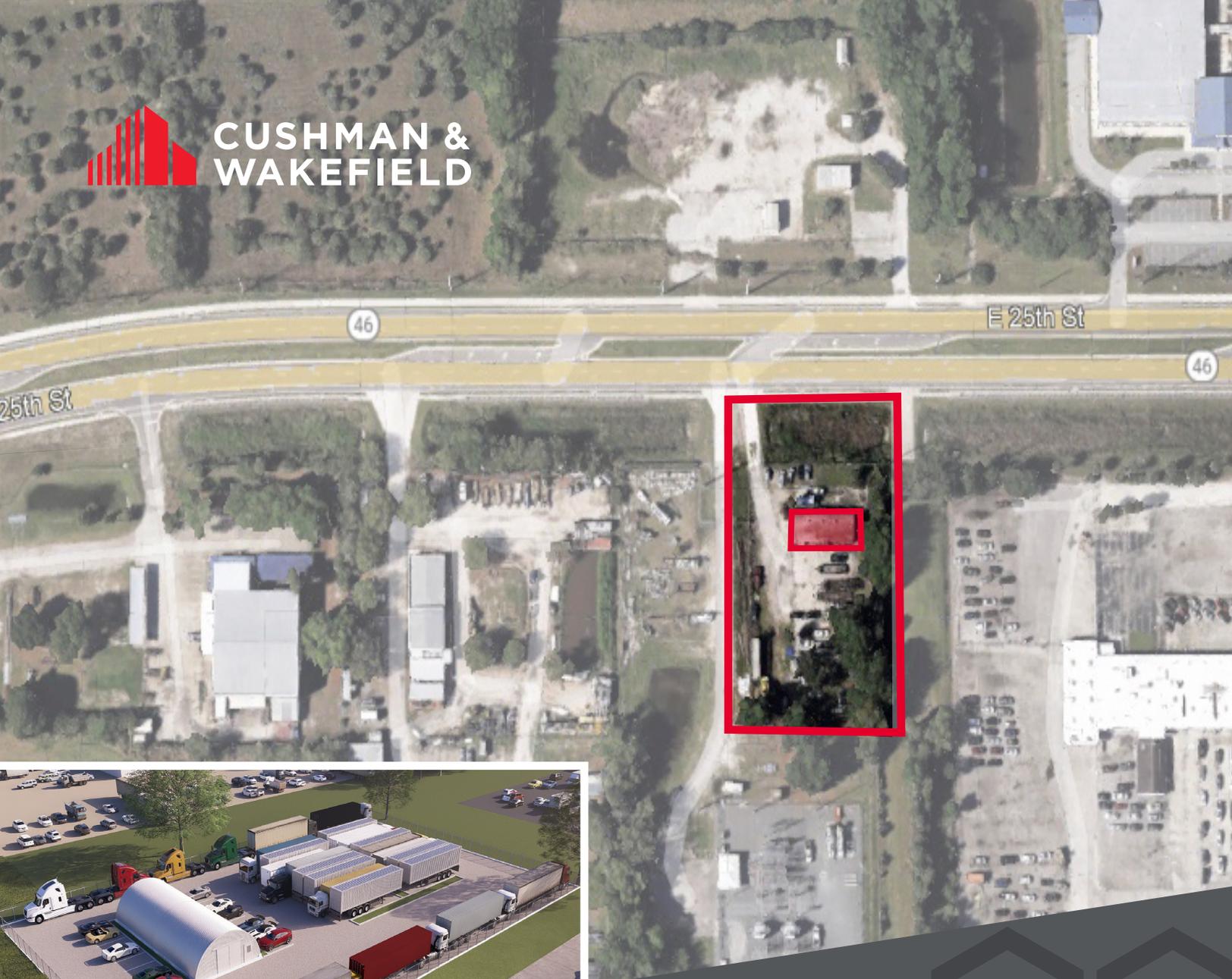




CUSHMAN &  
WAKEFIELD



CONCEPTUAL RENDERING

# 1.1 ACRES INDUSTRIAL FOR LEASE

3885 EAST SR 46, SANFORD, FL 32771

# PROPERTY SUMMARY



This site presents an outstanding opportunity for tenants seeking a versatile yard tailored for storing machinery, equipment, fleet vehicles, containers, and bulk materials. Ideal for businesses in construction, landscaping, and transportation, the property offers ample outdoor space to accommodate large-scale operations. The owner is committed to making substantial improvements to the site to align with tenant-specific needs, ensuring optimal functionality and efficiency. This site is a rare find for businesses that require reliable, scalable outdoor storage with the flexibility to grow and adapt. Available October, 21, 2025



## PROPERTY FEATURES

<b>Site Area:</b>	1.1 Acres	<b>Price:</b>	Call for Price
<b>Building Size:</b>	2,300 SF	<b>Construction:</b>	Metal
<b>Loading:</b>	Grade Level	<b>Power:</b>	Single Phase 200 amp (can be upgraded)
<b>Number of Doors:</b>	2	<b>Clear Height:</b>	16'
<b>Door Sizes:</b>	11 1/2' x 12'	<b>Delivery:</b>	Fenced, lit, stabilized
<b>Owner Improvements:</b>	Owner will be renovating bathroom and office, installing warehouse LED lighting, sealing and coating the warehouse roof and walls, repairing warehouse walls, and stabilizing the yard.		



SANFORD INTL  
AIRPORT  
5 MINUTES



INTERSTATE 417  
LESS THAN  
10 MINUTES



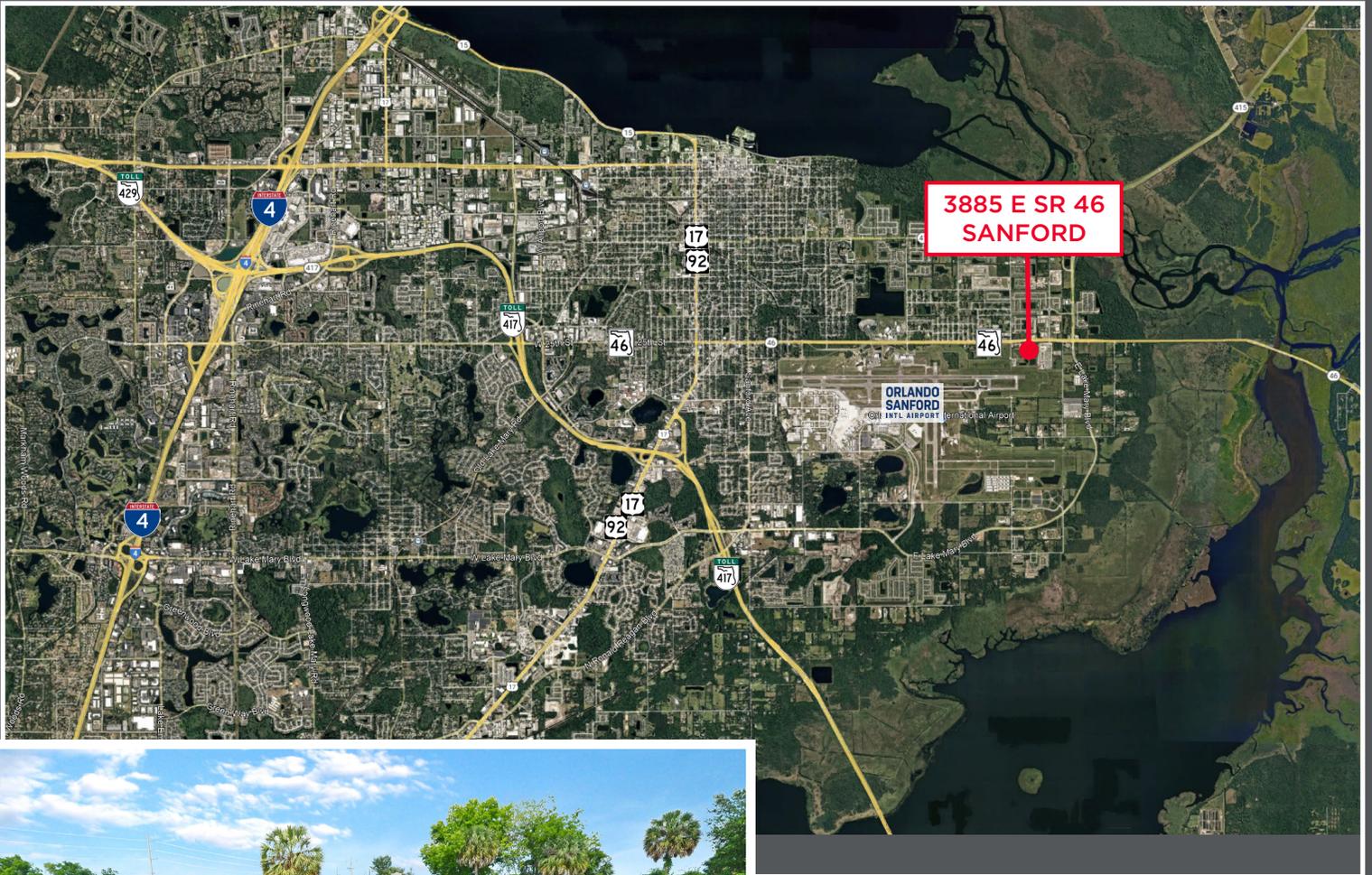
10 MI RADIUS  
POPULATION  
349,449+



10 MI RADIUS  
HOUSEHOLDS  
131,081+



10 MI RADIUS  
AVG INCOME  
\$93,524+



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## CONTACT

### Sam King

Senior Associate

Sales & Acquisitions | Central FL

Direct: +1 407 949 0898

Cell: +1 407 341 7728

[sam.j.king@cushwake.com](mailto:sam.j.king@cushwake.com)

### Glen Jaffee

Senior Director

Sales & Acquisitions | Central FL

Direct: +1 407 541 4408

Cell: +1 407 353-3426

[glen.jaffee@cushwake.com](mailto:glen.jaffee@cushwake.com)



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