

# FREESTANDING INDUSTRIAL WAREHOUSE FOR LEASE

## 40,000 SF | SANFORD, FL



2650 JEWETT LANE | SANFORD, FL 32771

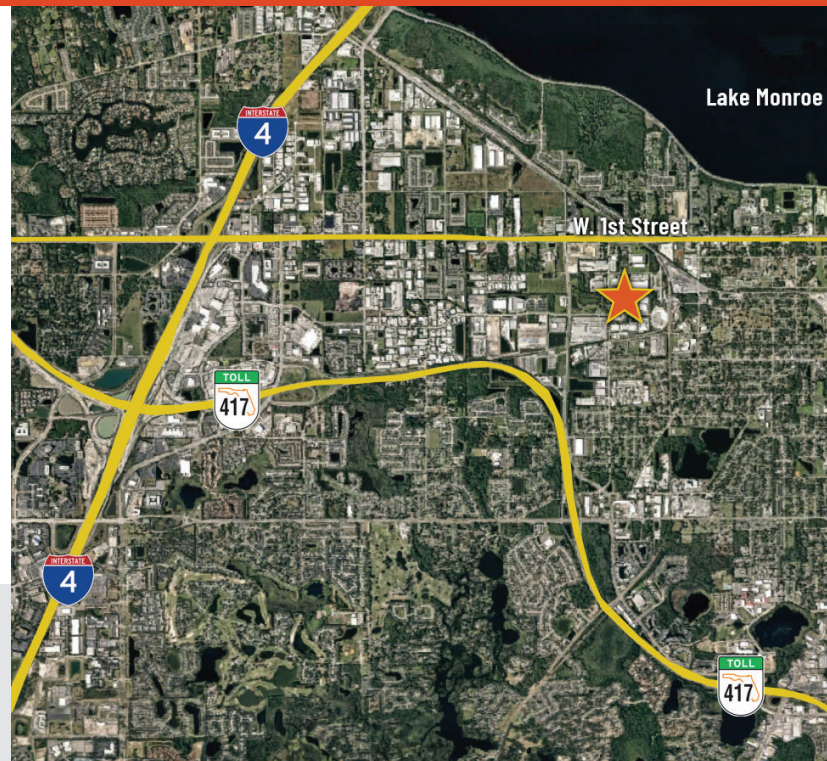
**LEASE RATE: \$10.50 NNN**

### PROPERTY FACTS

- Building Size: 40,000 SF
- Lot Size: 2.56
- Zoning: MI-2 (Medium Industrial)
- Loading: 8 grade level doors (10'x12') and 2 dock doors
- Clear Height: 16'8"
- Office/Showroom: 3,000 SF
- Electrical: 3 phase, 460v
- Access: 3 miles to I-4, 1.7 miles to 417
- Availability: Immediately

**SOLOMON ATTAWAY**  
407-516-4562  
solomon@v3capital.com

**CADEN FLORENCE**  
407-307-4477  
caden@v3capital.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663  
V3CommercialAdvisors.com

## ABOUT THE PROPERTY

V 3 Commercial Advisors is thrilled to exclusively bring to market this Free-Standing Owner/User Warehouse located at 2650 Jewett Ln Sanford, FL 32771.

The Subject Property is a 40,000 SF Warehouse positioned on 2.56 acres zoned MI-2. The Subject is located in Sanford's Premier Industrial Park with close proximity and easy access to 417 and I-4. This is a perfect opportunity to position your business in an established yet growing Industrial corridor.

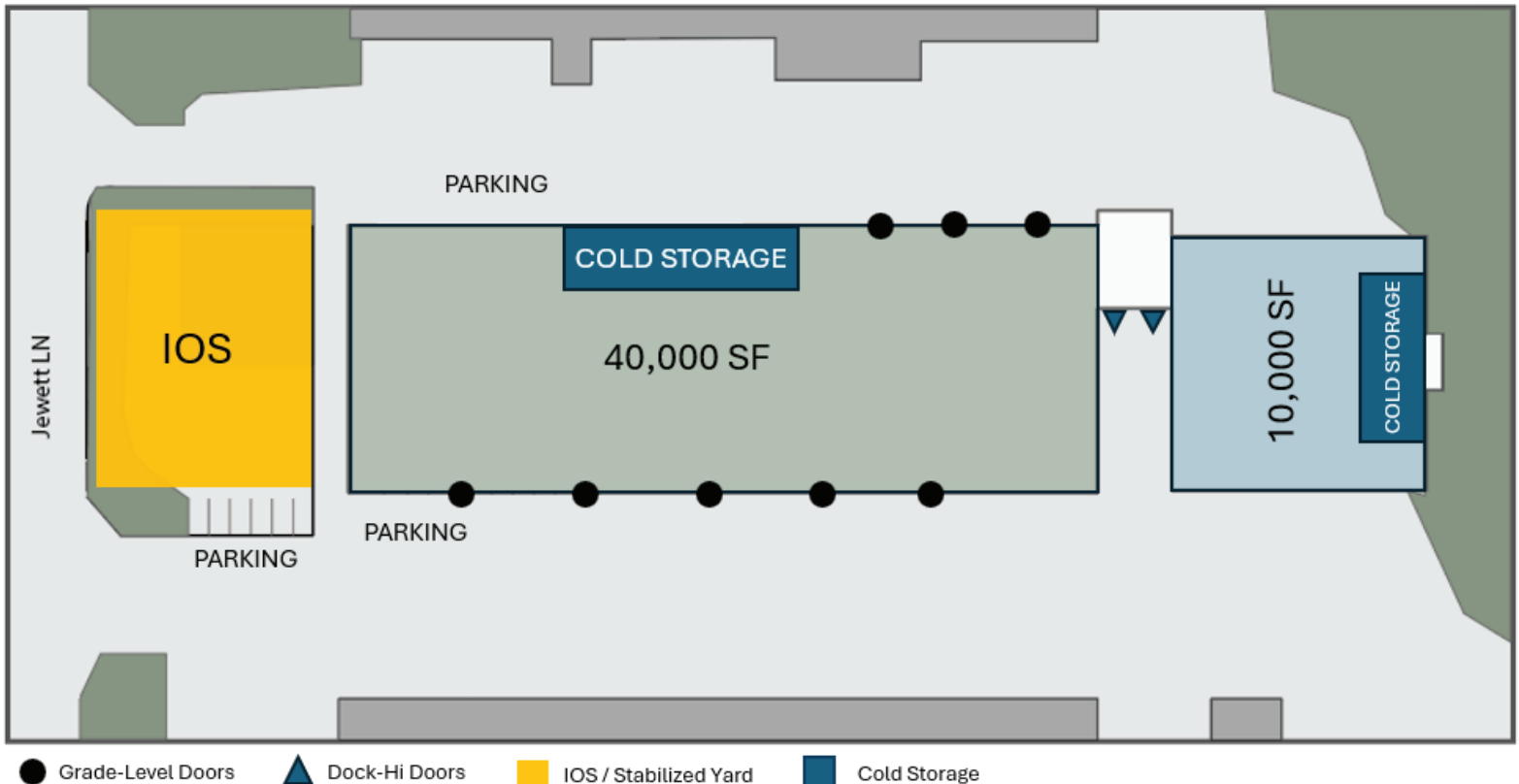
### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,721	61,763	126,027
Households	2,842	23,924	48,273
Avg. HH Income	\$59,067	\$75,997	\$90,896

## SITE PLAN

# 2650 Jewett Lane

SANFORD, FL 32771 | INDUSTRIAL PROPERTY



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
 Apopka, FL 32703  
 407-848-1663  
[V3CommercialAdvisors.com](http://V3CommercialAdvisors.com)

## PROPERTY PHOTOS



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663  
[V3CommercialAdvisors.com](http://V3CommercialAdvisors.com)

## PROPERTY PHOTOS



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663  
[V3CommercialAdvisors.com](http://V3CommercialAdvisors.com)

## PROPERTY PHOTOS



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663  
[V3CommercialAdvisors.com](http://V3CommercialAdvisors.com)

## PROPERTY PHOTOS



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663  
[V3CommercialAdvisors.com](http://V3CommercialAdvisors.com)



**FOR MORE INFORMATION, PLEASE CONTACT:**

**Solomon Attaway**  
407-516-4562  
solomon@v3capital.com

**Caden Florence**  
407-307-4477  
caden@v3capital.com