

Keyes Court Flex/Industrial Showcase

120 Keyes Court // Sanford, Florida 32773

- » Immediate User Opportunity
- » Premier Sanford Industrial Location with Strong Upside

Perfect for Owner-Users, Investors & Entrepreneurs



Prime Property For Sale

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Executive Summary

Ross Real Estate Properties is pleased to present the 120 Keyes Court Industrial Flex Portfolio, a strategically located flex industrial building in Sanford, Florida. The building is expected to be delivered vacant, creating opportunity for both investors and owner/users.

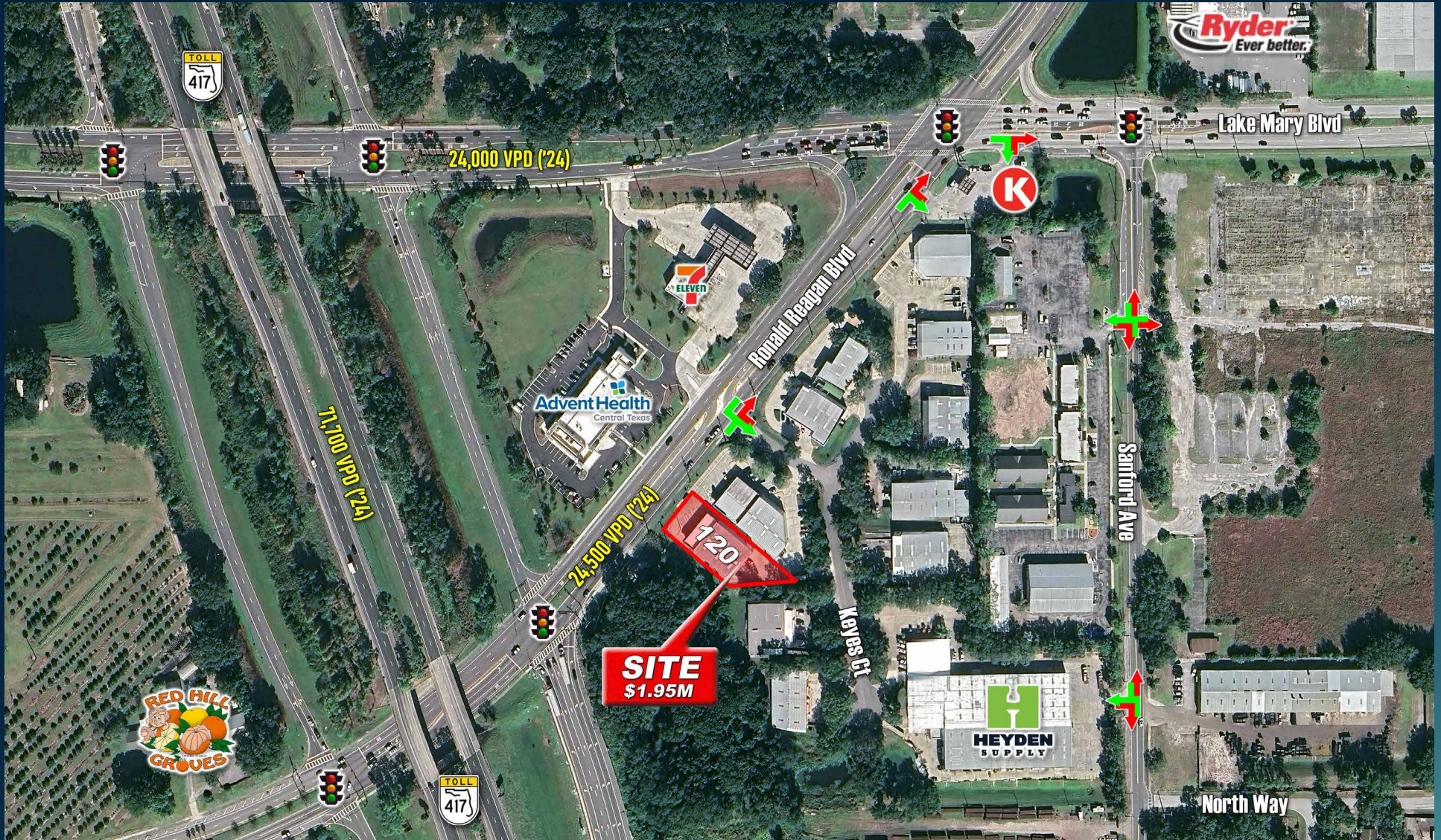
Strategically positioned near the intersection of Ronald Reagan Boulevard and Lake Mary Boulevard, this property sits at the heart of Central Florida's logistics pulse. With a staggering daily traffic count ranging from 41,000 to 71,000 vehicles, the site offers more than just square footage—it offers a massive marketing platform. Featuring 200 linear feet of road frontage, the building delivers tens of thousands of daily impressions to a captive audience, ensuring your investment remains a high-profile landmark within the Orlando MSA. Connectivity is seamless, with immediate access to the SR 417 and the I-4 corridor.

Pricing Summary

Property	Status	List Price
120 Keyes Court	Vacant (2026)	\$1,950,000



Property Overview



120 Keyes Court

This 7,980-square-foot facility is engineered for versatility. It features a professional 1,680-square-foot office suite paired with robust warehouse space. With dedicated parking spaces, the property comfortably accommodates the needs of its established long-term tenant and their operations.



Address
120 Keyes Court
Sanford, Florida 32773



Project Size
Total: 7,980 SF
Warehouse: 6,300 SF
Office: 1,680 SF



Status
Vacant



Features

- » Meticulous Upgrades
- » Turnkey Value
- » Site Enhancements
- » Systems & Safety



List Price
\$1,950,000



120 Keyes Court

Turnkey Value

We have taken the guesswork out of maintenance by completing recent high-impact capital improvements. When you acquire 120 Keyes Court, you step into a refreshed environment where the heavy lifting has already been done. Our recent investments include:

- **Exterior Aesthetics:** A complete Sherwin Williams exterior and accent paint job, brand new Stucco front and side and new cap, New double pane insulated, tinted exterior windows, New Carrier 5 ton HVAC for office space and the installation of new high-strength exterior awnings and framing.
- **Interior:** new drywall, ceiling, new concrete, new 20 year sealant of the foundations and underground cabling between buildings new exterior fencing with doors and gates, new office ceiling, drywall and baseboards, electrical upgrades, new high bay lighting, new LED exterior security lighting with whole building surge protection, new HVAC systems for office space and climatized warehouse, new CAT 6 wiring in the office space, new restroom fixtures, door and access control new access control, camera wiring, alarm system, exterior door and lock upgrades.
- **Site Enhancements:** Comprehensive new landscaping and old tree removal along with fresh parking lot striping.
- **Systems and Safety:** New exterior LED security lighting fixtures and periodic professional roof maintenance and service.

Delivered Vacant



120 Keyes Court



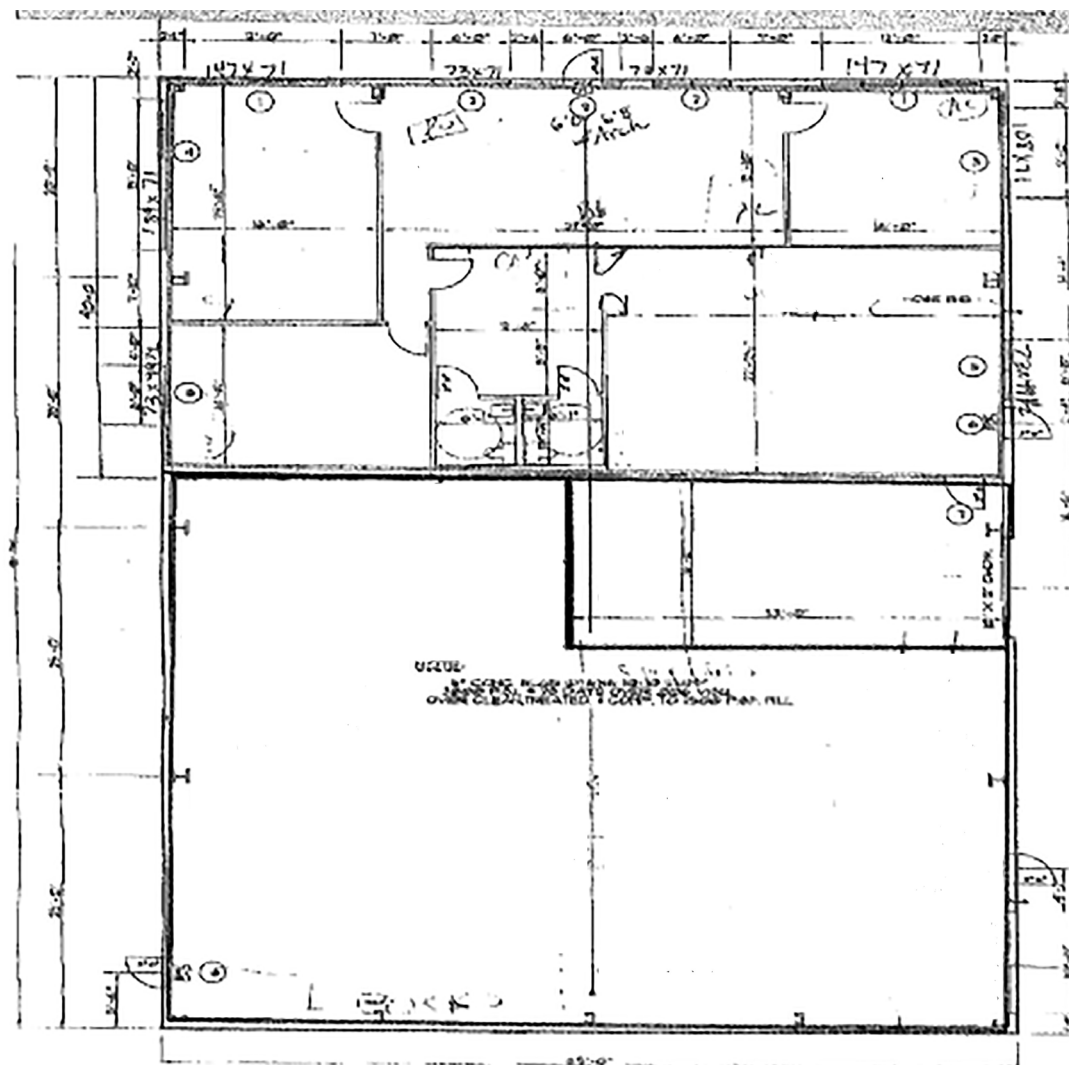
120 Keyes Court



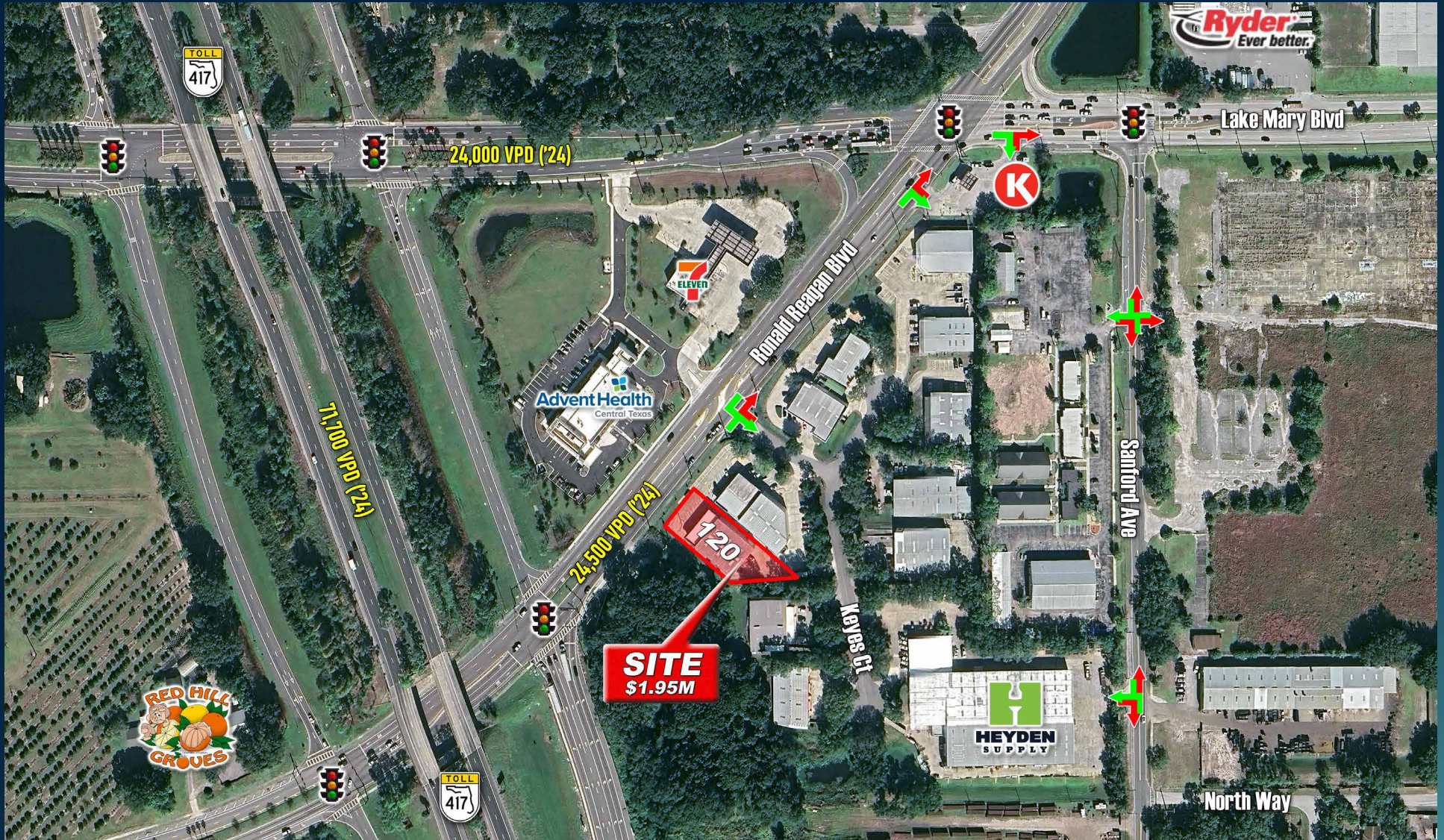
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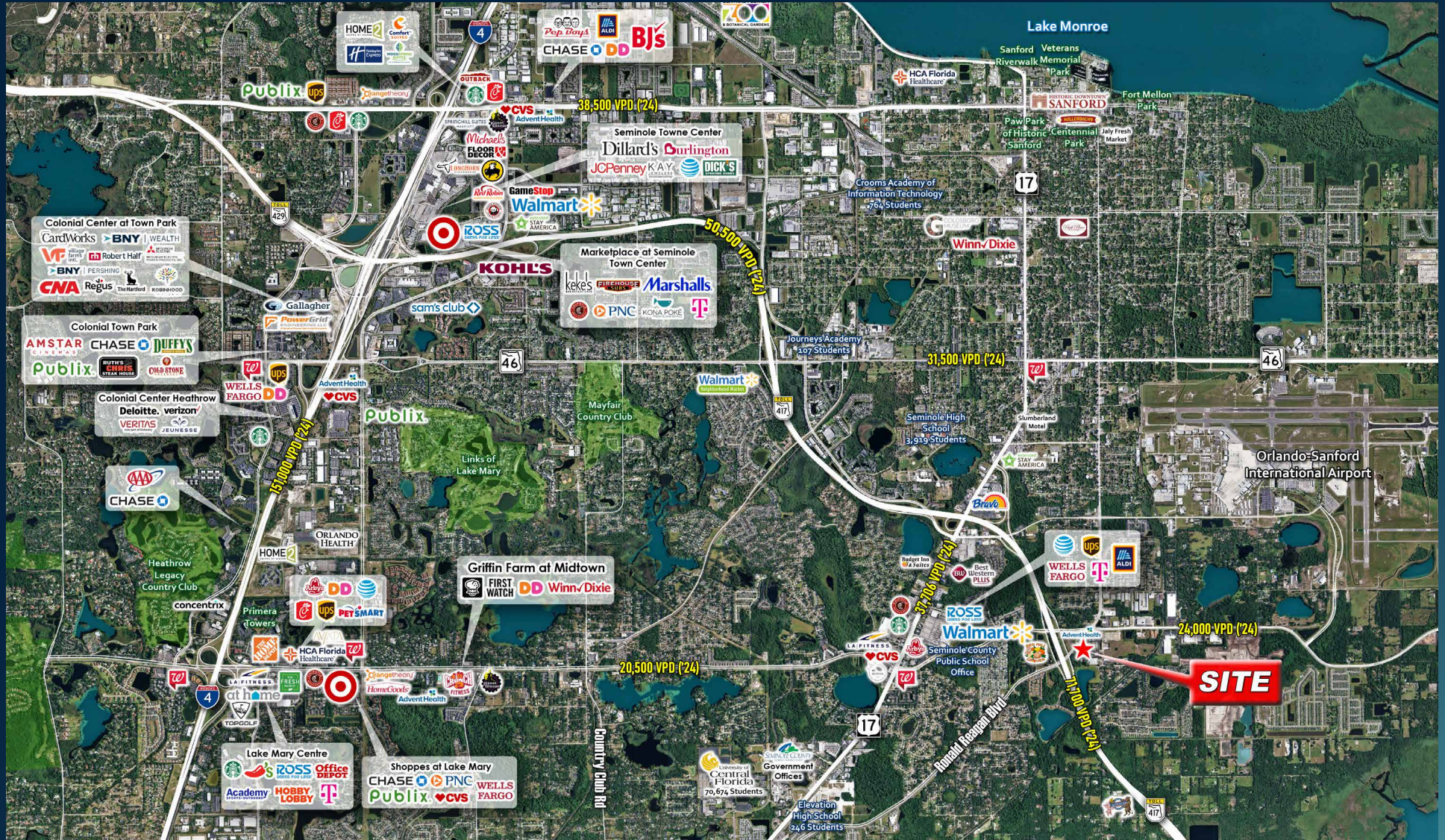


120 Keyes Court



Site Aerial







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