

LEASE

400 AMPLE CT
400 Ample Ct Sanford, FL 32771



Lease Rate:	\$18.00 SF/yr Mod. Gross
Unit Size (Ste. W113):	1,250 ±SF
Warehouse:	1,050 ±SF
Office:	200 ±SF
Grade Door:	(1) 10'x14'
Ceiling Height:	14'-16'
Power:	3-phase
Sanford Zoning:	RI-1
Construction:	Steel

PROPERTY DESCRIPTION

1,250 ±SF warehouse with 200 ±SF of office space with frontage on Airport Blvd in Sanford.

ADDITIONAL FEATURES:

- A/C office
- On-site management

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OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr Mod. Gross
Unit Size (W129):	2,500 ±SF
Warehouse:	2,300 ±SF
Office:	200 ±SF
Garde Doors:	(2) 10'x14'
Ceiling Height:	14'-16'
Power:	3-phase
Sanford Zoning:	RI-1
Construction:	Steel

PROPERTY DESCRIPTION

2,500 ±SF warehouse with 200 ±SF of office space with frontage on Airport Blvd in Sanford.

ADDITIONAL FEATURES:

- A/C office
- On-site management

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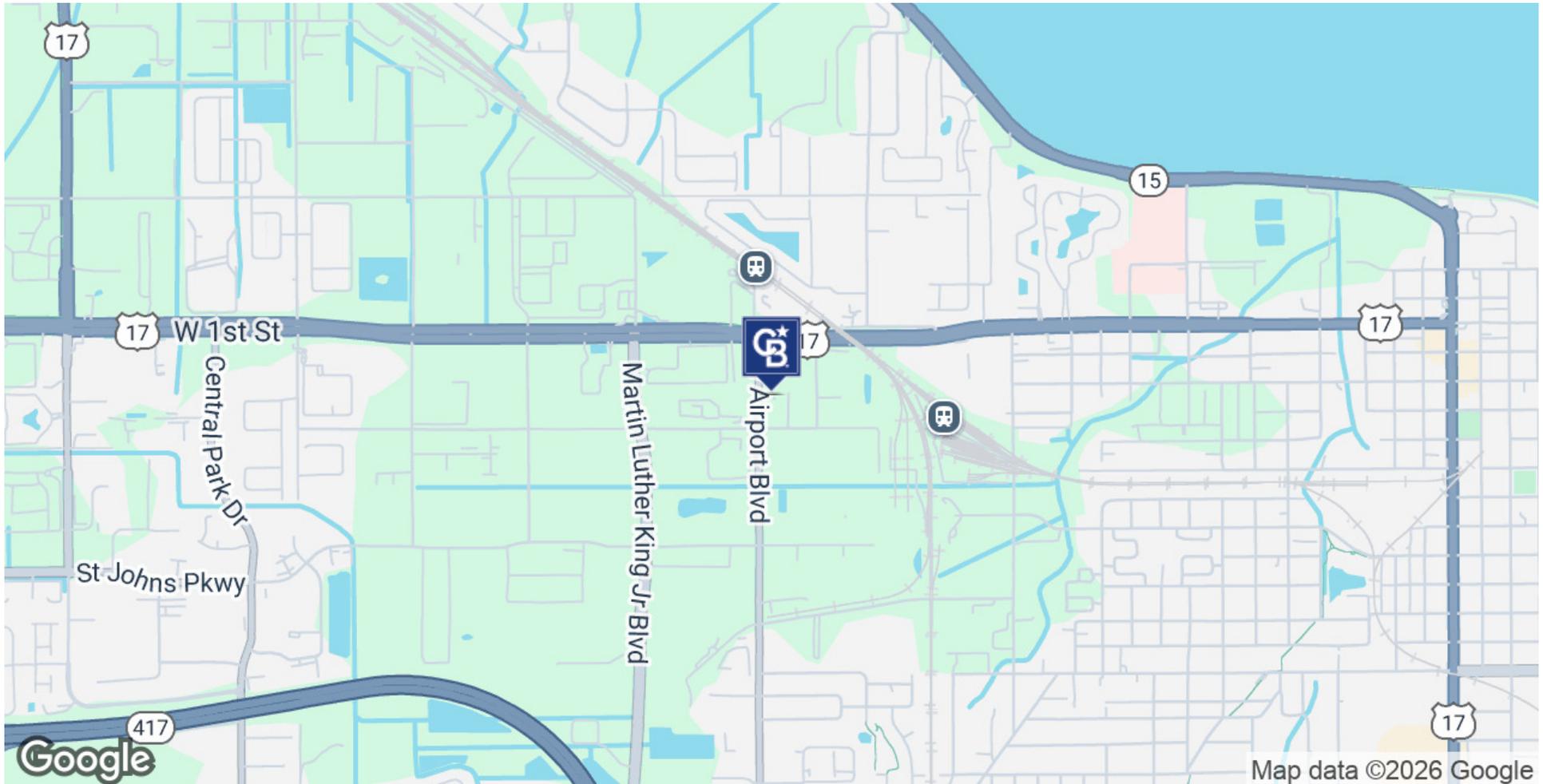
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COLDWELL BANKER
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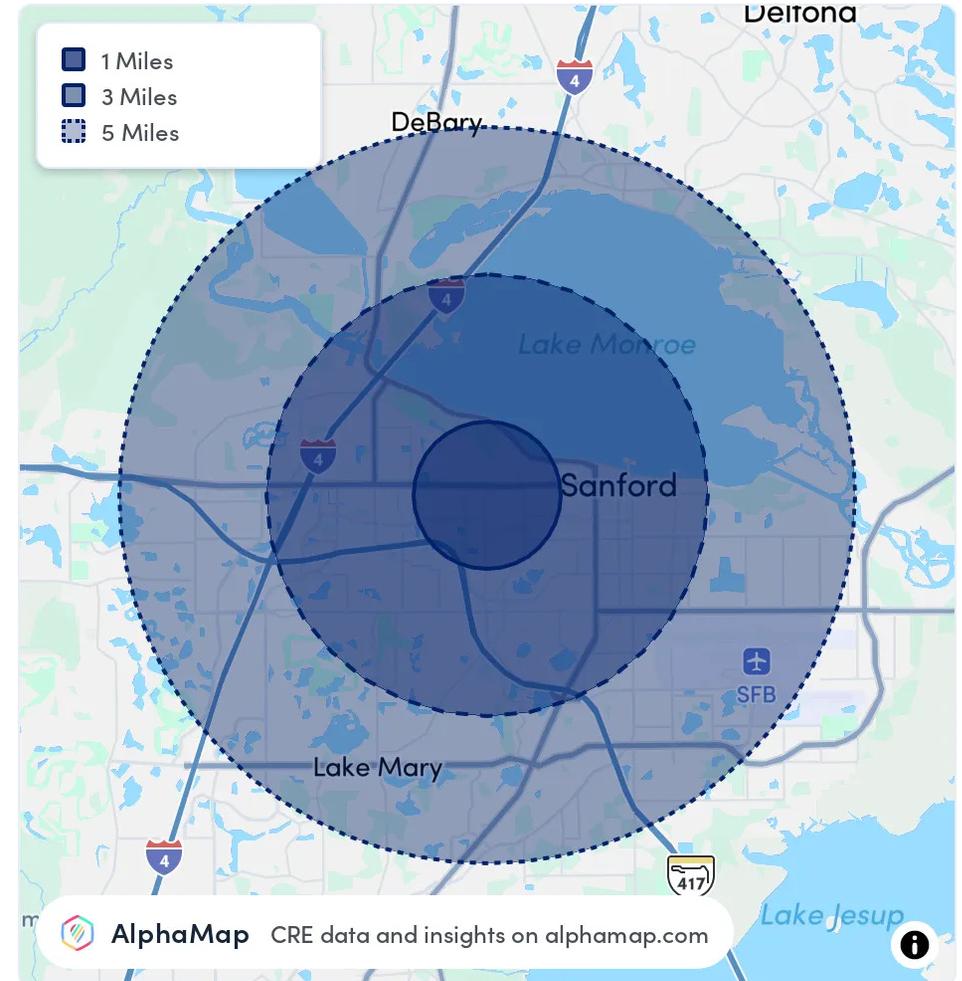
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,238	53,808	124,094
Average Age	36	39	40
Average Age (Male)	34	37	39
Average Age (Female)	37	40	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,437	21,101	47,634
Persons per HH	2.6	2.6	2.6
Average HH Income	\$68,508	\$87,314	\$101,822
Average House Value	\$299,418	\$339,250	\$377,098
Per Capita Income	\$26,349	\$33,582	\$39,162

Map and demographics data derived from AlphaMap



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