

# 247

POWER COURT

SANFORD, FL 32771



MORE INFORMATION



22,500 SF | \$8.50 PSF \$2.75 OPEX

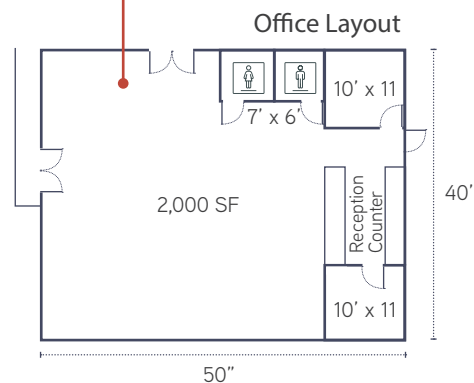
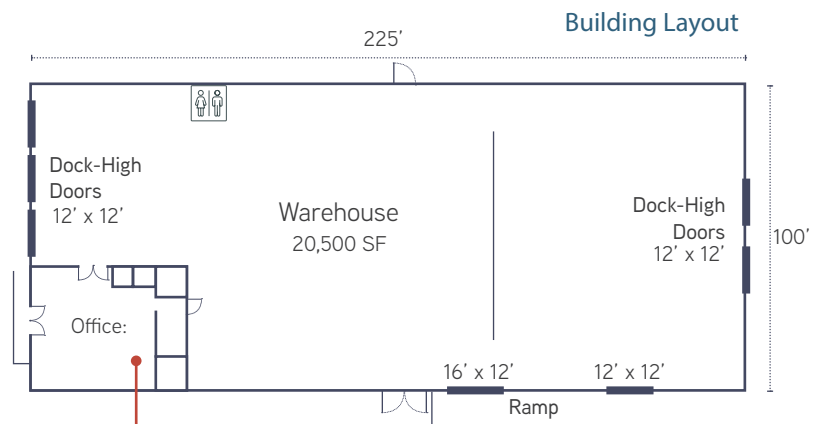
**CBRE**



# PROPERTY SUMMARY

Prime Industrial Space Available in Sanford, Florida: Discover the 22,500 square foot standalone building that combines functionality with convenience. Nestled in the heart of Sanford, this property features 2,000 square feet of modern office space and an expansive yard for parking or outdoor material storage. Seamlessly connected to I-4, SR-429, and SR-417, it's a strategic hub for your business. Plus, the proximity to Sanford Airport ensures efficient logistics.

Rentable SF	22,500 SF
Office	2,000 SF
Building Height	19' - 23'
Clear Height	17' - 21'
Doors	6 Dock-High   1 Ramp
Loading Configuration	Front / Side / Rear
Parking	Ample Employee & Trailer
Truck Courts	Front: 72'   Side: 34'   Rear 72'
Sprinklers	Wet
Power	3-phase



# LOCATION HIGHLIGHTS

SANFORD



## KEY DISTANCES

I-4, SR-417, SR- 429  
1-5 Minutes

Sanford Airport  
15 Minutes

Orlando Tourism  
35-45 Mins

Orlando's Intl. Airport  
40 Mins

Daytona Beach  
45 Mins

## SANFORD, FLORIDA

Situated in a region with a robust economic growth and is located within the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA), which is projected to show steady growth in economic indicators, making it an excellent choice for business expansion.

## LOCATION

Sanford is within close proximity to major tourist attractions such as Walt Disney World, Universal Studios and Sea World, as well as the nation's second largest university, the University of Central Florida, offering a vast customer base and a diverse pool of potential employees.

## CENTRAL FLORIDA

The region is home to a robust array of amenities, including some of the largest hotels in the country, the second largest convention center in America, and major sports teams, thereby creating a vibrant environment conducive to business growth. The average annual wage growth in the MSA is expected to be 3.5 percent, creating a prosperous environment for businesses and their employees.





# INDUSTRIAL



## LEASING CONTACTS

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