



W. AIRPORT BLVD / MCCRACKEN RD, SANFORD, FL 32771

FOR SALE PREMIER INDUSTRIAL INFILL SITE

Lot size 9.14 Acres

Approved for Up to 116,164 s.f.

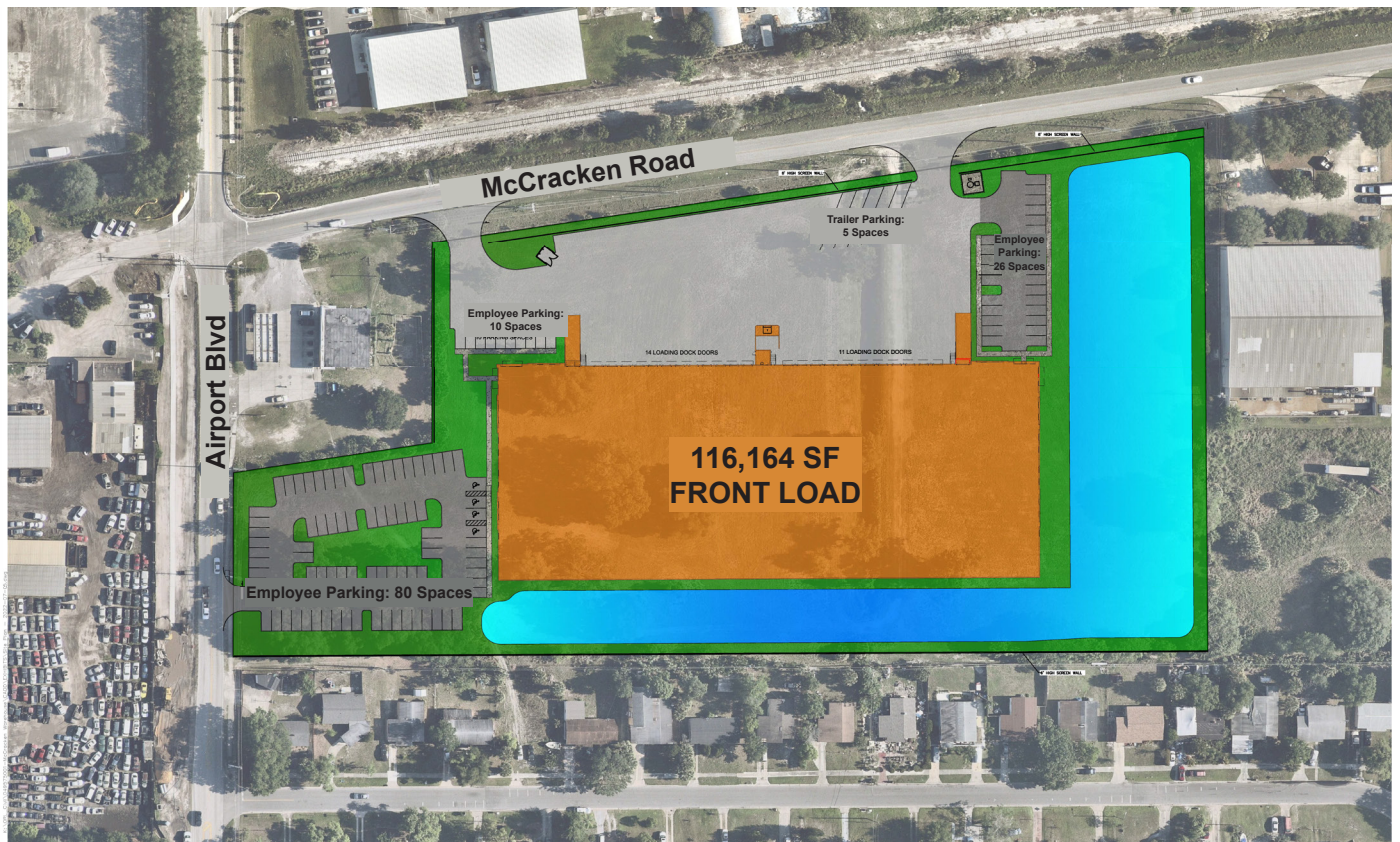
Approved for Outdoor Storage

Industrial Zoning

Close proximity to I-4, 417, and Sunrail

Call for Price





PROPOSED BUILDING SPECIFICATIONS

2

BUILDING SIZE	UP TO 116,164 SF
CONSTRUCTION TYPE	TILT WALL
BUILDING DIMENSIONS	580' X 200'
LOADING DESIGN	FRONT LOAD
OFFICE SPACE	BTS
CEILING HEIGHT	32'
COLUMN SPACING	54' X 50'
SPEED BAY	65'
EMPLOYEE PARKING	116 SPACES
TRAILER PARKING SPACES	5 SPACES
LOADING DOORS	25 (9' x 10')
DRIVE IN DOOR	2 (12' X 14')
TRUCK COURT DEPTH	146' - 248'
LAYDOWN STORAGE	3 ACRES
POWER	1,200 AMPS
WAREHOUSE LIGHTING	LED
SPRINKLER	ESFR
SLAB	6" REINFORCED (4,000 PSI)
UTILITIES	FPL
ZONING	INDUSTRIAL

KEY REGIONAL DEMOGRAPHICS



LABOR FORCE	5 MILE	10 MILE	20 MILE
TOTAL POPULATION	114,334	332,187	1,313,976
CIVILIAN POPULATION AGE 16+ LABOR FORCE	91,491	271,832	1,085,767
TRANSPORTATION / WAREHOUSING	3,264	8,979	32,720
AVERAGE HOUSEHOLD INCOME	\$72,156	\$70,652	\$97,915

SANFORD



The property is located in Sanford with immediate access to Interstate 4, the Central Florida Greenway (SR 417), State Road 46, and US Highway 17/92.

The property is surrounded by numerous amenities including the vibrant and growing downtown Sanford and Riverwalk areas, Central Florida Zoo and Botanical Gardens, and Seminole Towne Center. Transportation options include a nearby SunRail station and the Orlando Sanford International Airport.

Key benefits include:

Sanford, Florida provides businesses with a strategic location, excellent transportation infrastructure, access to major markets, cost-saving opportunities through the FTZ, a skilled workforce, a business-friendly environment, and a high quality of life for employees.

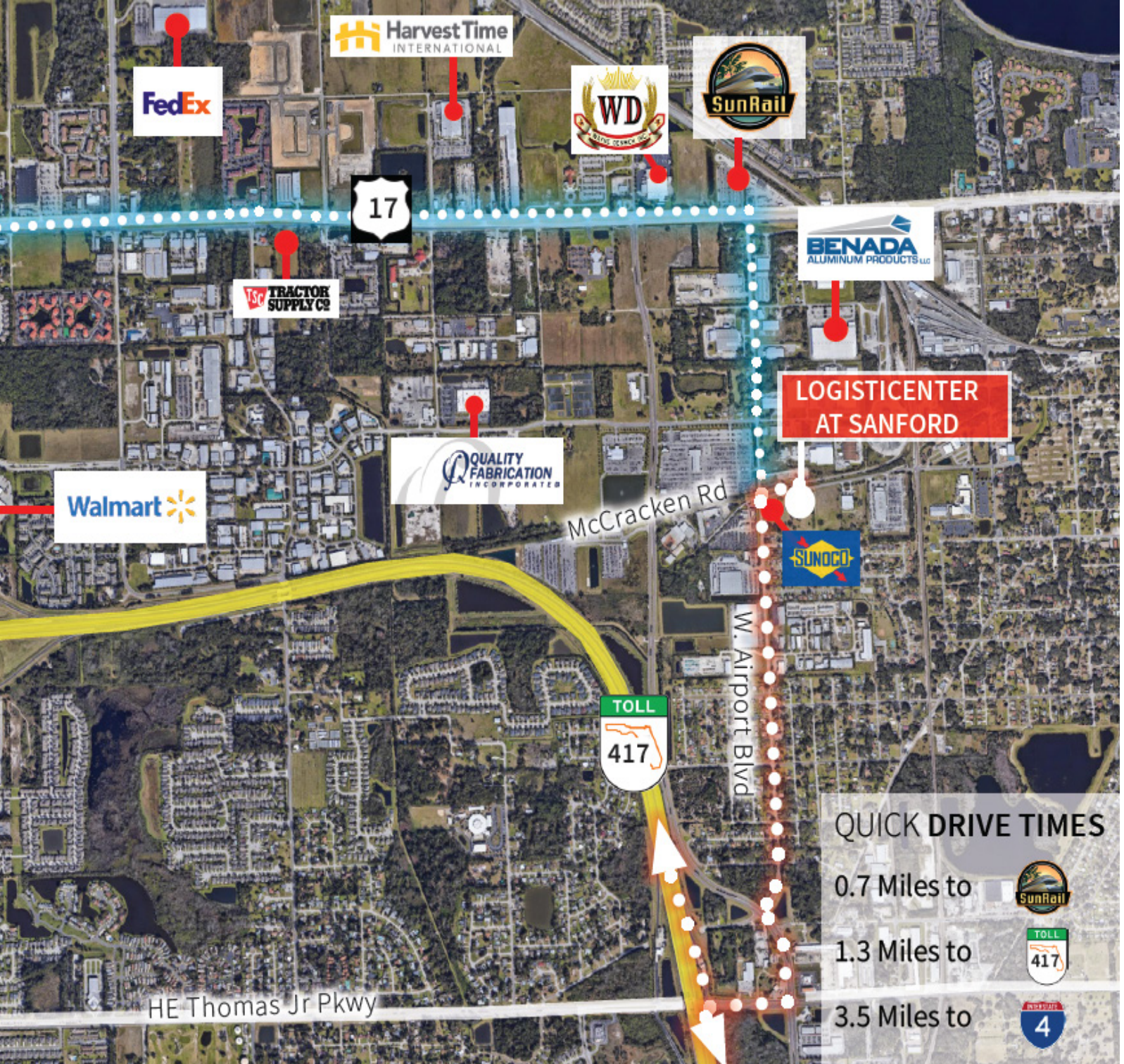
Strategic Location: Logisticenter at Sanford is in the ideal hub for distribution and logistics operations, allowing businesses to reach customers efficiently within the region and beyond.

Proximity to Major Markets: Sanford is within close proximity to major markets like Orlando, Tampa, and Jacksonville. This provides businesses with access to a large customer base and allows for efficient distribution throughout Florida and the Southeastern United States.

AMENITIES MAP



- | | | | |
|---|-----------|---|----------|
|  | 0.6 MILES |  | 23 MILES |
|  | 1.6 MILES |  | 29 MILES |
|  | 3.2 MILES |  | 37 MILES |
|  | 5.5 MILES |  | 51 MILES |
|  | 22 MILES |  | 69 MILES |



CENTRAL FLORIDA LOGISTICS HUB

Sanford, along with neighboring cities like Orlando, is a vital hub for logistics and distribution in Central Florida. With a growing e-commerce sector and the presence of major logistics players, the area offers a robust supply chain infrastructure and access to transportation networks, making it an attractive location for businesses.



Major Cities		
Orlando		30 Miles
Tampa		107 Miles
Jacksonville		120 Miles
Ft. Myers		182 Miles
Miami		258 Miles
Savannah, GA		259 Miles
Atlanta, GA		499 Miles



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