

**BLACK
—LINE**



FOR SALE

SANFORD COMMERCE PARK

109 COMMERCE WAY

— SANFORD, FL 32771

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_PROPERTY DETAILS

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

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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Blackline Commercial Real Estate
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OFFICE

6900 Tavistock Lakes Blvd.
Orlando, Florida 32827

Floor Plan & Representative Areas*



Front Office Lobby // Reception Area



Representative Office Suite

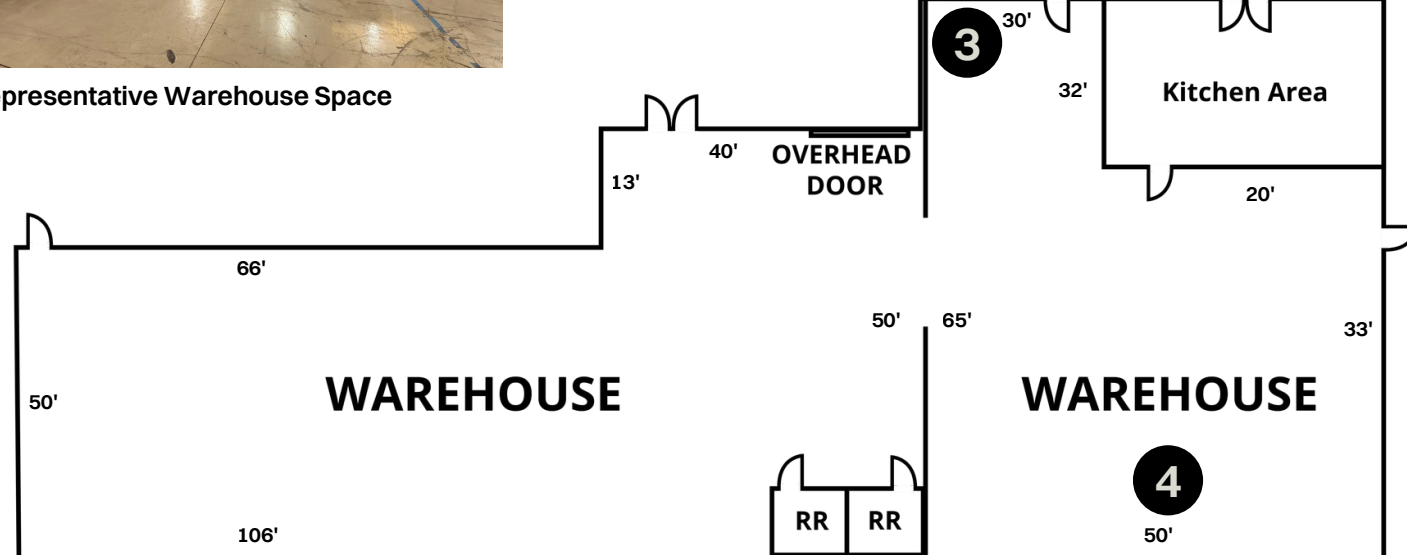
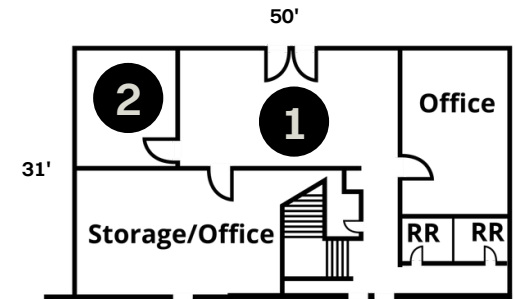
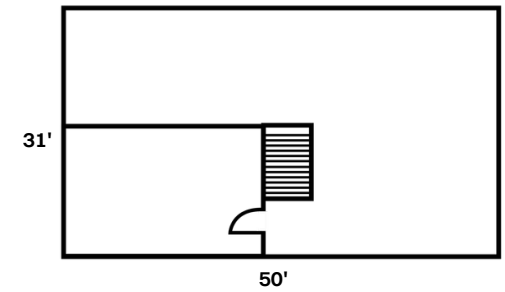


Warehouse Work Area



Representative Warehouse Space

Second Floor Area



*For illustrative purposes only.
Actual dimensions will vary.

Aerial Photograph



Disclaimer: Certain photographs have been digitally enhanced for marketing purposes and may include simulated routine cleaning, color correction, and removal of temporary clutter, vehicles, equipment, debris, and personal property. Enhancements are illustrative only and may not reflect current property conditions. Prospective purchasers and tenants should independently inspect the property and verify all information, including property conditions. Original, unedited photographs are available upon request.

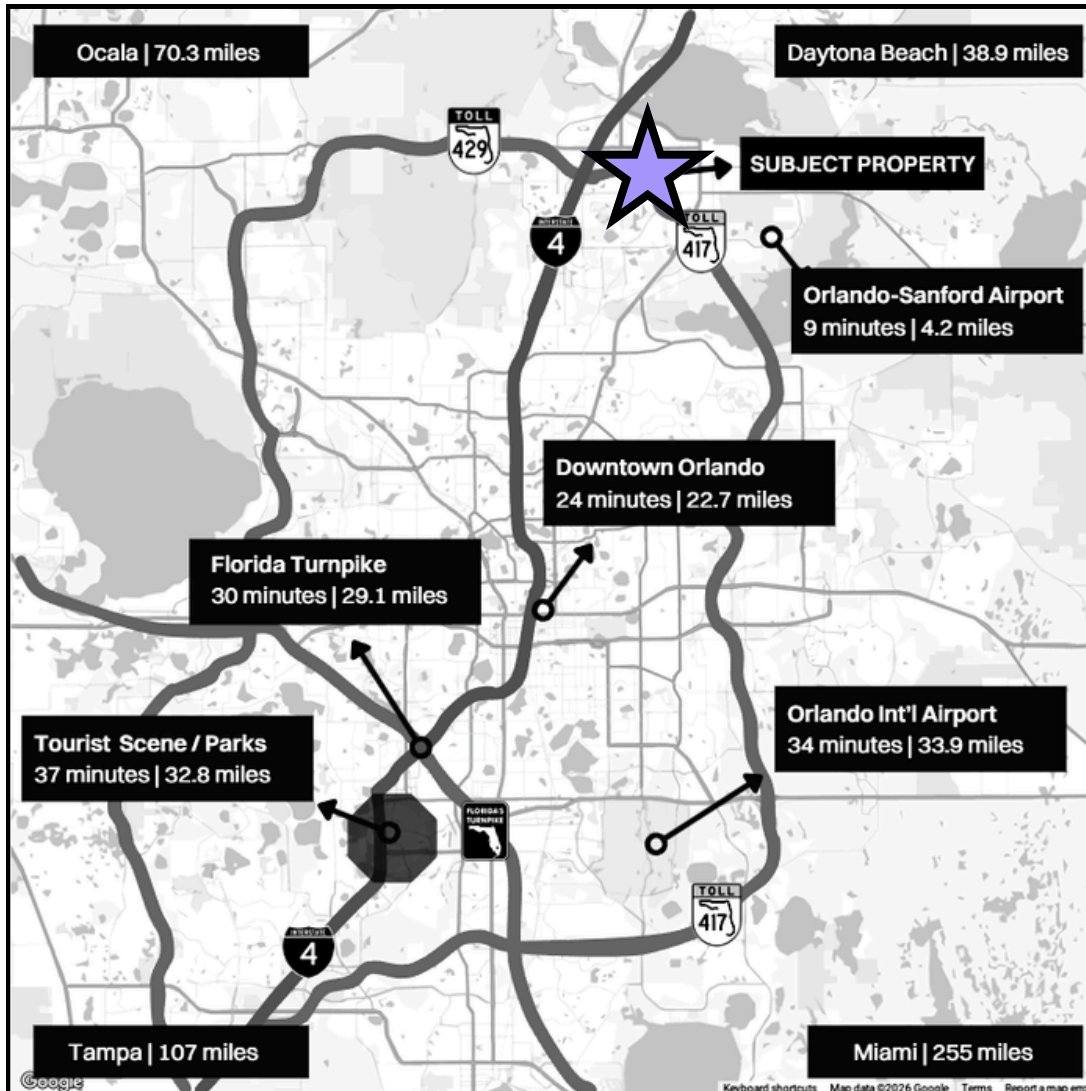
Sanford Commerce Park

Corporate Neighbors & Owners



Demographics and Access

Excellent Access to Orlando's Beltway System



Local 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

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For more information:

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Founder & Principal

Blackline Commercial Real Estate

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