

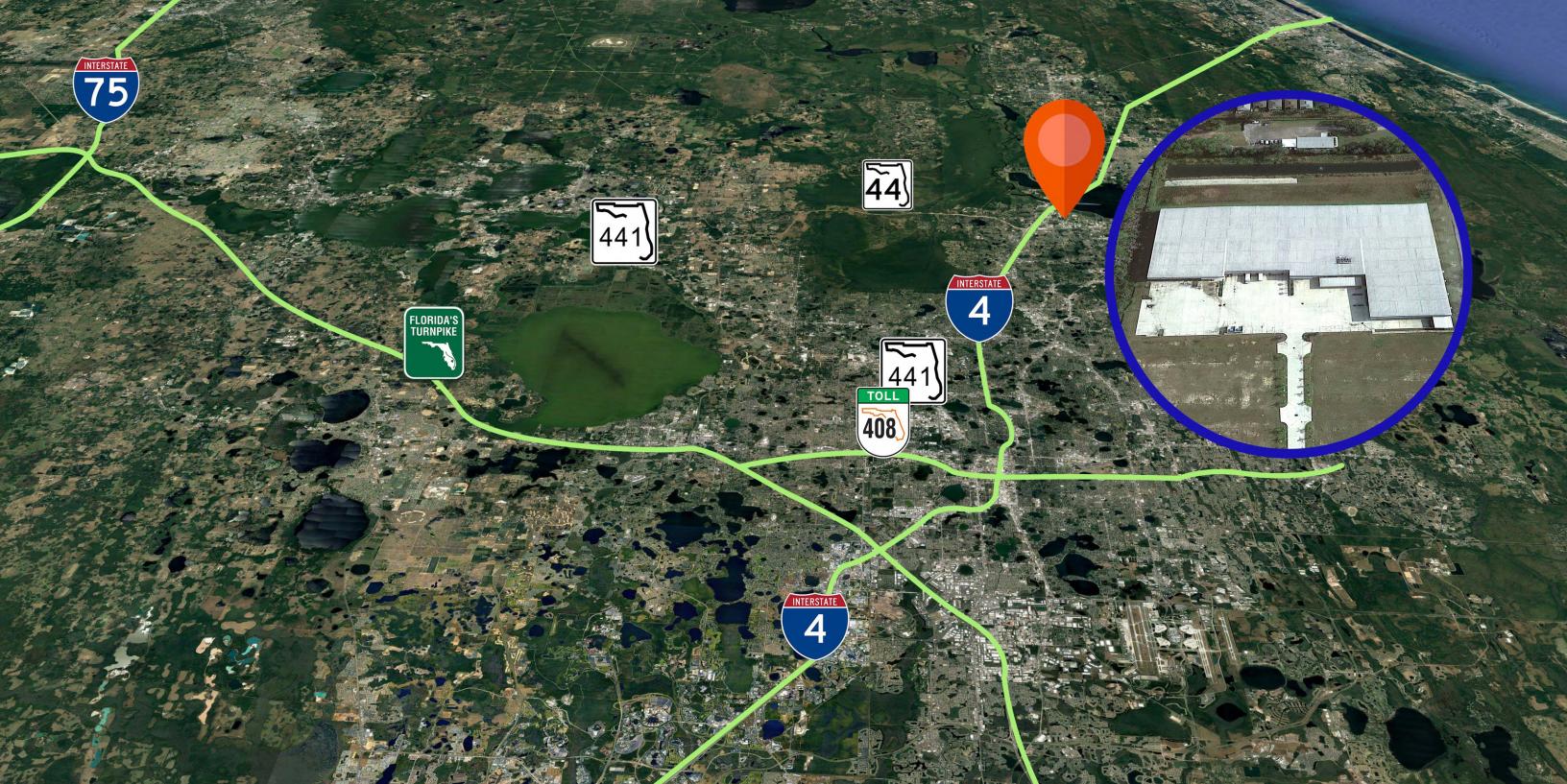


FOR
LEASE

**GANESH NORTH PARK
343 MONROE RD, SANFORD FL**



**Allied Commercial
REAL ESTATE**



PHASE 1 COMPLETE

Building 1:	166,500 SF	Frontage:	Monroe Road in Sanford
Available:	22-50,000 SF	Access:	0.7 miles to I-4 ramp, next to FEDEX facility
Office:	Built to Suit	Zoning:	PD in the city of Sanford
Loading:	Front Load: 5 dock high, 2 grade level	Future Land Use:	Westside Industry and Commerce
Construction:	Tilt-wall		
Clear Height:	32' at eve, 36' at peak		
Typical Column Spacing:	25' x 84'; loading area column spacing 60' x 25'	UTILITIES	
Truck Court:	190' concrete apron	Cable:	Spectrum
Sprinkler System:	ESFR	Water/Sewer:	City of Sanford
Lighting:	LED	Power:	Florida Public Utilities
Concrete Thickness:	7" at loading area, 6' throughout	Gas:	Florida Public Utilities
		Asking Rate:	From \$8.25 plus \$2.50 in Opex

SHER TOLAN, SIOR

407-810-2291

stolan@allied-comm.com

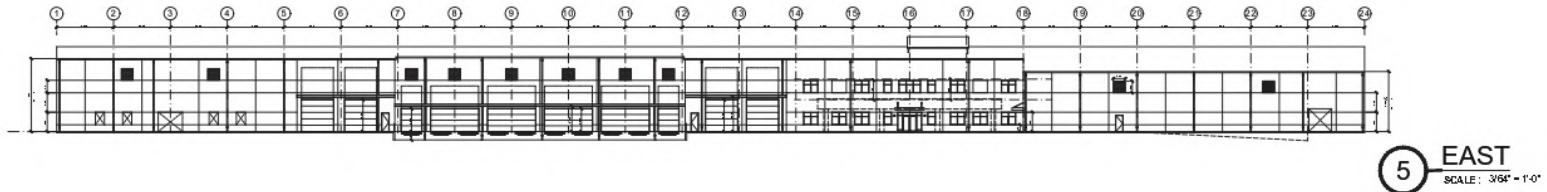
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Orlando, FL 32819

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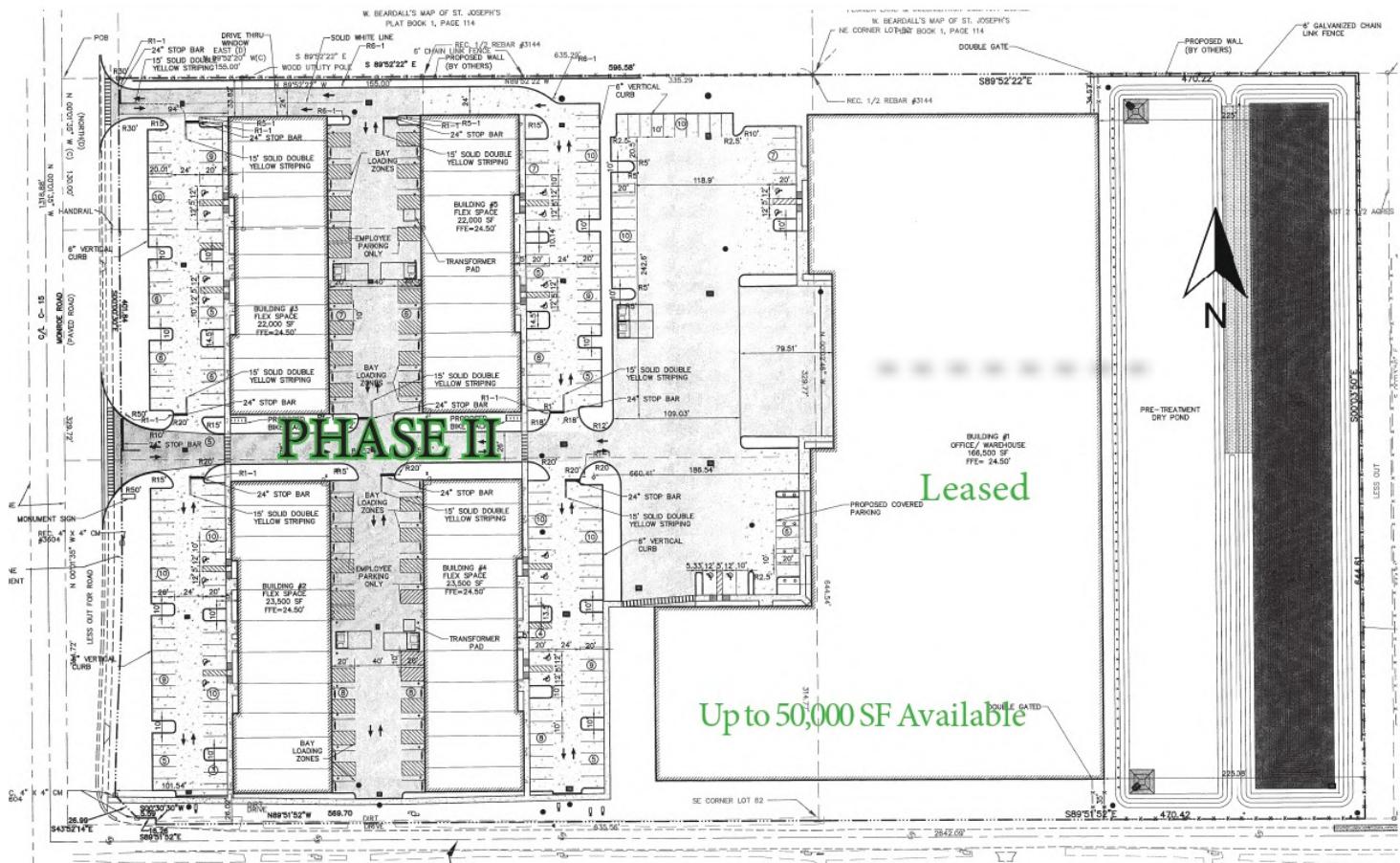


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PHASE 1 - COMPLETE

PHASE 2 - IN PLANNING STAGES



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