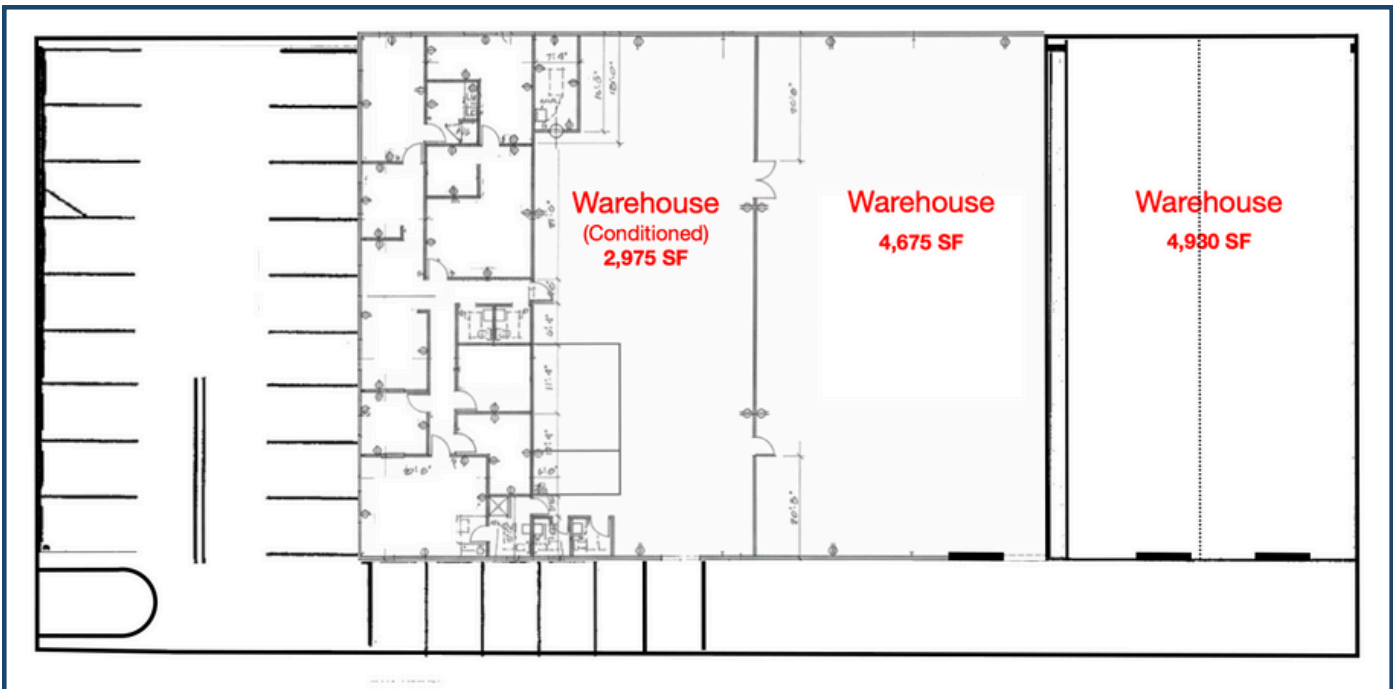
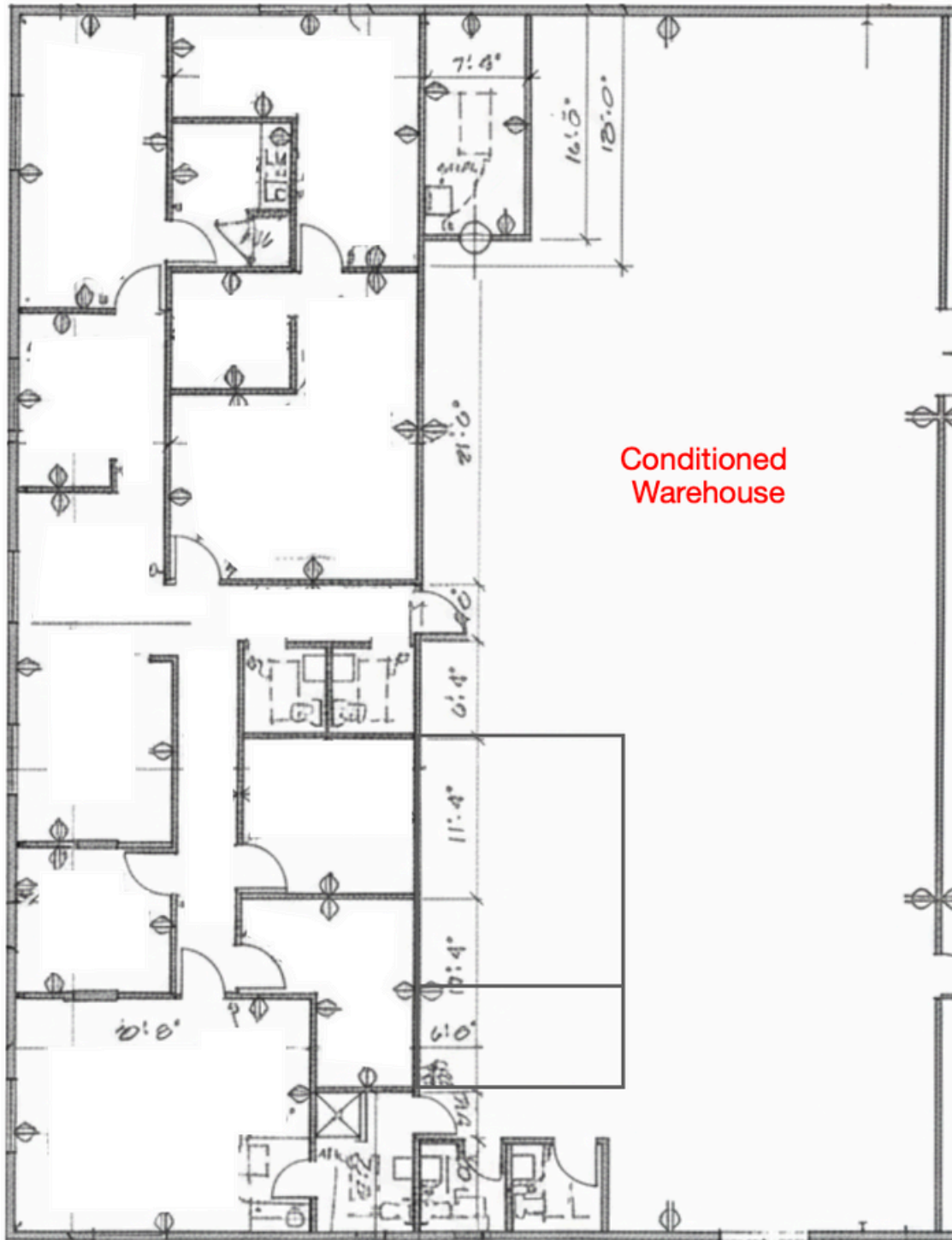




Orlando Industrial Real Estate is pleased to present this ±15,000 SF freestanding industrial property at 501 Central Park Dr, Sanford, FL. The building offers a flexible mix of office, conditioned warehouse, and traditional warehouse space, ideal for users seeking both functionality and visibility. Located in Seminole County's highly desirable infill market with quick access to I-4, this is a rare opportunity in one of Central Florida's most competitive industrial corridors.

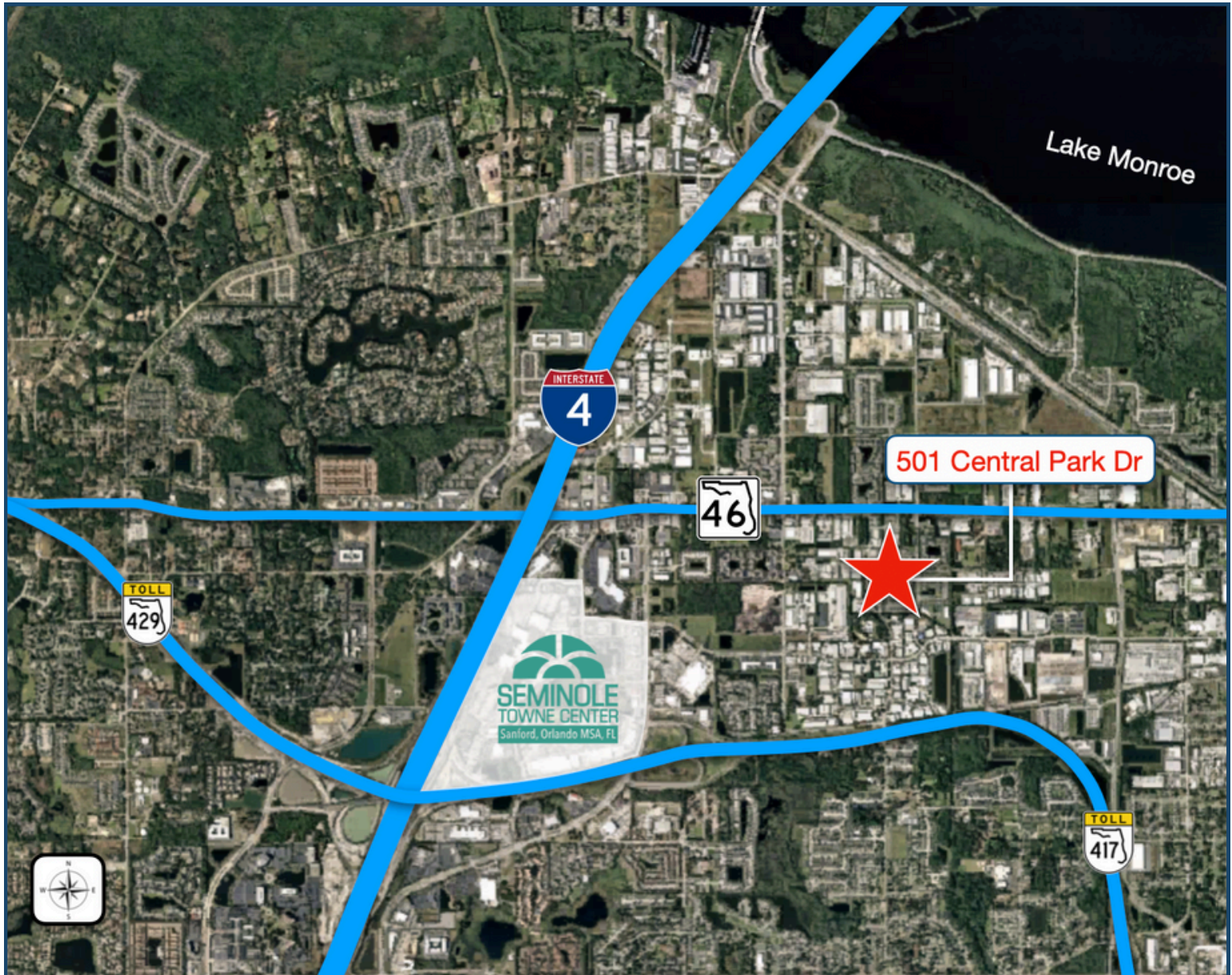
- **AVAILABLE:** 14,960 SF
  - **OFFICE:** 2,380 SF
  - **CONDITIONED WAREHOUSE:** 2,975 SF
- **BASE RATE:** \$14.25 PSF
  - **OP EX:** \$3.25 PSF
- **DOORS:** 3 GRADE LEVEL (10' X 12')
- **CLEAR HEIGHT:** 18'
- **PARKING:** 24 SPACES
- **ZONING:** RI-1 (RESTRICTED IND.)
  - PER CITY OF SANFORD
- **FREESPAN WAREHOUSE**
- **BUILDING SIGNAGE**





FLOOR PLAN: OFFICE & CONDITIONED WAREHOUSE





## ARTERIAL MAP