

1770 E Lake Mary Blvd,  
Sanford, FL 32773

# INDUSTRIAL OUTSIDE STORAGE & WAREHOUSE

±93,110 SF TOTAL | ±63,300 SF AVAILABLE | 7.40 AC TOTAL



## Property Details

## ±20,000 SF Warehouse

<b>TYPE</b>	Industrial Warehouse
<b>WAREHOUSE</b>	±20,000 SF
<b>OFFICE</b>	+/- 2,184 SF
<b>STORIES</b>	(1)
<b>CEILING HEIGHT</b>	18' - 20'
<b>COLUMNS</b>	35'w x 26'd
<b>DOCK HIGH</b>	(2) Shared Positions
<b>DRIVE INS</b>	(2) 12'x14'
<b>RAIL</b>	Yes - CSX
<b>OUTSIDE STORAGE</b>	IOS - 1 AC
<b>AMENITIES</b>	Fenced Lot & Storage Space
<b>UTILITIES</b>	Public Water & Sewer 6" Water Valve
<b>POWER</b>	800 Amps (3 Phase)
<b>PARKING</b>	Ratio of 1.95/1,000 SF



## Property Details

## ±20,000 SF Warehouse

<b>TYPE</b>	Industrial Warehouse
<b>WAREHOUSE</b>	±20,000 SF
<b>OFFICE</b>	+/- 2,184 SF
<b>STORIES</b>	(1)
<b>CEILING HEIGHT</b>	18' - 20'
<b>COLUMNS</b>	35'w x 26'd
<b>DOCK HIGH</b>	(2) Shared Positions
<b>DRIVE INS</b>	(2) 12'x14'
<b>RAIL</b>	Yes - CSX
<b>OUTSIDE STORAGE</b>	IOS - 1 AC
<b>AMENITIES</b>	Fenced Lot & Storage Space
<b>UTILITIES</b>	Public Water & Sewer 6" Water Valve
<b>POWER</b>	800 Amps (3 Phase)
<b>PARKING</b>	Ratio of 1.95/1,000 SF



## Property Details

## ±19,300 SF Warehouse

<b>TYPE</b>	Industrial Warehouse
<b>WAREHOUSE</b>	±19,300SF
<b>OFFICE</b>	+/- 1,310 SF
<b>STORIES</b>	(1)
<b>CEILING HEIGHT</b>	15' - 20'
<b>COLUMNS</b>	35'w x 26'd
<b>DOCK HIGH</b>	(1) Shared Loading Ramp
<b>DRIVE INS</b>	(1) 14'x14' (1) 10'x12' (1) 18'x20'
<b>RAIL</b>	Yes - CSX
<b>OUTSIDE STORAGE</b>	IOS - 1 AC
<b>AMENITIES</b>	Fenced Lot & Storage Space
<b>UTILITIES</b>	Public Water & Sewer 6" Water Valve
<b>POWER</b>	1,200 amps (3 Phase)
<b>PARKING</b>	Ratio of 1.95/1,000 SF

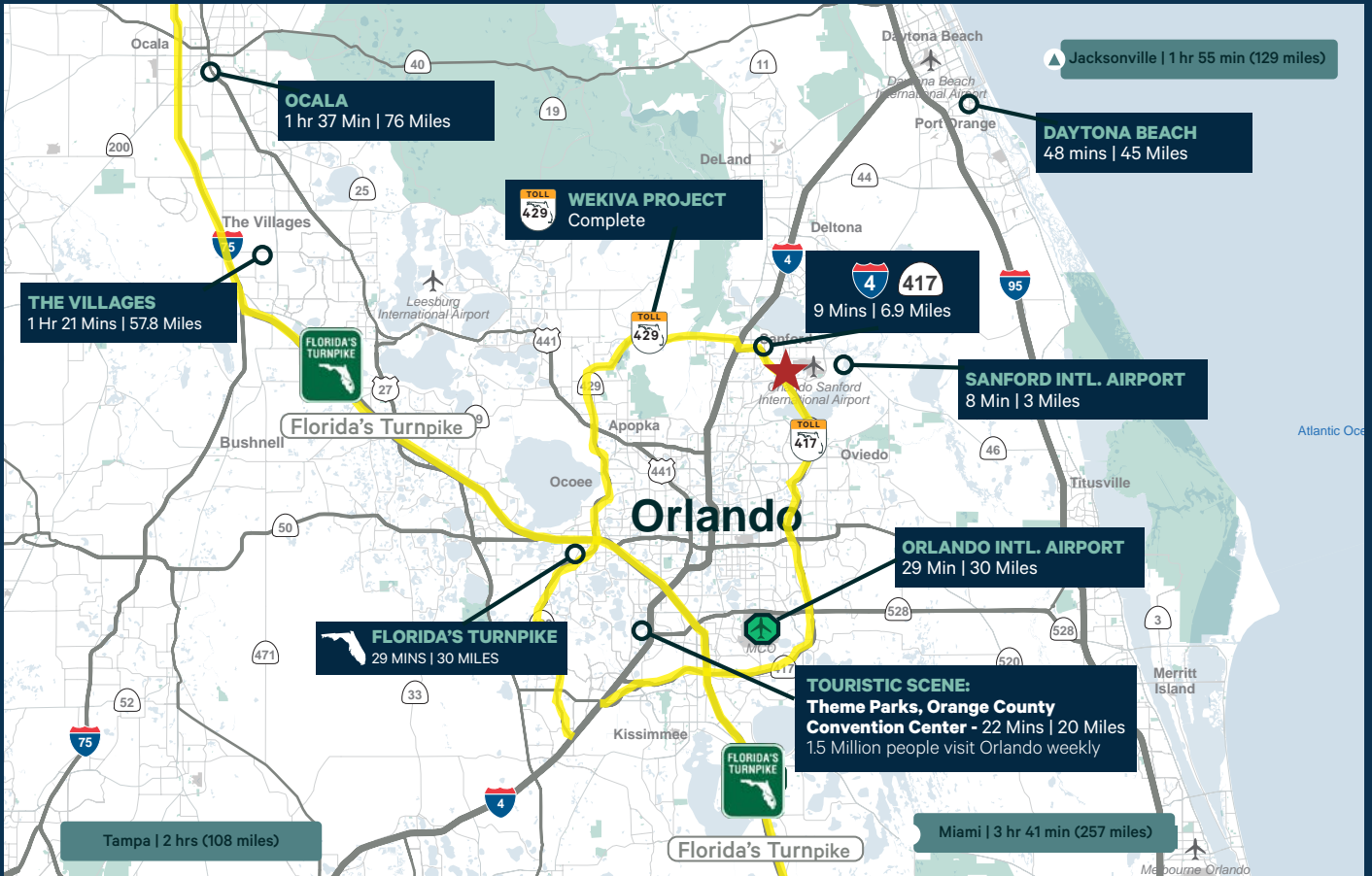


## Property Details

## 4,000 SF Stand Alone Warehouse

<b>TYPE</b>	Industrial Warehouse
<b>WAREHOUSE</b>	±4,000 SF
<b>OFFICE</b>	235 SF
<b>STORIES</b>	(1)
<b>CEILING HEIGHT</b>	18'
<b>DRIVE INS</b>	(2) 10' x 10'
<b>OUTSIDE STORAGE</b>	IOS - 1 AC
<b>AMENITIES</b>	Fenced Lot & Storage Space
<b>UTILITIES</b>	Public Water & Sewer
<b>POWER</b>	3 Phase
<b>PARKING</b>	(Surface)





## Demographics

POPULATION (2024)

219,573

15-Minute Drive Radius

1,443,464

30-Minute Drive Radius

3,570,863

1-Hour Drive Radius

1-HOUR STATISTICS (2024)

156,712

Businesses

\$75,093

Median HH Income

1,638,975

Employees

40.2

Median Age



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