



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

FOR LEASE / SALE

LOGISTIC CENTER AT

SANFORD

Two Warehouse Buildings Available

57,800 SF & 46,680 SF

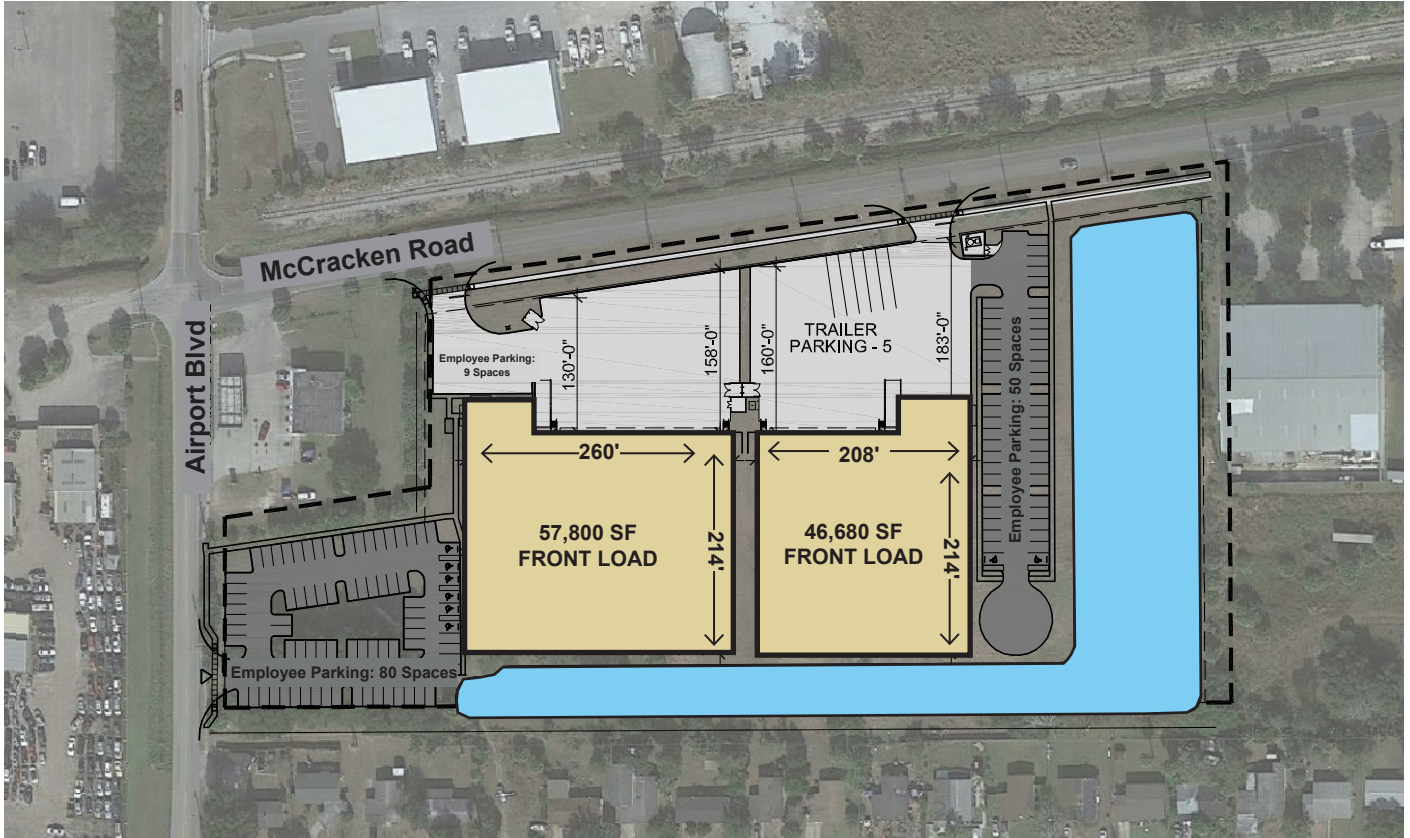
32' Ceiling Height

Outdoor Storage Approved

Trailer Parking

Build to Suit





BUILDING 1

BUILDING 2

2

BUILDING SPECIFICATIONS

LOT SIZE	10.63 ACRES	
BUILDING SIZE	57,800 SF	46,680 SF
CONSTRUCTION TYPE	TILT WALL	TILT WALL
BUILDING DIMENSIONS	260' X 214'	208' X 214'
LOADING DESIGN	FRONT LOAD	FRONT LOAD
OFFICE SPACE	BTS	BTS
CEILING HEIGHT	32'	32'
COLUMN SPACING	54' X 50'	54' X 50'
SPEED BAY	65'	65'
EMPLOYEE PARKING	80 SPACES	50 SPACES
LOADING DOORS	12 (9' x 10')	11 (9' x 10')
DRIVE IN DOOR	1 (12' X 14')	1 (12' X 14')
TRUCK COURT DEPTH	130' - 158'	160' - 183'
LAYDOWN STORAGE	YES CITY APPROVED	YES CITY APPROVED
TRUCK PARKING	N/A	5 SPACES
POWER	1,000 AMPS	1,000 AMPS
WAREHOUSE LIGHTING	LED	LED
SPRINKLER	ESFR	ESFR
SLAB	6" REINFORCED (4,000 PSI)	6" REINFORCED (4,000 PSI)
UTILITIES	FPL	FPL
ZONING	INDUSTRIAL	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.

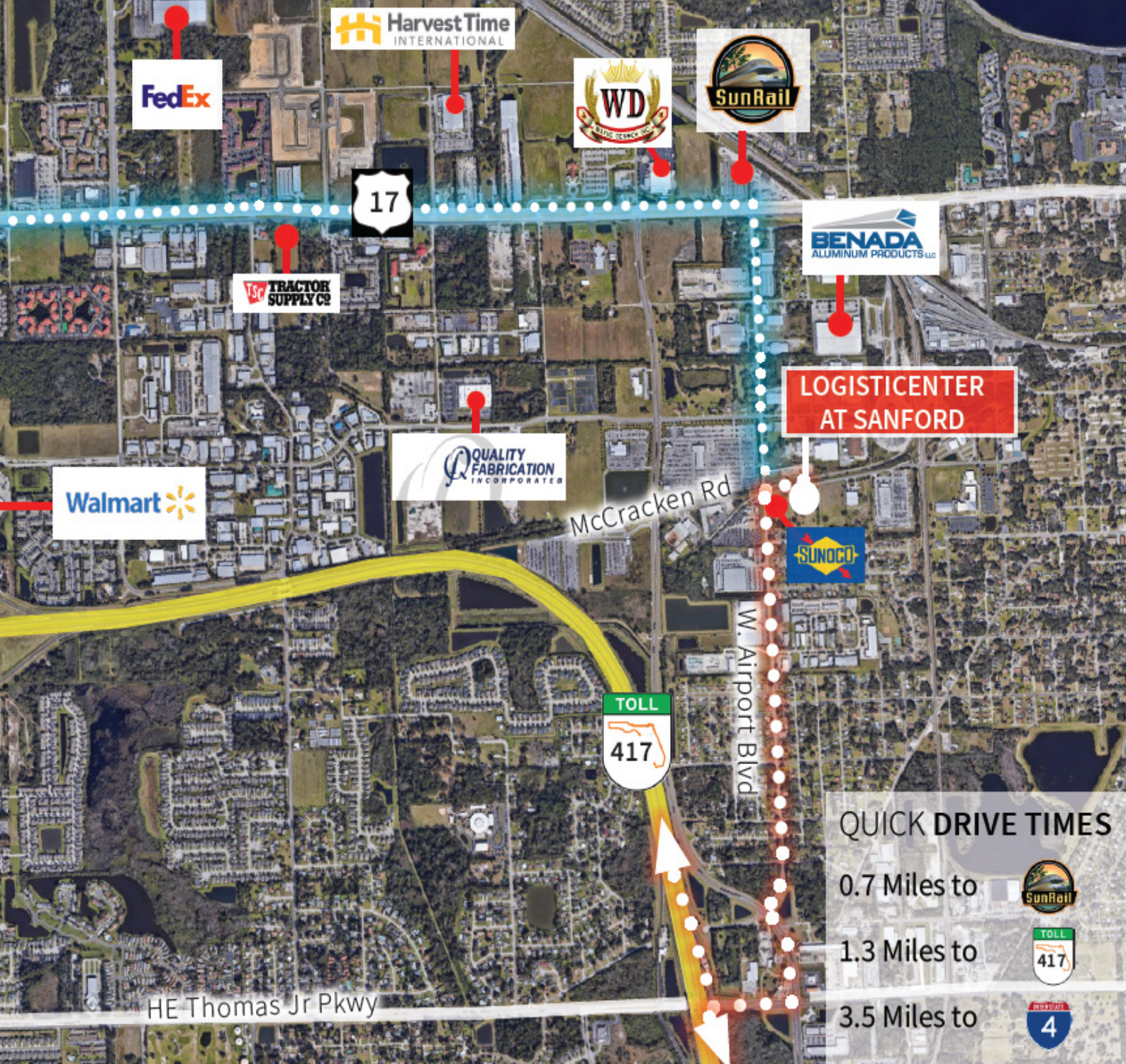
Strategic Location: Logisticcenter at Sanford is in the ideal hub for distribution and logistics operations, allowing businesses to reach customers efficiently within the region and beyond.

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



- | | | | |
|--|-----------|---|----------|
|  17 | 0.6 MILES |  TOLL 408 | 23 MILES |
|  INTERSTATE 4 | 1.6 MILES |  FLORIDA'S TURNPIKE | 29 MILES |
|  TOLL 417 | 4 MILES |  ORLANDO INTERNATIONAL AIRPORT MCO | 37 MILES |
|  TOLL 429 | 4.1 MILES |  INTERSTATE 95 | 51 MILES |
|  DOWNTOWN ORLANDO | 22 MILES |  PORT CANAVERAL | 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.



6

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



CONTACT US

JOE HILLS

Principal

1 407 718 3096

jhills@hlipartners.com

JOSH LIPOFF

Principal

1 856 535 6973

jlipoff@hlipartners.com

HLI Partners LLC, a licensed real estate broker. Although information has been obtained from sources deemed reliable, neither Owner nor HLI makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor HLI accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. HLI Partners is presenting available properties but may not be representing the ownership of all of the presented properties. ©2024. HLI Partners, LLC. All rights reserved.