

Keyes Court Flex/Industrial Showcase

30 - 130 Keyes Court // Sanford, Florida 32773

- » **3 Immediate User Opportunities + 2 Income Producing Assets**
- » **Premier Sanford Industrial Location with Strong Upside**

Perfect for Owner-Users, Investors & Entrepreneurs | Buy One or Acquire the Full Portfolio



5 Prime Properties For Sale

Table of Contents

3 // Executive Summary

4 // Property Overview

30 Keyes Ct

34 Keyes Ct

40 Keyes Ct

120 Keyes Ct

130 Keyes Ct

15 // Location Overview

Site Aerial

Market Aerial

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Broker, Owner

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Executive Summary

Ross Real Estate Properties is pleased to present the Keyes Court Industrial Flex Portfolio, a collection of five strategically located flex industrial buildings in Sanford, Florida. The portfolio includes two stabilized investment properties and three buildings expected to be delivered vacant, creating opportunities for both investors and owner/users.

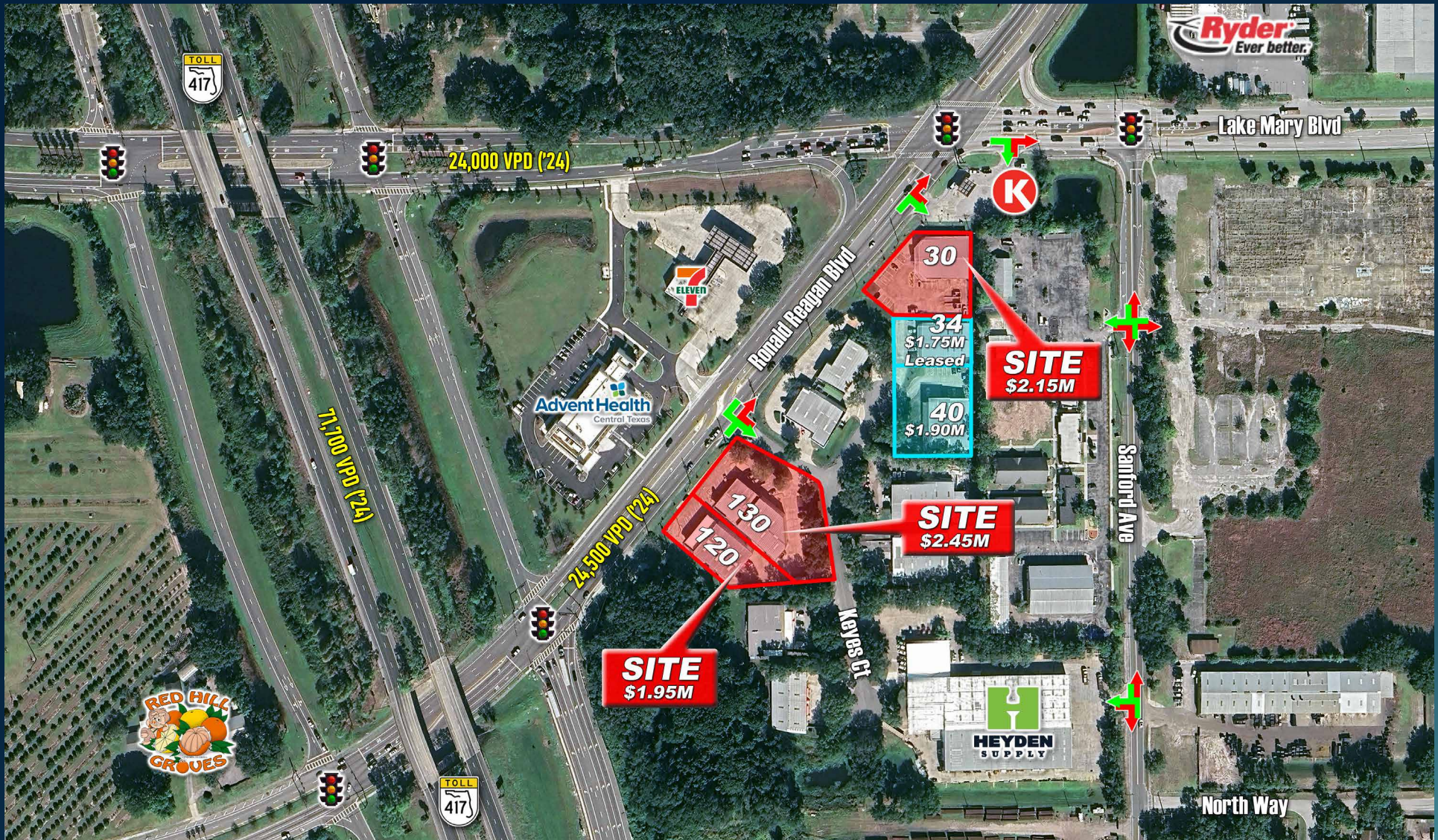
Strategically positioned near the intersection of Ronald Reagan Boulevard and Lake Mary Boulevard, this property sits at the heart of Central Florida's logistics pulse. With a staggering daily traffic count ranging from 41,000 to 71,000 vehicles, the site offers more than just square footage—it offers a massive marketing platform. Featuring 200 linear feet of road frontage, the building delivers tens of thousands of daily impressions to a captive audience, ensuring your investment remains a high-profile landmark within the Orlando MSA. Connectivity is seamless, with immediate access to the SR 417 and the I-4 corridor.

Pricing Summary

Property	Status	List Price
30 Keyes Court	Vacant (2026)	\$2,150,000
34 Keyes Court	Leased	\$1,750,000
40 Keyes Court	Leased	\$1,900,000
120 Keyes Court	Vacant (2026)	\$1,950,000
130 Keyes Court	Vacant (2026)	\$2,450,000



Property Overview



30 Keyes Court

This 8,005-square-foot facility is engineered for versatility. It features a professional 3,249-square-foot office suite paired with robust warehouse space. With dedicated parking spaces, the property comfortably accommodates the needs of its established long-term tenant and their operations. This property also offers a truck well allowing large truck delivery.



Address
30 Keyes Court
Sanford, Florida 32773



Project Size
Total: 8,005 SF
Warehouse: 4,756 SF
Office: 3,249 SF



Status
Vacant



Features

- » Meticulous Upgrades & Turnkey Value
- » Truck Well
- » Systems & Safety



List Price
\$2,150,000



30 Keyes Court

Turnkey Value

We have taken the guesswork out of maintenance by completing in recent high-impact capital improvements. When you acquire 30 Keyes Court, you step into a refreshed environment where the heavy lifting has already been done. Our recent investments include:

- **Exterior Aesthetics:** A complete Sherwin Williams exterior and accent paint job, brand new roof and cap, insulation, new valley gutters, new down spouts which now double the amount of water removal from the roof and the installation of new high-strength exterior awnings and framing. New Stucco Front and Side Facing CAP
- **Interior:** New drywall, new exterior fencing with doors and gates, new office ceiling and baseboards, new carpet, new blinds new kitchen cabinets and appliances, electrical upgrades with whole building surge protection, new Carrier 5 ton HVAC systems for office space and climatized warehouse, new CAT 6 wiring in the office space, new access control, camera wiring, alarm system, exterior door and lock upgrades.
- **Site Enhancements:** Comprehensive new landscaping and old tree removal along with fresh parking lot striping.
- **Systems and Safety:** New exterior LED security lighting fixtures and periodic professional roof maintenance and service.



Tenant Occupied

This property offers instant, turnkey profitability with an outstanding, long term tenant relationship. Perfect for an investment property.

30 Keyes Court

Legal Description:

30 KEYES: PART OF LOT 2: FROM THE SOUTHEAST CORNER OF LOT 2, KEYES SEMINOLE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 40, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN NORTH 13 DEGREES 59' 48" WEST 82.72 FEET FOR A POINT OF BEGINNING, THENCE RUN NORTH 64 DEGREES 39' 35" EAST 49.18 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE RUN NORTH 13 DEGREES 34' 27" EAST 10.97 FEET THENCE RUN NORTH 49 DEGREES 09' 10" WEST CONTINUING ALONG SAID EAST LINE OF LOT 2, 92.90 FEET; THENCE RUN SOUTH 13 DEGREES 48' 48" EAST 85.03 FEET TO THE POINT OF BEGINNING, AND PART OF LOT 3: BEGINNING AT THE NORTHEAST CORNER OF LOT 3, KEYES SEMINOLE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 40, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 41' 57" WEST ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 141.78 FEET; THENCE RUN 89 DEGREES 18' 07" WEST 130.00 FEET; THENCE RUN SOUTH 00 DEGREES 41' 57" WEST 37.28 FEET; THENCE RUN SOUTH 64 DEGREES 39' 35" WEST 15.55 FEET TO A POINT ON THE EAST LINE OF LOT 2 OF SAID KEYES SEMINOLE INDUSTRIAL PARK; THENCE RUN NORTH 13 DEGREES 34' 27" EAST 10.97 FEET; THENCE RUN NORTH 49 DEGREES 09' 10" WEST CONTINUING ALONG SAID EAST LINE OF LOT 2 A DISTANCE OF 92.90 FEET; THENCE RUN NORTH 49 DEGREES 09' 10" EAST 20.25 FEET; THENCE RUN NORTH 40 DEGREES 59' 50" EAST 137.68 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE RUN SOUTH 89 DEGREES 32' 18" EAST 115.89 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO THAT CERTAIN DECLARATION AND DEDICATION OF RECIPROCAL CROSS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3385, PAGE 1967 AND THAT CERTAIN REAFFIRMATION OF DECLARATION AND DEDICATION OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3960, PAGE 1486, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, 34 KEYES: FROM THE NORTHEAST CORNER OF LOT 3, KEYES SEMINOLE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 40, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN 5.90 DEGREES 41' 57" W. ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 141.78 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE S. 00 DEGREES 41' 57" W. 121.00 FEET; THENCE RUN N 89 DEGREES 18' 07" W. 112.62 FEET TO A POINT ON THE WESTERLY LINE OF LOT 4, SAID KEYES SEMINOLE INDUSTRIAL PARK; THENCE RUN S. 27 DEGREES 38' 48" W. ALONG SAID WESTERLY LINE, 58.26 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF TRACT "A", AS SHOWN ON SAID PLAT, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A TANGENT BEARING OF N. 24 DEGREES 53' 21" W. AT SAID POINT; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 45.00 FEET THROUGH A CENTRAL ANGLE OF 51 DEGREES 34' 12" TO THE SOUTHEASTLY CORNER OF LOT 2, SAID KEYES SEMINOLE INDUSTRIAL PARK, THENCE RUN N. 00 DEGREES 38' 07" E. 82.72 FEET THENCE RUN N. 64 DEGREES 39' 35" E. 64.83 FEET; THENCE RUN N. 00 DEGREES 37' 57" E. 37.28 FEET; THENCE RUN S. 89 DEGREES 18' 07" E. 130.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THAT CERTAIN JOINT RECROSS EGRESS EASEMENT DESCRIBED AS FOLLOWS: A 24 FOOT WIDE EASEMENT FOR RECROSS AND EGRESS THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF LOT 3 KEYES SEMINOLE INDUSTRIAL PARK, PLAT BOOK 33, PAGE 40, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 41 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3 FOR A BASIS OF BEARINGS, A DISTANCE OF 141.78 FEET; THENCE RUN N. 89 DEGREES 18 MINUTES 03 SECONDS WEST 15.00 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES 18 MINUTES 03 SECONDS WEST 132.00 FEET; THENCE RUN SOUTH 00 DEGREES 41 MINUTES 57 SECONDS WEST 137.00 FEET; THENCE RUN SOUTH 00 DEGREES 41 MINUTES 57 SECONDS WEST 140.00 FEET TO A POINT TO THE RIGHT OF WAY LINE OF TRACT "A" AS SHOWN ON SAID KEYES SEMINOLE INDUSTRIAL PARK, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET AND A TANGENT BEARING OF NORTH 56 DEGREES 35 MINUTES 48 SECONDS WEST AT SAID POINT; THENCE CONTINUE SOUTH 33 DEGREES 03 MINUTES 12 SECONDS WEST 4.0 FEET TO THE END OF THIS EASEMENT CENTERLINE DESCRIPTION.

Findings: A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OF SANFORD, FLORIDA, THE PROPERTY APPEARS TO BE LOCATED IN ZONE R, THIS PROPERTY WITHIN THE CITY OF SANFORD, COMMUNITY MAPSHEET 1000A, DATED 10/26/2017.

Issued by: Public National Title Insurance Company
Issuing Agent: Robert J. Vanden, Jr., P.A.
Commitment Number: 1287875
Effective Date: March 31, 2022 at 10:00 P.M.
Schedule B - Section 2
Sub A: Subject Property

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, not appearing in the public records or otherwise subject to the effective date of this policy, shall be deemed to be waived by the insured prior to the date the policy is issued and shall not be a basis for recovery hereunder. Recovery covered by this term. [See Section 1.1, Subsection A, of the Policy.](#)

2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. Note: Taxes are paid through 12/31/2021 under Tax Parcel No. 12-20-30-10-0000-0000. [See Section 1.1, Subsection A, of the Policy.](#)

3. Standard Exceptions: Any improvement, encumbrance, condition, violation or other matter affecting the Title that would be decided by an arbitrator and complete and correct survey of the land. [See Section 1.1, Subsection A, of the Policy.](#)

4. Rights or claims of parties in possession or claimant by the public records [See Section 1.1, Subsection A, of the Policy.](#)

5. Any lien or right to a lien for services, labor or materials furnished or to be furnished hereunder, imposed by law and not shown by the public records [See Section 1.1, Subsection A, of the Policy.](#)

6. Taxes and assessments which are not shown as existing liens in the public records [See Section 1.1, Subsection A, of the Policy.](#)

7. Matters not shown in Warranty Deed from Keyes Seminole Industrial Park Investors, L.P. in favor of Capital Builder Office, L.L. (Recorded August 20, 1998 in Official Records Book 1572, Page 1647) [See Section 1.1, Subsection A, of the Policy.](#)

8. Matters not shown in Warranty Deed from Keyes Seminole Industrial Park Investors, L.P. in favor of Capital Builder Office, L.L. (Recorded December 20, 1998 in Official Records Book 1592, Page 1707) [See Section 1.1, Subsection A, of the Policy.](#)

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11. Declaration and Dedication of Reciprocal Cross Easement recorded January 14, 1998 in Official Records Book 1592, Page 1707. Reciprocal Declaration and Dedication of Reciprocal Cross Easement and Conveyed Declaration and Dedication of Reciprocal Cross Easement recorded November 22, 2000 in Official Records Book 3385, Page 1486. [See Section 1.1, Subsection A, of the Policy.](#)

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Commitment Number: 1287875
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Grass Land Area: 50,000 Square Feet or 1.12 Acres more or less
Setback Requirements: Front Yard: 20' Side Corner Yard: 15' Rear Yard: 20'

Zoning: R-1
Square Footage of Building: 13,000.00 Square Feet more or less
Parking Space Size: Standard (23)

There has been NO observable evidence of earth moving work, building construction or building additions within recent months.

In the process of conducting the feedback, no evidence of site use as a solid waste dump, sanitary or sanitary landfill was observed.

In the process of conducting the feedback, no evidence of cemeteries and/or burial grounds were observed.

In the process of conducting the feedback, no evidence of any water features were observed.

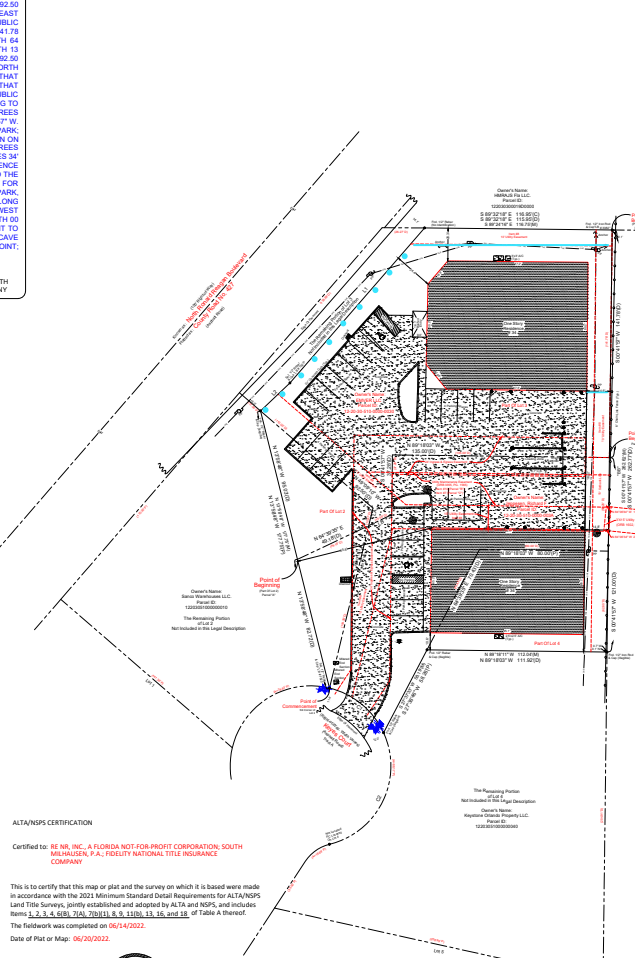
In the process of conducting the feedback, no evidence of wetland delineation markers were observed.

Vehicle Access to Subject Property is provided by:

Keyes Court

Patrick K. Ireland, PSM 6637

ALTA/NSPS Land Title Survey Boundary Survey



ALTA/NSPS CERTIFICATION

Certified to: RE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, SOUTH MIAMI, FL, A FIDELITY NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-2, 3-4, 5-6, 7-8, 9-10, 11-12, 13-14, 15-16, and 17-18 of Table A thereof.

The fieldwork was completed on 06/14/2022.

Date of Plot or Map: 06/20/2022.

Patrick K. Ireland, PSM 6637

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34 Keyes Court

This 6,175-square-foot facility is engineered for versatility. It features a professional 3,510-square-foot office suite paired with robust warehouse space. With dedicated parking spaces, the property comfortably accommodates the needs of its established long-term tenant and their operations.



Address
34 Keyes Court
Sanford, Florida 32773



Project Size
Total: 6,175 SF
Warehouse: 2,655 SF
Office: 3,510 SF



Status
Leased



Features

- » Meticulous Upgrades & Turnkey Value
- » Truck Well
- » Systems & Safety



List Price
\$1,750,000



34 Keyes Court

Turnkey Value

We have taken the guesswork out of maintenance by completing recent high-impact capital improvements. When you acquire 34 Keyes Court, you are stepping into a refreshed environment where the heavy lifting has already been done. Our recent investments include:

- **Exterior Aesthetics:** A complete Sherwin Williams exterior and accent paint job, brand new Stucco front and side and new cap, New double pane insulated, tinted exterior windows, New Carrier 5 ton HVAC for office space and the installation of new high-strength exterior awnings and framing.
- **Site Enhancements:** Comprehensive new landscaping and old tree removal along with fresh parking lot striping. 1 New HVAC.
- **Systems and Safety:** New exterior LED security lighting fixtures and periodic professional roof maintenance and service.

Tenant Occupied

This property offers instant, turnkey profitability with an outstanding, long term tenant relationship. Perfect for an investment property.





40 Keyes Court

This 8,000-square-foot facility is engineered for versatility. It features a professional 2,650-square-foot office suite paired with robust warehouse space. With dedicated parking spaces, the property comfortably accommodates the needs of its established long-term tenant and their operations.



Address
40 Keyes Court
Sanford, Florida 32773



Project Size
Total: 8,000 SF
Warehouse: 5,350 SF
Office: 2,650 SF



Status
Leased



Features

- » Meticulous Upgrades & Turnkey Value
- » Truck Well
- » Systems & Safety



List Price
\$1,900,000



40 Keyes Court

Turnkey Value

We have taken the guesswork out of maintenance by completing recent high-impact capital improvements. When you acquire 40 Keyes Court, you are stepping into a refreshed environment where the heavy lifting has already been done. Our recent investments include:

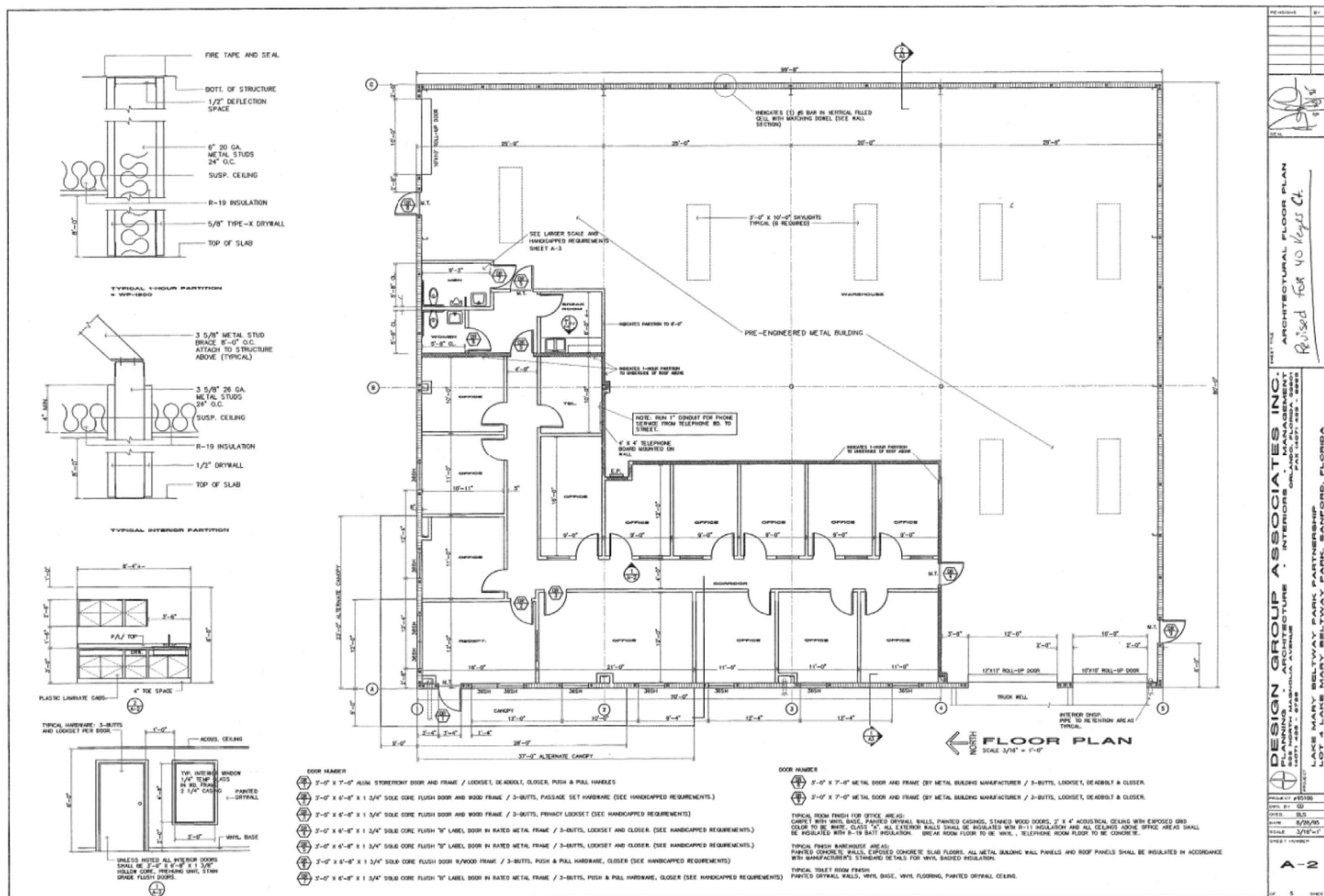
- **Exterior Aesthetics:** A complete Sherwin Williams exterior and accent paint job, new double pane insulated, tinted exterior windows, and the installation of new high-strength exterior awnings and framing.
- **Site Enhancements:** Comprehensive new landscaping and old tree removal along with fresh parking lot striping.
- **Systems and Safety:** New exterior LED security lighting fixtures and periodic professional roof maintenance and service.

Tenant Occupied

This property offers instant, turnkey profitability with an outstanding, long term tenant relationship. Perfect for an investment property.



40 Keyes Court



120 Keyes Court

This 7,980-square-foot facility is engineered for versatility. It features a professional 1,680-square-foot office suite paired with robust warehouse space. With dedicated parking spaces, the property comfortably accommodates the needs of its established long-term tenant and their operations.



Address
120 Keyes Court
Sanford, Florida 32773



Project Size
Total: 7,980 SF
Warehouse: 6,300 SF
Office: 1,680 SF



Status
Vacant



Features

- » Meticulous Upgrades
- » Turnkey Value
- » Site Enhancements
- » Systems & Safety



List Price
\$1,950,000



120 Keyes Court

Turnkey Value

We have taken the guesswork out of maintenance by completing recent high-impact capital improvements. When you acquire 120 Keyes Court, you step into a refreshed environment where the heavy lifting has already been done. Our recent investments include:

- **Exterior Aesthetics:** A complete Sherwin Williams exterior and accent paint job, brand new Stucco front and side and new cap, New double pane insulated, tinted exterior windows, New Carrier 5 ton HVAC for office space and the installation of new high-strength exterior awnings and framing.
- **Interior:** new drywall, ceiling, new concrete, new 20 year sealant of the foundations and underground cabling between buildings new exterior fencing with doors and gates, new office ceiling, drywall and baseboards, electrical upgrades, new high bay lighting, new LED exterior security lighting with whole building surge protection, new HVAC systems for office space and climatized warehouse, new CAT 6 wiring in the office space, new restroom fixtures, door and access control new access control, camera wiring, alarm system, exterior door and lock upgrades.
- **Site Enhancements:** Comprehensive new landscaping and old tree removal along with fresh parking lot striping.
- **Systems and Safety:** New exterior LED security lighting fixtures and periodic professional roof maintenance and service.

Delivered Vacant



120 Keyes Court

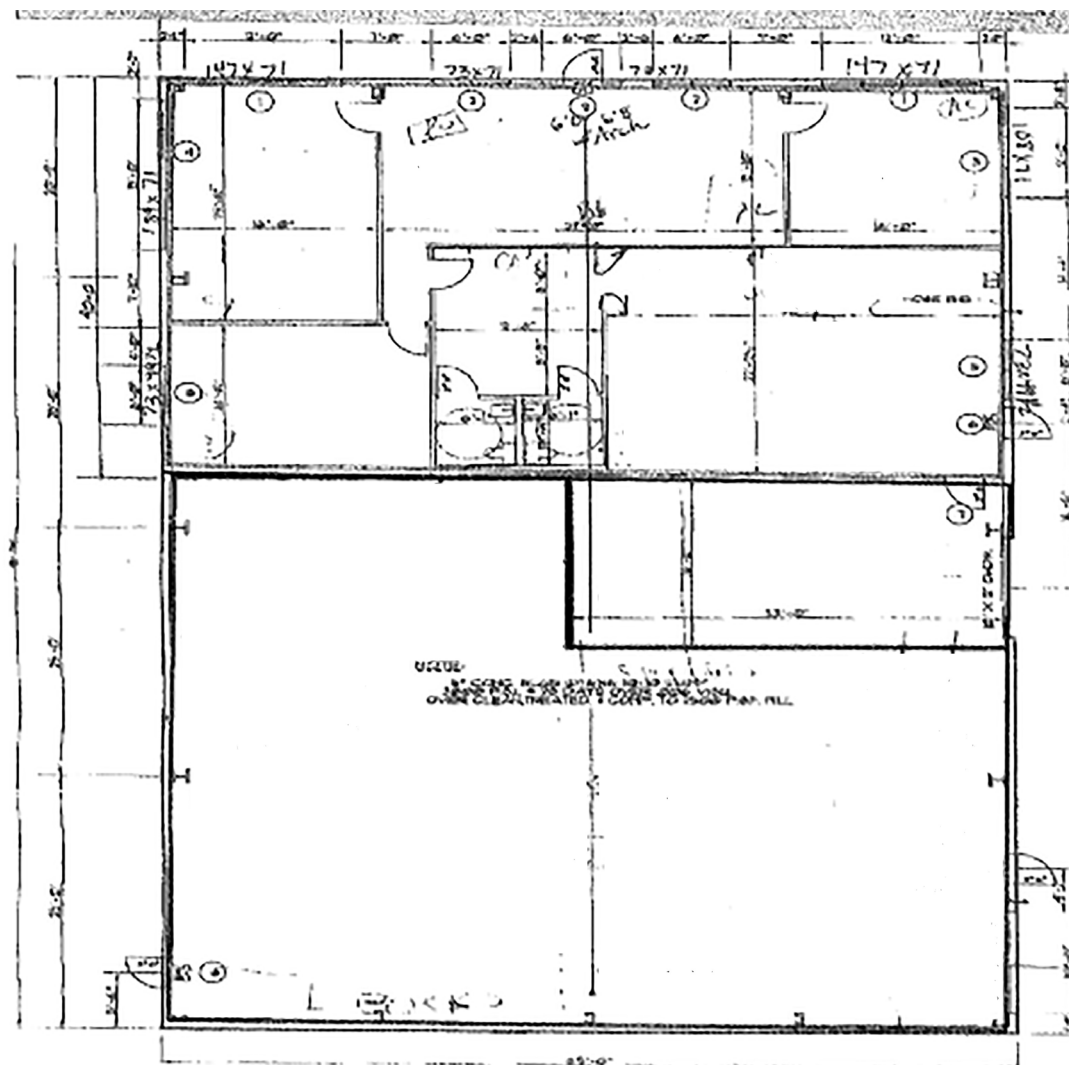


120 Keyes Court



120 Keyes Court





130 Keyes Court

This 10,100-square-foot facility is engineered for versatility. It features a professional 4,580-square-foot office suite which includes 16 private offices paired with robust warehouse space. With dedicated parking spaces, the property comfortably accommodates the needs of its established long-term tenant and their operations.



Address
130 Keyes Court
Sanford, Florida 32773



Project Size
Total: 10,100 SF
Warehouse: 5,250 SF
Office: 4,580 SF



Status
Vacant



Features

- » Meticulous Upgrades
- » Turnkey Value
- » Truck Well & Dock High
- » Systems & Safety



List Price
\$2,450,000



130 Keyes Court

Turnkey Value

We have taken the guesswork out of maintenance by completing recent high-impact capital improvements. When you acquire 130 Keyes Court, you step into a refreshed environment where the heavy lifting has already been done. Our recent investments include:

- **Exterior Aesthetics:** A complete Sherwin Williams exterior and accent paint job, roof re-screw, new gutters, removal of ridge vents with new insulation, new down spouts which now increase the amount of water removal from the roof. New Generac 60 KW Generator to power entire building, new landscaping, xeriscaping and tree replacement, new parking lot stripes.
- **Interior:** New access control system, alarm system, cameras with DVR server, camera with two way intercom, new exterior doors, new door latches, new peep holes for added security new door closers, new acoustical tile ceilings, 20 year sealant of the foundations and underground cabling between buildings, new exterior fencing with doors and gates, electrical upgrades, new high bay lighting, new LED exterior security lighting with whole building surge protection, new panel boxes, new HVAC systems for office space and climatized warehouse, new CAT 6 wiring in the office space, new restroom fixtures, door and access control new access control, camera wiring, alarm system, exterior door and lock upgrades.

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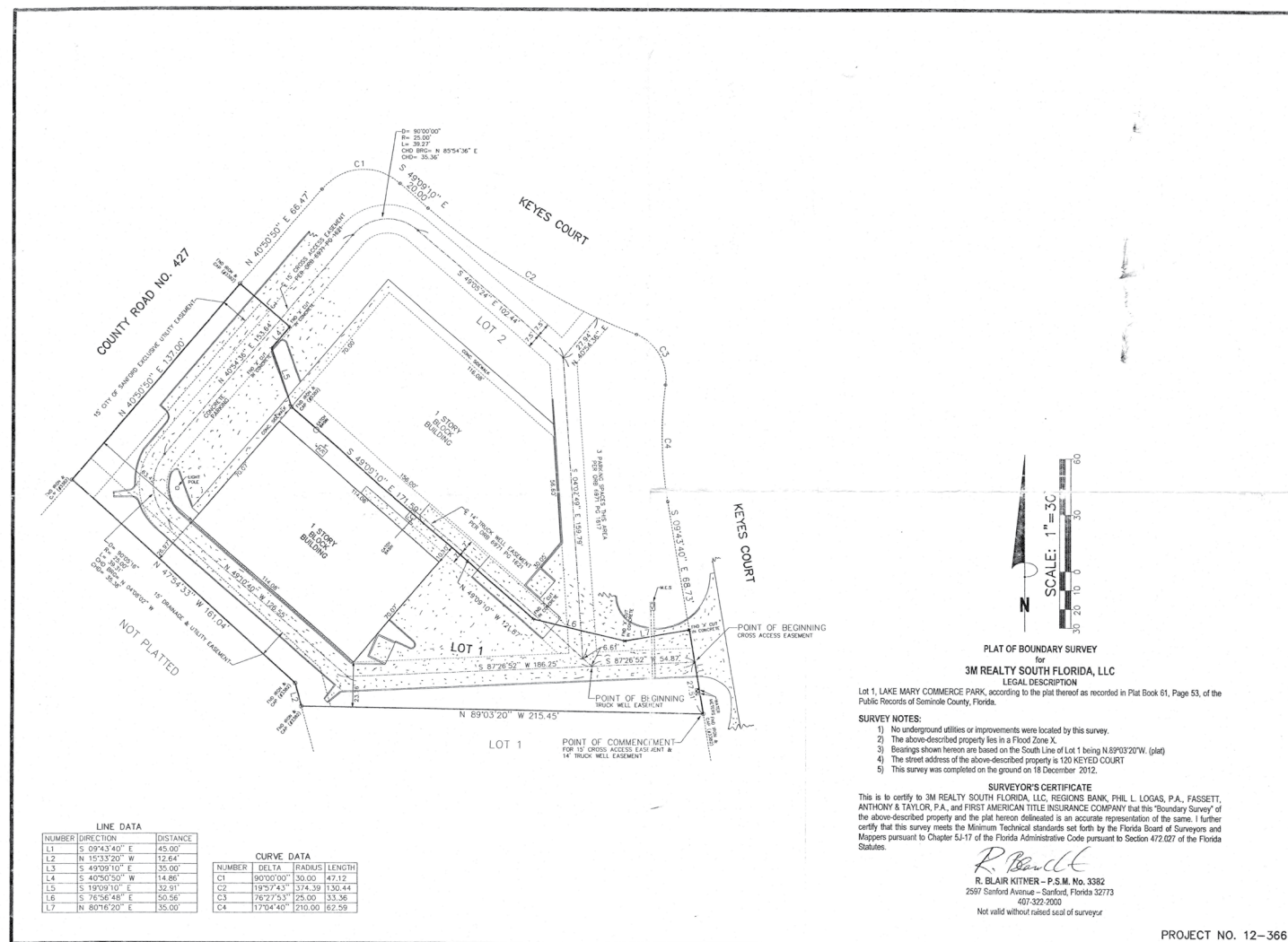
130 Keyes Court



130 Keyes Court

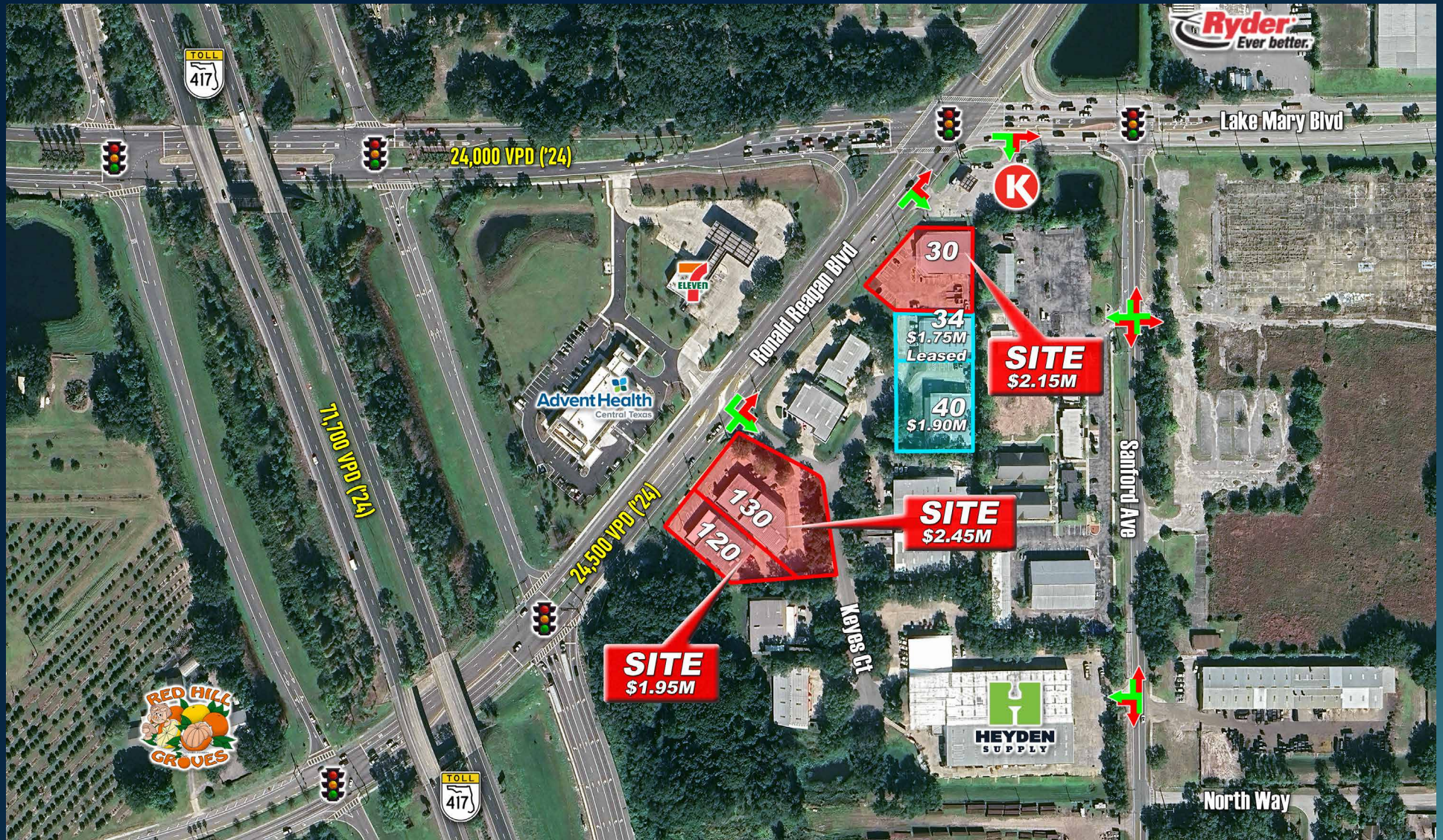


130 Keyes Court

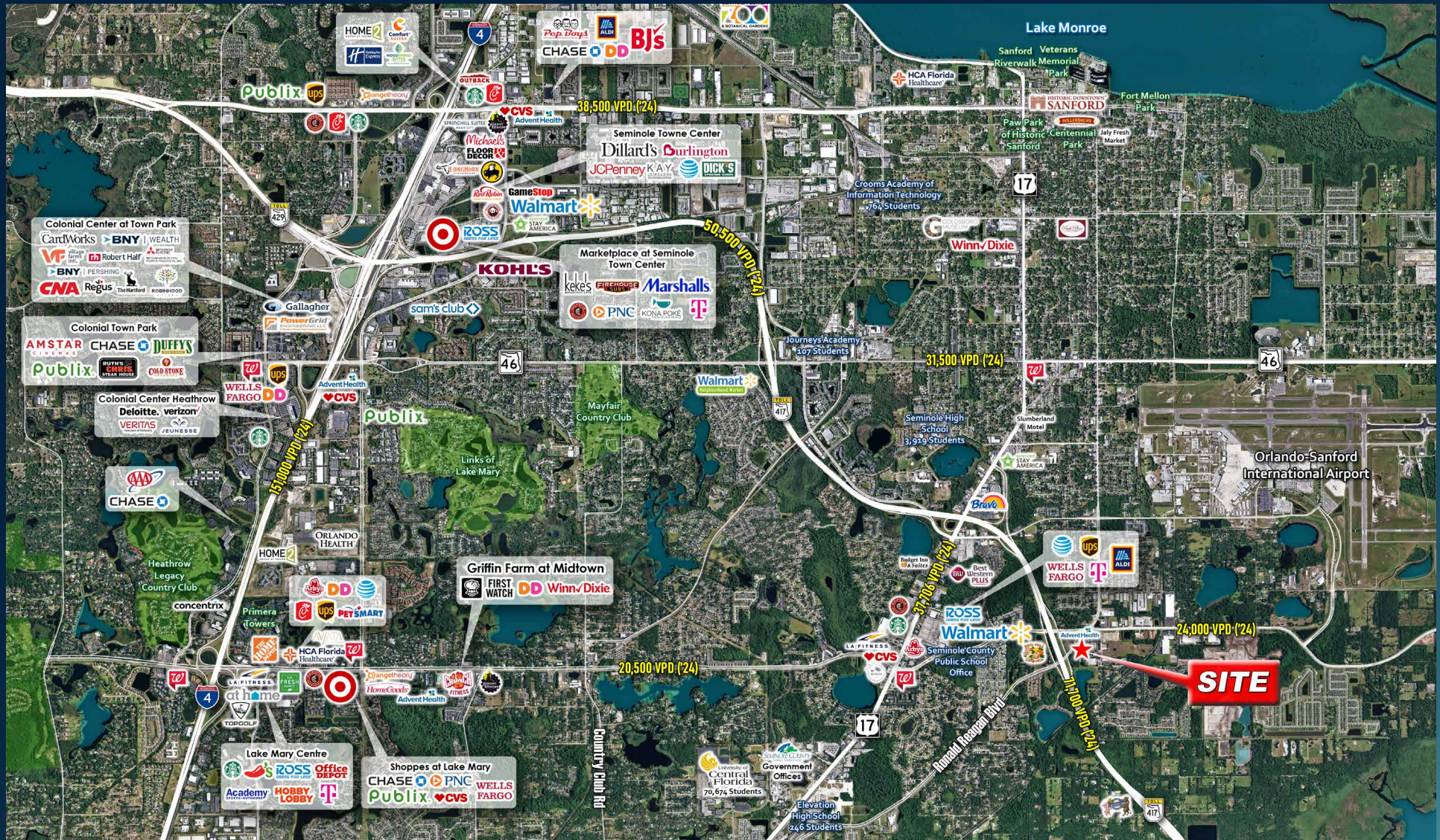




Site Aerial



Market Aerial





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