

# FOR LEASE FLEX / WAREHOUSE ON 17-92

**Two Buildings**

**4,300 SF to 21,250 SF**

**4,300 SF to 22,290 SF**

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



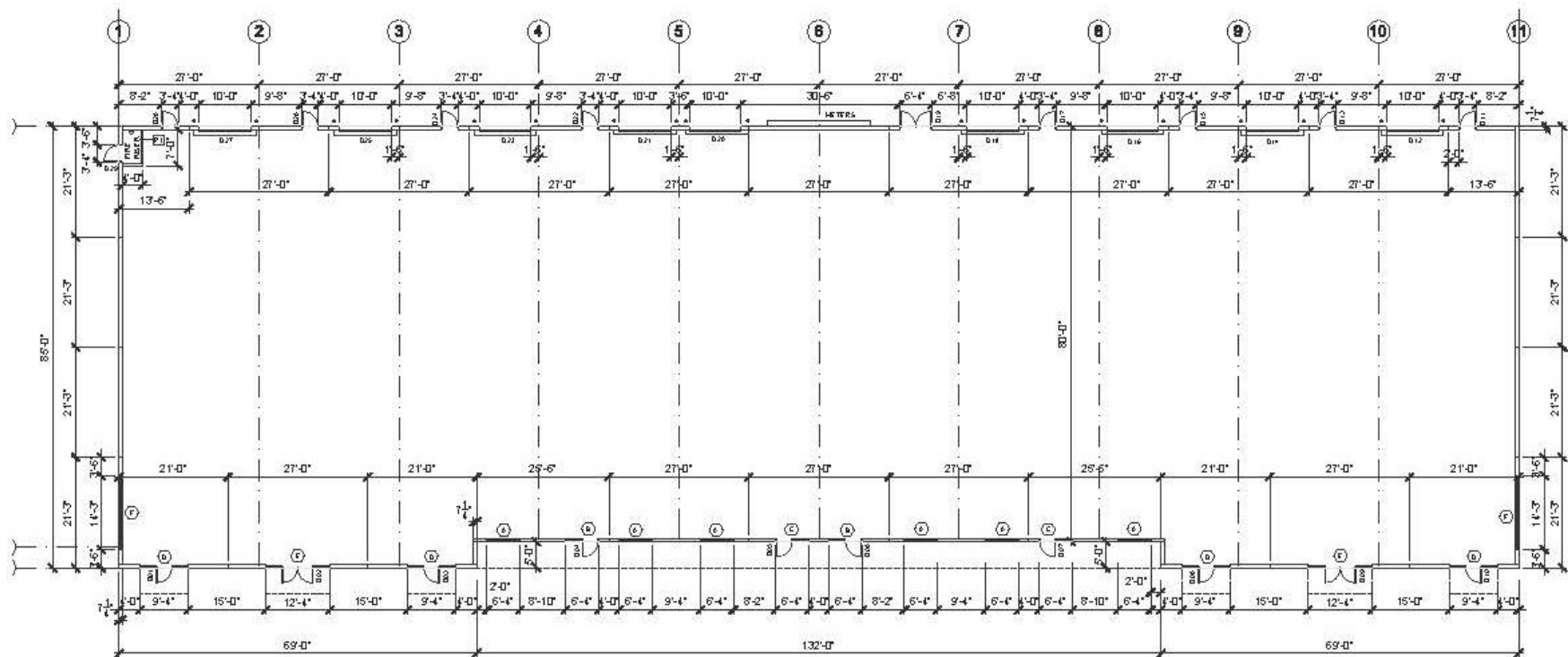
**New Tilt-Wall Construction.  
Quick Move in and Custom build out interior available.  
1.5 miles from Interstate 4.**







- 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



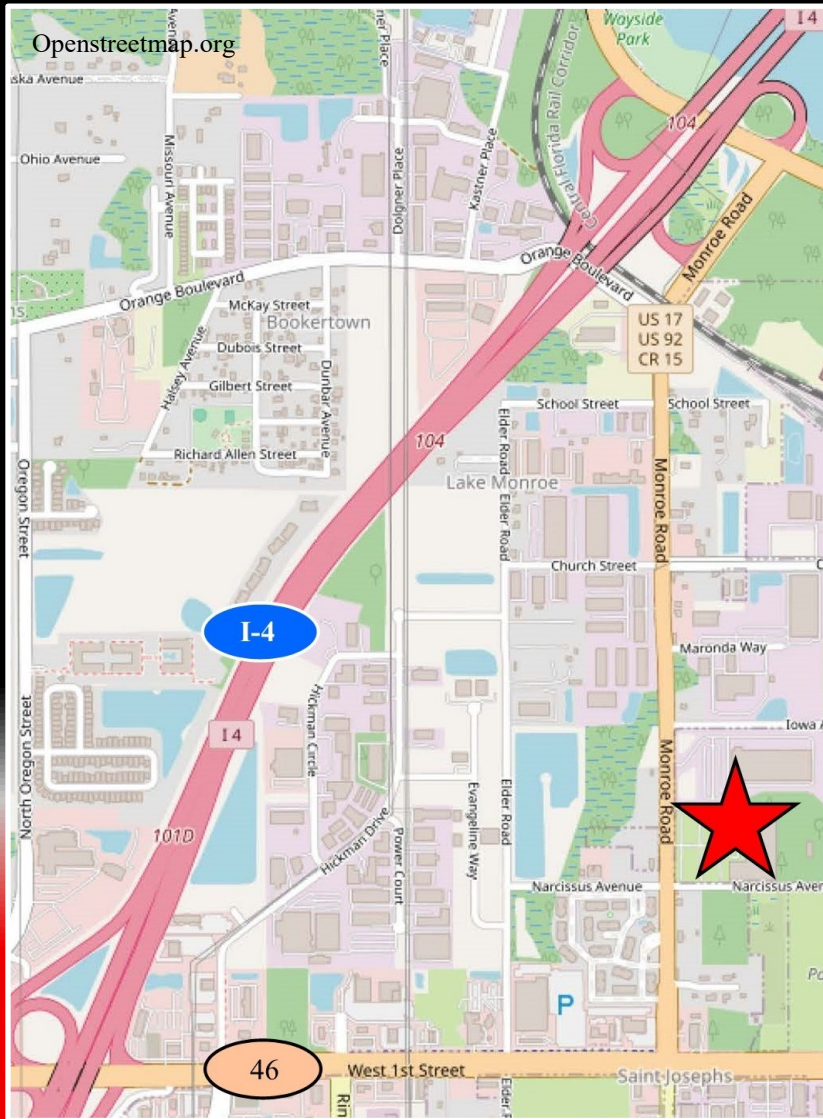
Typical Floor Plan

# 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

4,300 SF to 21,250 SF  
4,300 SF to 22,290 SF

Lease Rate \$13.95 PSF Triple –Net



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