

BLACK__LINE



FOR SALE

SANFORD COMMERCE PARK

109 COMMERCE WAY

— SANFORD, FL 32771

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_PROPERTY DETAILS

PROPERTY OVERVIEW

DO NOT DISTURB TENANT. Freestanding industrial/flex building within Sanford Commerce Park — one of Seminole County's premier light-industrial corridors. Constructed in 1987 of concrete block and metal, this well-configured property delivers a versatile warehouse-to-office layout with full HVAC throughout, dock-high loading, and a ±0.73-acre site.

Strategically positioned just 1.0 mile from State Road 417 and 4.2 miles from the SR-417/I-4 interchange, this location offers exceptional regional connectivity for small- to mid-sized users seeking efficient access to Central Florida's major distribution corridors.

BUILDING SPECIFICATIONS

TOTAL SF	OFFICE SF
10,992 ±	3,740 ±
YEAR BUILT	CONSTRUCTION
1987	Block & Metal
CLEAR HEIGHT	SITE
13' - 15'	0.73 Acres
LOADING	DOOR SIZE
Dock-High	12 x 12
HVAC	POWER
100% A/C	120/240v Single Phase
UTILITY PROVIDER	ZONING
FPL	RI-1

PRICING

ASKING PRICE

\$2,125,000

\$193 / SF

Tenant will vacate upon sale.

LOCATION & ACCESS

State Road 417	4 min · 1.1 mi
SR-417 / I-4 Interchange	8 min · 4.2 mi
State Road 429	9 min · 4.3 mi
Orl-Sanford Int'l Airport	10 min · 4.3 mi
Downtown Orlando	24 min · 22.7 mi
Florida Turnpike	29 min · 29.1 mi
Orl. Int'l Airport (MCO)	34 min · 33.9 mi
Tourist Corridor	37 min · 32.8 mi
Daytona Beach, FL	48 min · 38.9 mi
Tampa, FL	1h 41 min · 107 mi
Miami, FL	3h 51min · 255 mi



TOURS BY APPOINTMENT ONLY

BLACK__LINE

EXCLUSIVE LISTING AGENT

Thevin Campton, CCIM

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OFFICE

6900 Tavistock Lakes Blvd.
Orlando, Florida 32827

Floor Plan & Representative Areas*



1 Front Office Lobby // Reception Area



2 Representative Office Suite

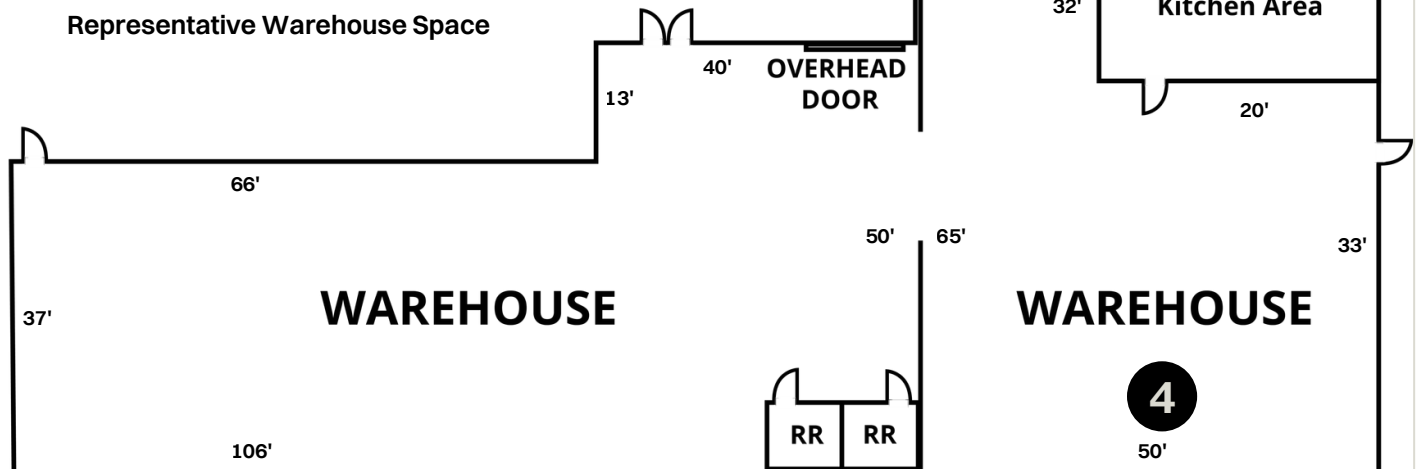
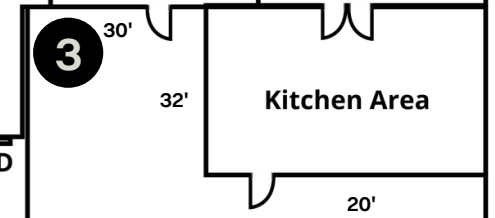
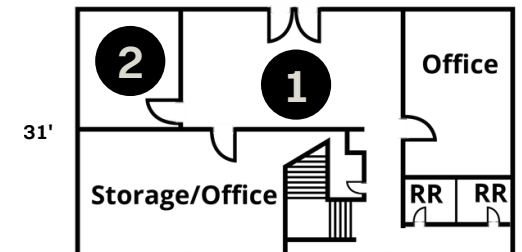
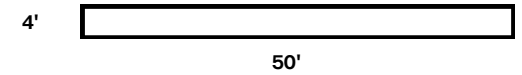
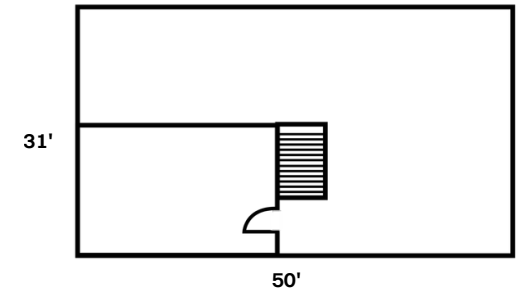


3 Warehouse Work Area



4 Representative Warehouse Space

Second Floor Area

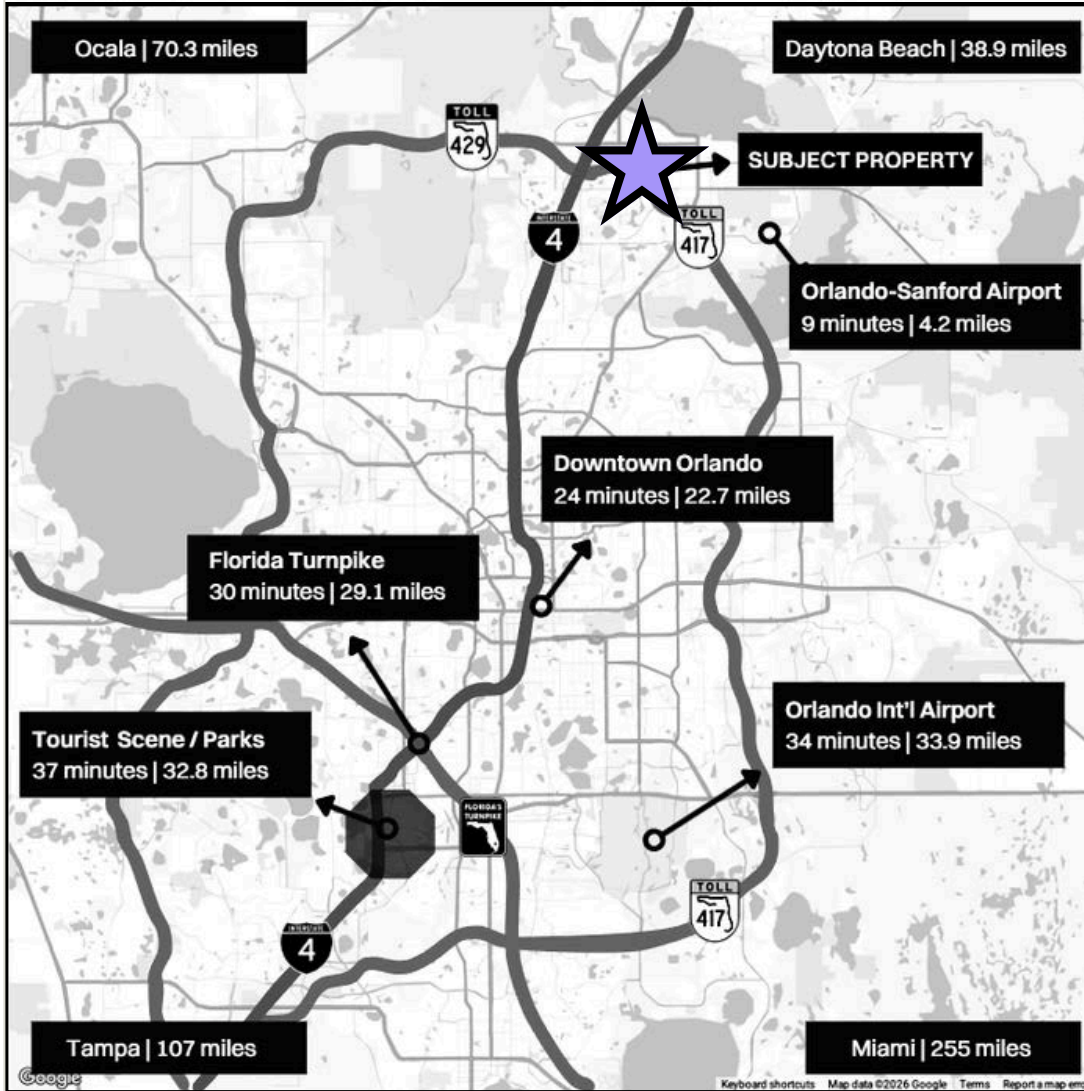


*For illustrative purposes only. Actual dimensions may vary. Dimensions sourced from Seminole County Property Appraiser.

Sanford Commerce Park - Corporate Neighbors & Owners



Excellent Access to Orlando's Beltway System



2030 Estimated Demographics

	1 mile	5 miles	10 miles
2025 Population	6,101	122,097	364,984
2030 Population Projection	7,956	147,890	414,460
Annual Growth 2020-2025	4.0%	2.6%	1.3%
2025 Households	2,583	52,469	149,140
Avg Household Income	\$74,078	\$104,304	\$105,485

Source: CoStar.com, 04/06/2026

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For more information:

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Founder & Principal

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