



FOR SALE



Sanford, Florida

Prime Industrial Warehouse for Sale in Sanford, FL



\$1,850,000



**Warehouse-
Distr and
Storage**



Built in 2001



8,400 SF



1.94 Acres

Presented by

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Property Highlights

- 8,400 SF warehouse on 1.82 acres in Sanford, FL
- Built in 2001 with grade-level access and clear-span construction
- 8x10 roll-up door for efficient loading
- 2017-installed HVAC system for climate control
- Ample parking and outdoor space
- Two access points off Americana Blvd
- 35,000 vehicles daily traffic on US 17-92 for great accessibility
- Close to major highways for strategic connectivity

Offering Summary

Sale Price:	\$1,850,000
Lot Size:	1.94 Acres
Area Square Feet:	8,400 SF
Price Per SqFt:	\$220.24



Each Office Independently
Owned and Operated



Property Description

This 8,400 SF warehouse, situated on 1.94 acres, offers versatile and efficient space for various industrial or commercial uses in the thriving industrial hub of Sanford, FL.

The building was built in 2001, and features grade-level access and clear-span construction, allowing for flexibility in layout and operations. The facility includes an 8x10 roll-up door for seamless loading and unloading. The HVAC system was installed in 2017 for climate control throughout the warehouse, providing a comfortable environment for both employees and equipment.

This property is designed to offer ample parking, indoor space, and outdoor possibilities. It has two access points off Americana Blvd for easy entry and exit.

With 35,000 Daily Traffic on 17-92, located strategically near major highways and transportation routes including approx. 1.2 miles from 417, 6.3 miles from I-4 (5.8 miles via toll), and 7.7 miles from 429 (6.6 miles via toll), this warehouse positions your business for efficient operations and enhanced connectivity within the Central Florida region.



Location Information

For Sale	Prime Industrial Warehouse in Sanford, FL
Street Address	1100 Americana Blvd
City, State, Zip	Sanford, FL 32773
County	Seminole
Nearest Highway	17-19

Building Information

Building Size	8,400 SF
Number of Floors	1
Year Built	2001
Free Standing	Yes
Number of Buildings	1

Utilities & Amenities

HVAC	Yes
Restrooms	2

Sale Price

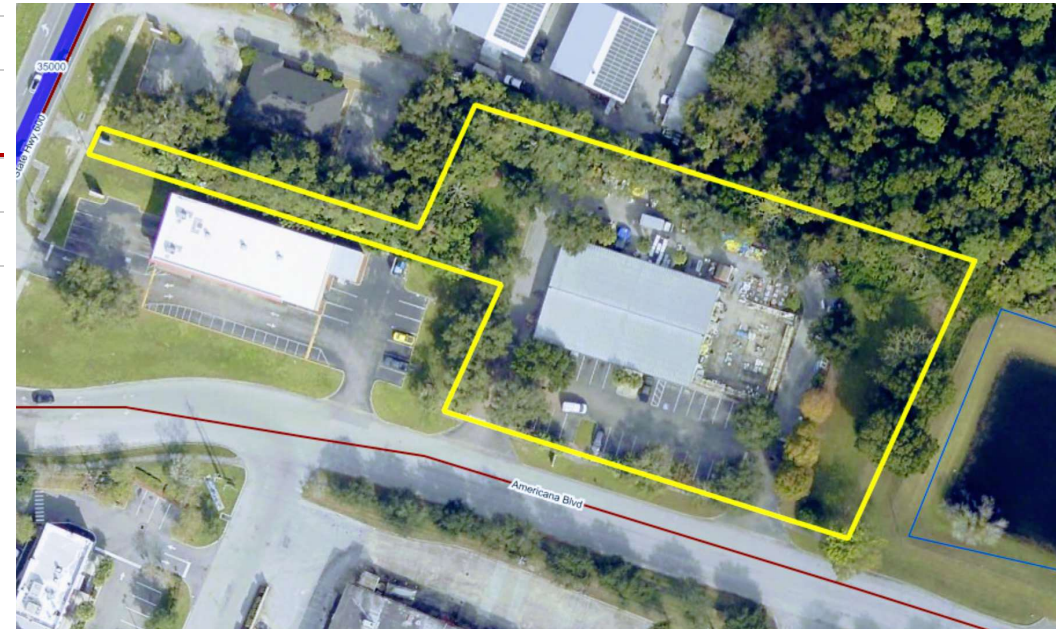
\$1,850,000

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	GC2
Lot Size	1.94 Acres

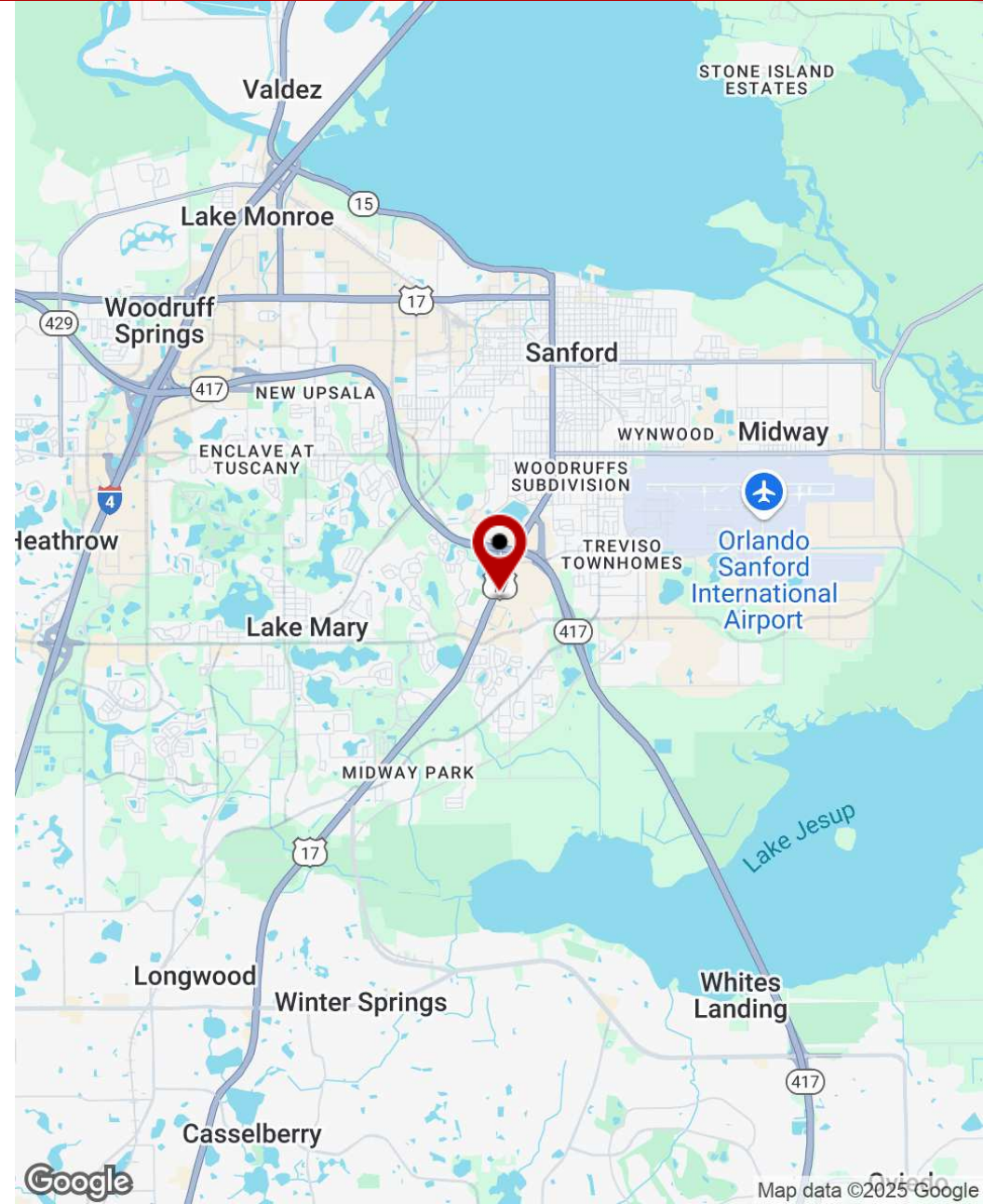
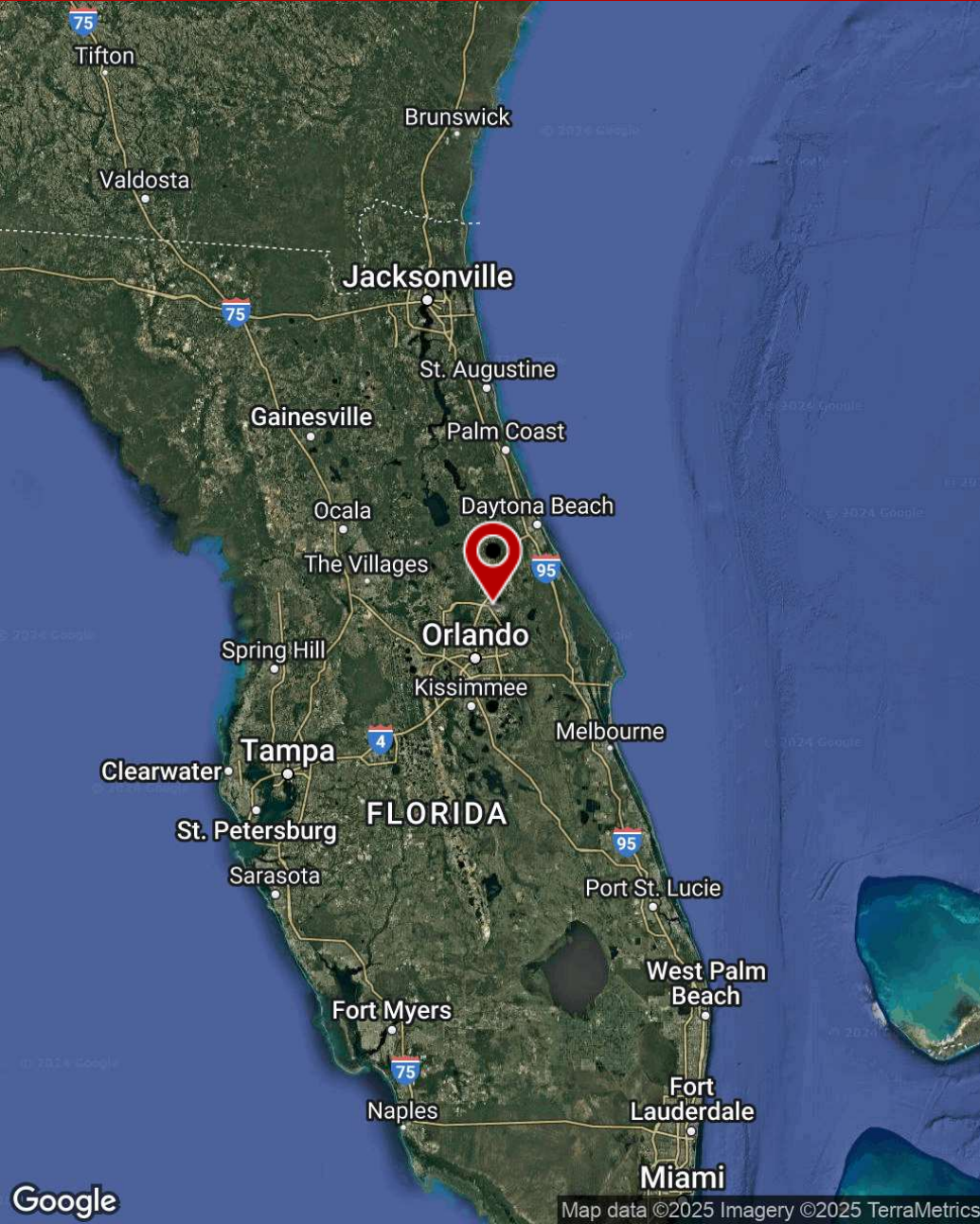
Parking & Transportation

Parking Type	Surface
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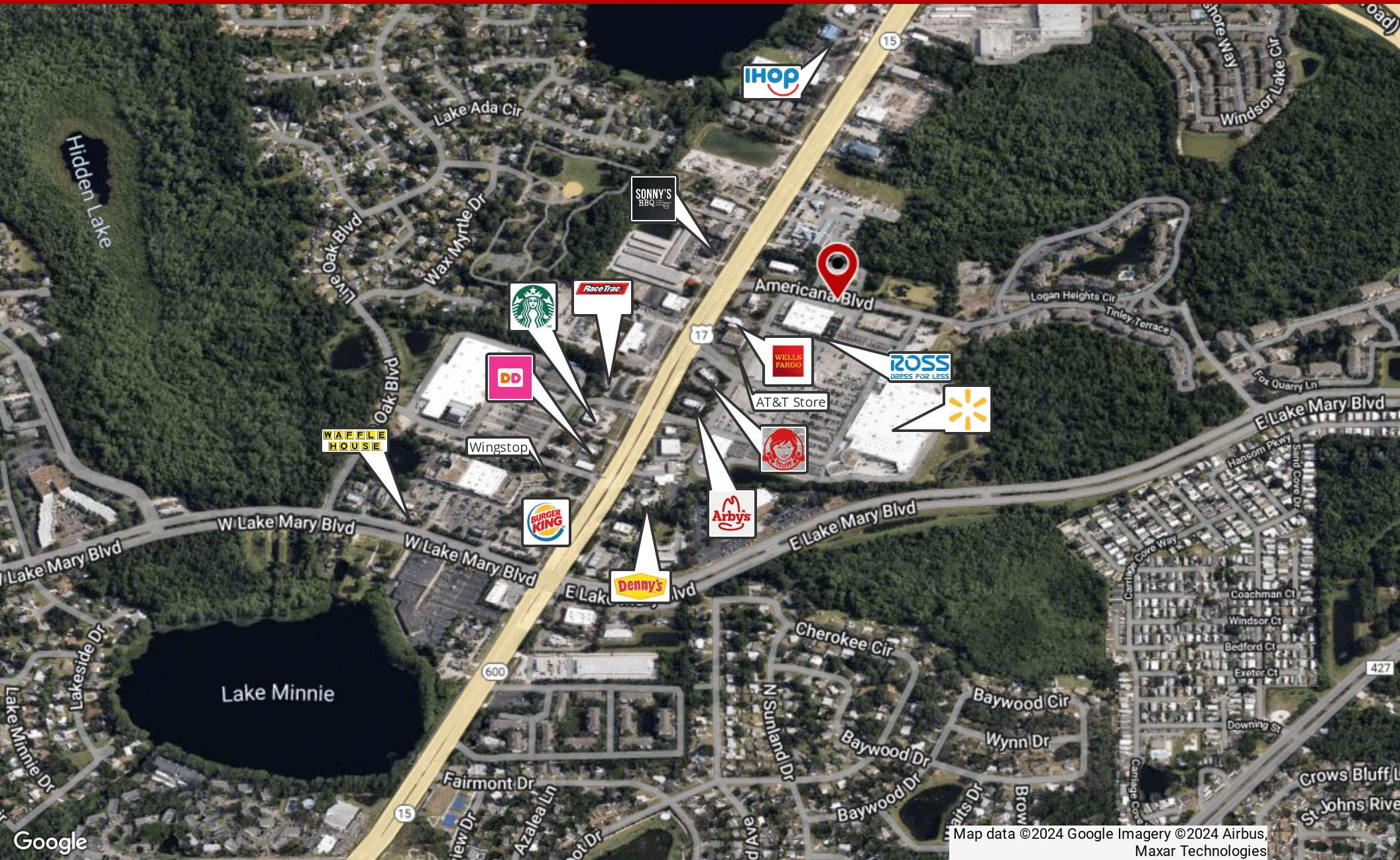


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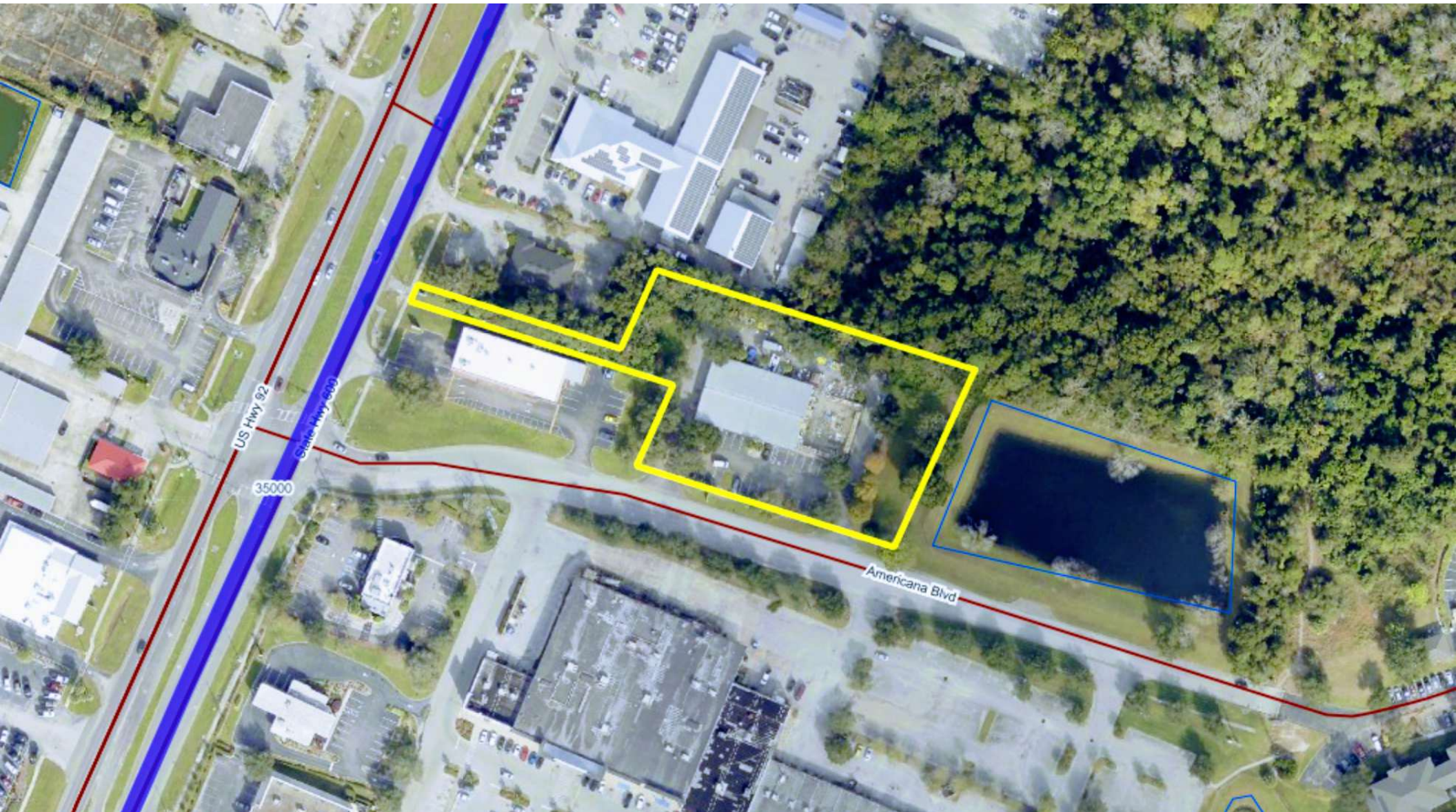
Regional Map



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