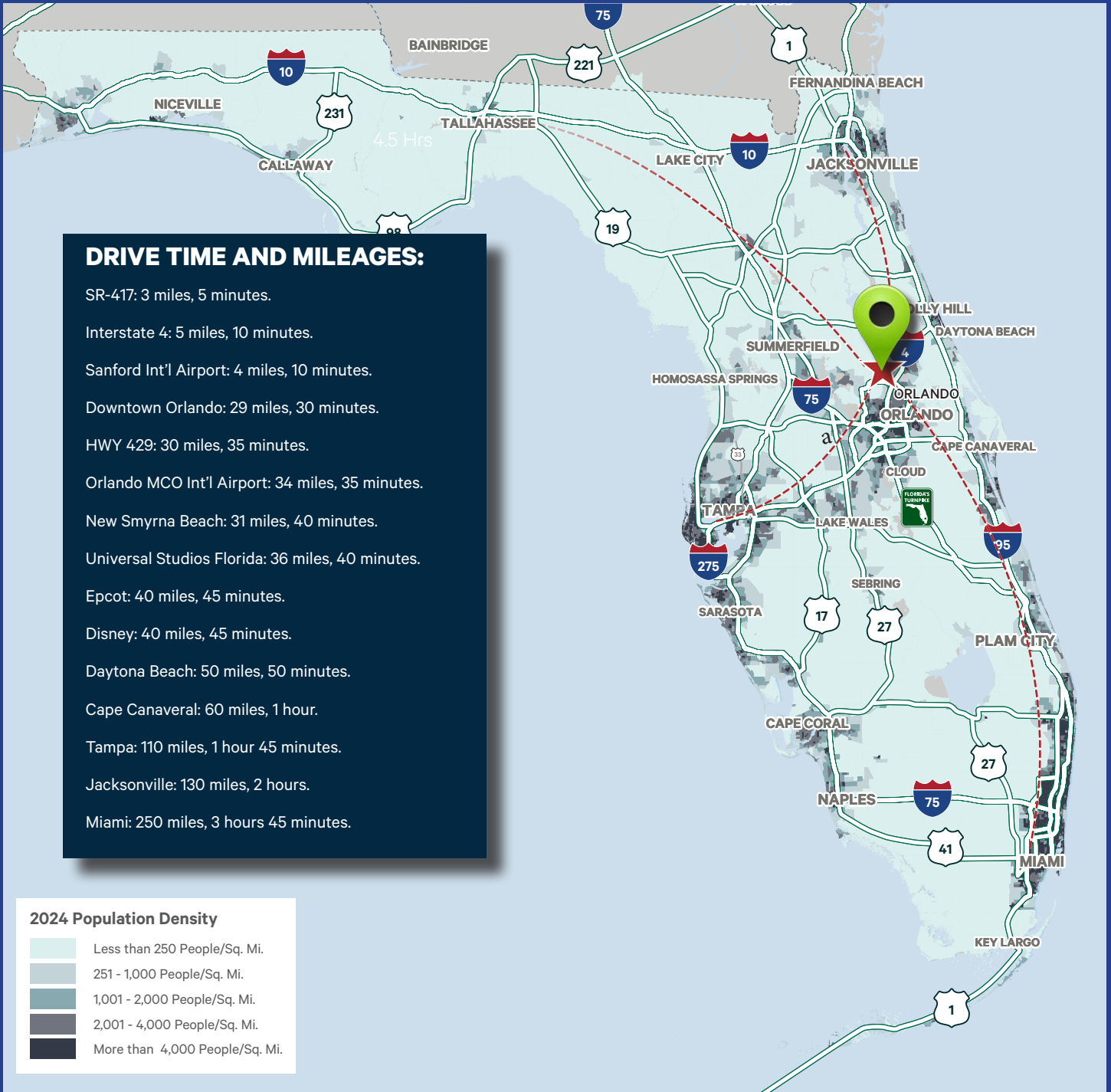
**POPULATION**  
 191,547 15-Minute Drive Radius  
 1,430,926 30-Minute Drive Radius  
 3,619,327 1-Hour Drive Radius

**1-HOUR STATISTICS**  
 156,443 Businesses  
 1,623,090 Employees  
 \$103,966 Median HH Income  
 40.2 Median Age



### 2029 ESTIMATED DEMOGRAPHICS

	2 Miles	3 Miles	5 Miles	5 Minutes	10 Minutes	15 Minutes
2024 Population	9,225	25,188	60,308	11,337	74,505	192,407
2029 Population Growth Rate	2.23%	2.15%	1.43%	2.21%	1.21%	.75%
2029 Estimated Population	10,303	28,009	64,747	12,645	79,123	199,691
2024 Households	3,794	10,118	24,287	5,310	32,079	80,113
Average Household Income	\$133,606	\$140,360	\$137,432	\$152,007	\$138,704	\$135,630



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