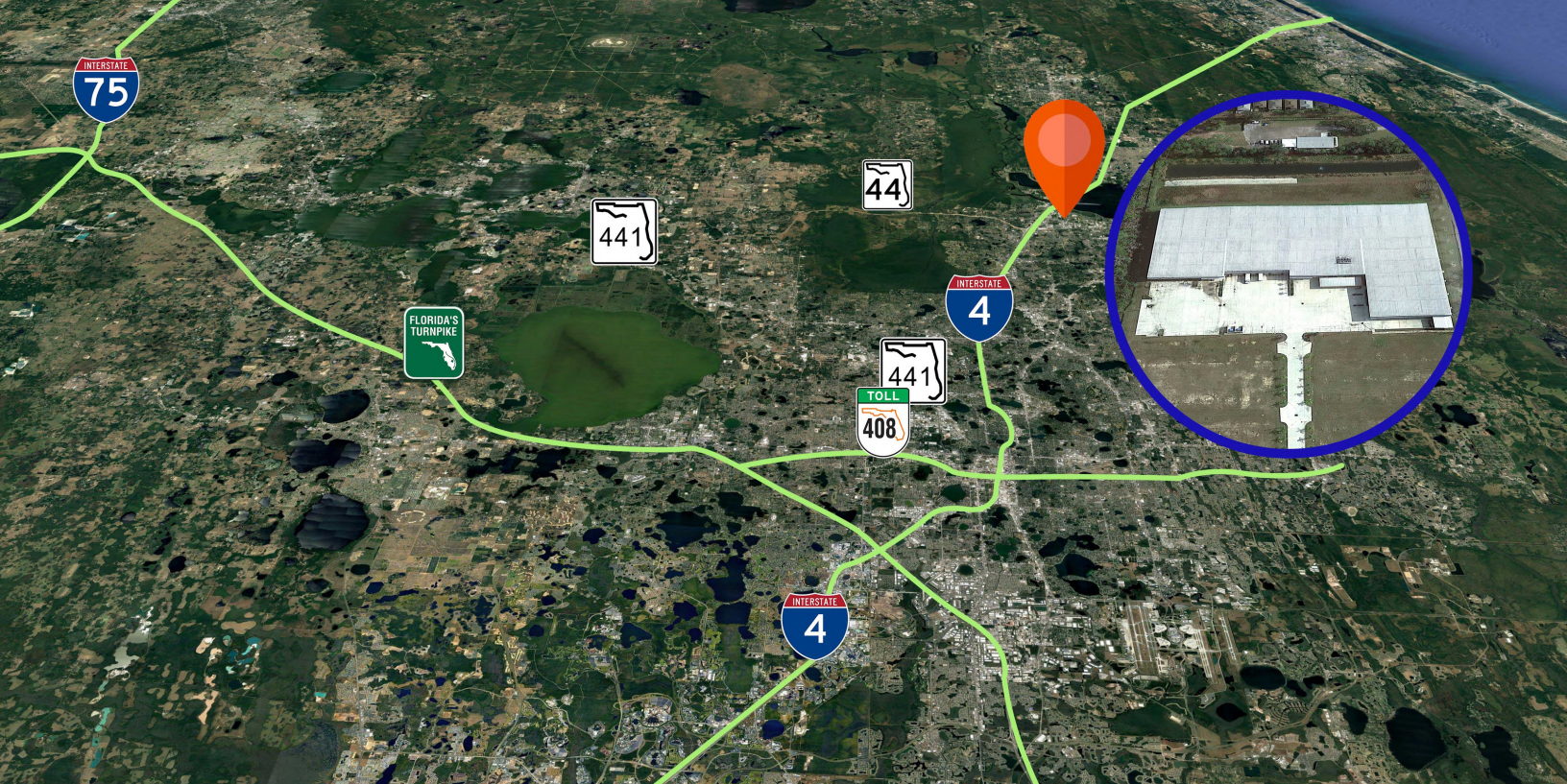




**FOR
LEASE**

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





PHASE 1 COMPLETE

Building 1: 166,500 SF
Available: 22-50,000 SF
Office: Built to Suit
Loading: Front Load: 5 dock high, 2 grade level
Construction: Tilt-wall
Clear Height: 32' at eve, 36' at peak
Typical Column Spacing: 25' x 84'; loading area column spacing 60' x 25'
Truck Court: 190' concrete apron
Sprinkler System: ESFR
Lighting: LED
Concrete Thickness: 7" at loading area, 6' throughout

Frontage: Monroe Road in Sanford
Access: 0.7 miles to I-4 ramp, next to FEDEX facility
Zoning: PD in the city of Sanford
Future Land Use: Westside Industry and Commerce

UTILITIES

Cable: Spectrum
Water/Sewer: City of Sanford
Power: Florida Public Utilities
Gas: Florida Public Utilities
Asking Rate: From \$8.25 plus \$2.50 in Opex

SHER TOLAN, SIOR

407-810-2291

stolan@allied-comm.com

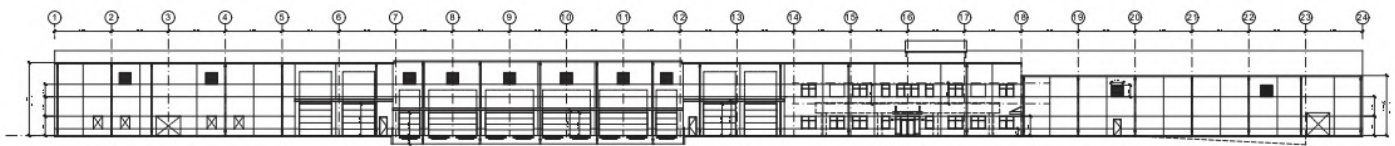
5401 S Kirkman Rd. Suite 310

Orlando, FL 32819

www.allied-comm.com



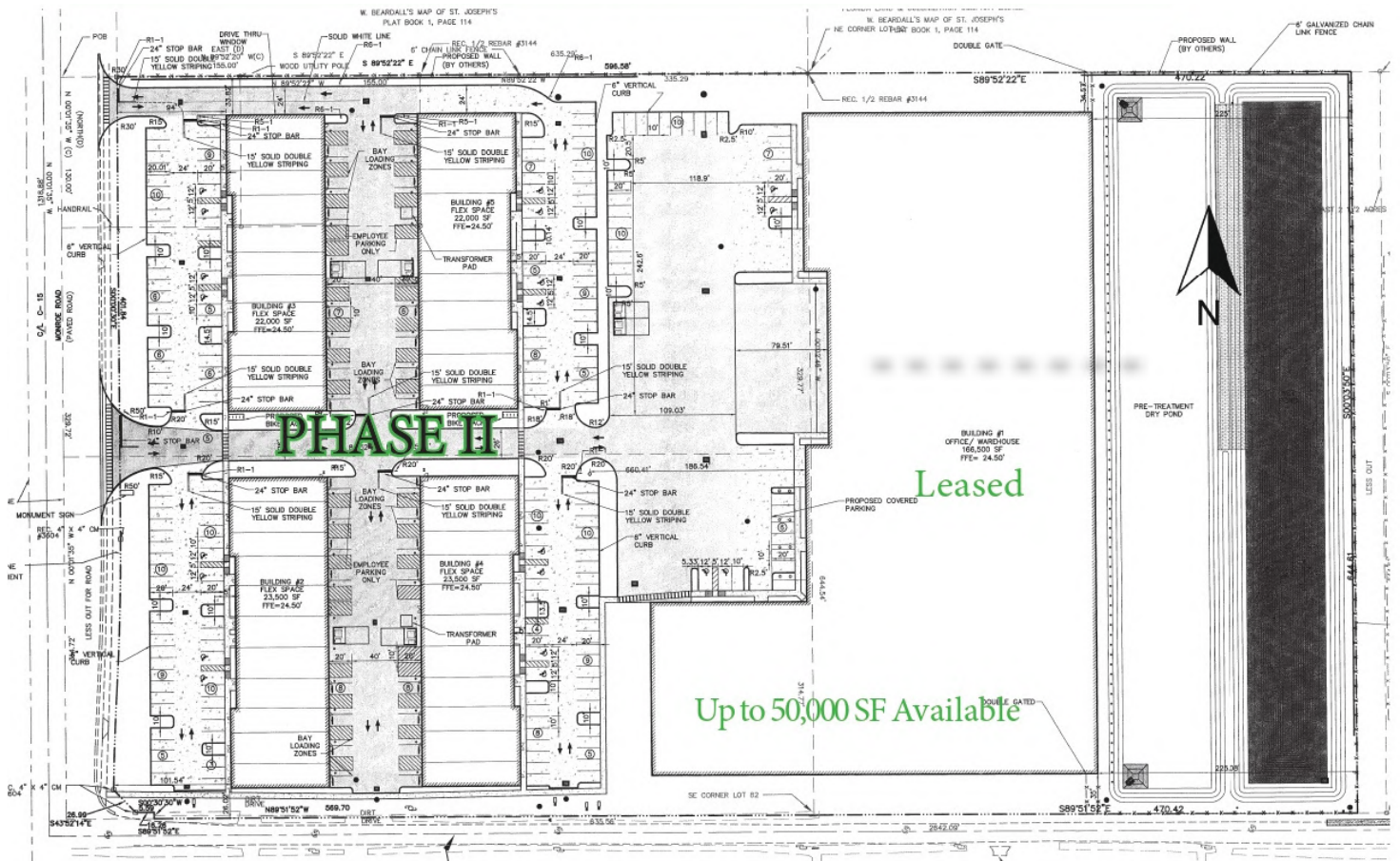
Allied Commercial
REAL ESTATE



5 EAST
SCALE: 3/64" = 1'-0"

PHASE 1 - COMPLETE

PHASE 2 - IN PLANNING STAGES



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