2290 W Airport Blvd.
SANFORD, FL 32771

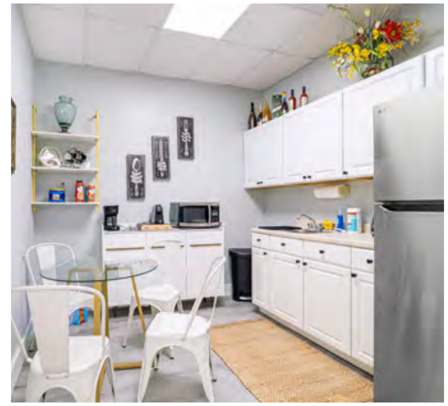
FOR SALE

Up to 4,680 SF Space Available
For Immediate Buyer Occupancy
with Existing, In-Place Income

BLACK
LINE

FOR SALE
$2,295,000

1	11,680±	1.05±	50±
bldg.	**square feet**	**acres**	**parking spots**



Block & Metal Construction

Two (2) Grade-level Doors
(With possibility to re-activate the third)

3-Phase Heavy Power

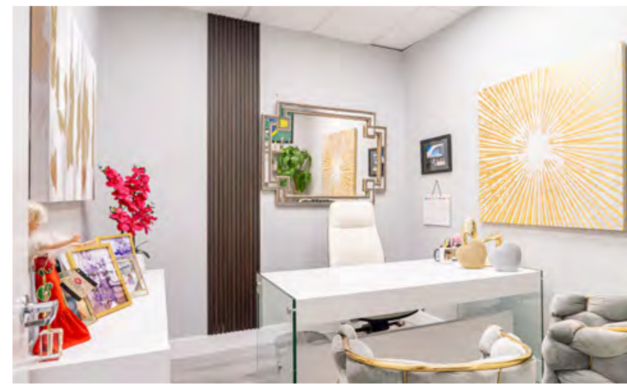
Excellent proximity to Interstate 4 and State Road 417 just 1.0 mile away

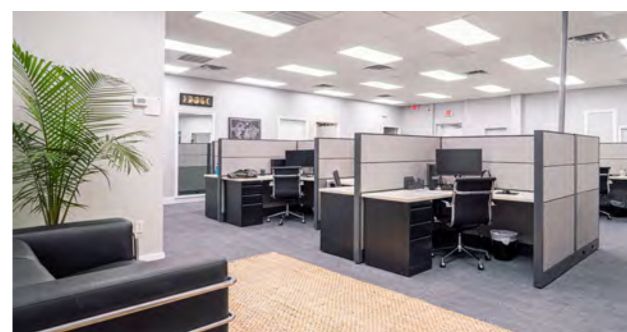
Excellent Visibility from Airport Boulevard

Located at the hard-corner of Airport Boulevard and Commerce Way

In-place Income to offset occupancy costs

Four Suites w/ Three Active Tenants



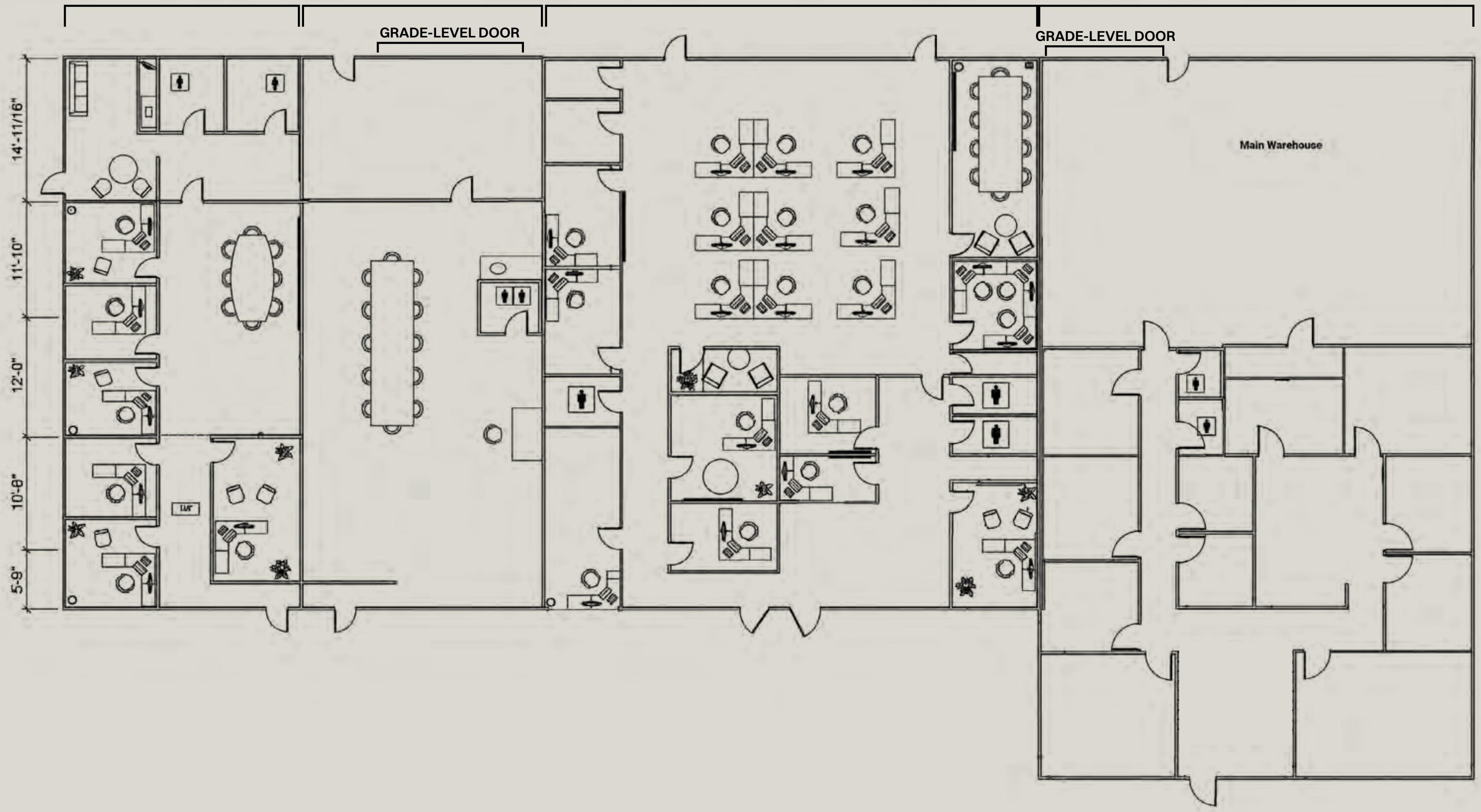


Site Plan


Commerce Way
INDIVIDUAL GLASS-FRONT SUITE ENTRIES
WITH DEDICATED REAR OR SIDE ACCESS
OUTDOOR STORAGE/LAYDOWN
POTENTIAL — VIA PERMIT
Available for
Buyer Occupancy
4,680 SF
W Airport Boulevard

Building Floor Plans

Suite 2298	Suite 2296	Suite 2292-2294	Suite 2290
1,750 SF	1,750 SF	3,500 SF	4,680 SF
Leased	Leased	Leased	Available at Closing



2290 W. Airport Boulevard offers a rare hybrid owner-user and investment opportunity at the prominent hard corner entryway of Sanford Commerce Park.

This **11,680± SF freestanding office/flex building** is situated on a **1.05± AC** site, offering abundant parking and immediate flexibility for a business seeking a strategic presence in the north Orlando-Sanford-Lake Mary corridor.

The property features a high-ratio office build-out paired with **in-place income to help offset occupancy costs**. The property's design readily accommodates a variety of professional and light industrial uses.

Constructed with durable concrete masonry, the facility includes **two grade-level doors** (with structural potential to reactivate a third) along with **3-phase heavy power**, making it well-suited for technical services and light industrial operations. The site offers exceptional parking with 50± total spaces, a significant advantage for high-density office or showroom requirements.

Strategically located at the **intersection of Airport Boulevard and Commerce Way,** the property benefits from excellent visibility and accessibility, positioned just **one mile from State Road 417, leading to Interstate 4 and the Orlando Beltway System**. The submarket is supported by strong fundamentals, including low vacancy rates and sustained demand from local, regional, and institutional tenants.

2290 W. Airport Boulevard presents a rare, functional, well-located asset with strong near-term utility and meaningful long-term upside in one of Central Florida's most dynamic corridors.

Property Specifications

- In-place income from existing tenancy to partially offset occupancy costs
- Total Square Footage: 11,680 SF
- Available at Closing: 6,430 SF (4,680 contiguous)
- Building Construction: Block & Metal
- Total property size: 1.05 acres
- Zoning: RI-1 (Industrial)
- Year Built/Renovated: 1985/2003
- Loading: Grade-level
- Loading Doors: Two (2)
- Clear Height: 12'
- Power: 3 phase
- Approximately 55% of the property will be delivered vacant, ready for buyer occupancy or immediate lease-up

The Ultimate Utility Player: Orlando Flex Space

Adaptable. Resilient. High-Performance.

Flex space is the multi-tool of the commercial real estate world. By combining office, showroom, and light distribution capabilities, these assets offer a level of versatility that full warehouse and office properties simply cannot economically match. In the current market where office usage is steadily growing, this segment is quietly outperforming nearly every other key metric in the sector.

Why Flex Space Outperforms

Insulated from Vacancy: Nationwide, these versatile spaces maintain a 6.9% vacancy rate, while the broader U.S. industrial market has seen vacancies rise toward 7.5%.

The Orlando Crunch: The local market is even tighter; Central Florida vacancy for this asset class is 5.9% with high-demand service corridors such as Sanford seeing flex vacancy as low as 3.7%, as of the end of 1Q26 according to CoStar.com.

Short-Term Agility: Typical **12–36 month lease terms** allow owners to reset rents to market value more frequently than long-term industrial or traditional office leases.

Recession-Resistant Tenants: Flex space attracts “sticky” tenants like e-commerce startups, professional trades, and light manufacturers—businesses that require physical, location-based hubs to operate.

Limited Competition: High replacement costs due to interior office buildouts, rising construction costs, alongside industrial land scarcity in urban infill areas create extremely high barriers to entry for new development.

Last-Mile Logic: Flex properties with proximity to major highways are perfectly positioned for service contractors and service-based users who need immediate access to the Orlando core and beltway system.

Future Potential for Owner-Occupants

This property offers a unique advantage to owner-users and investors:

- *Buy now, lease what you don’t need: Stabilize your cost basis by renting out unused spaces to local businesses while you grow*
- *Expand within your own asset: As your business grows, roll into adjacent suites*
- *Built-in exit strategy: As you scale beyond the property, you retain a prime asset with a low adjusted basis, already configured with separate sub-metering for multi-tenant use, positioned as an attractive long-term hold or a highly marketable asset to 1031 exchange and private capital buyers.*

Sale Comps

1


2041 N Hiawassee Rd., Apopka, FL 32703

- Built: 2007 (metal)
- Size: 6,050 SF
- Sale Price: $1,600,000 ($264/SF)
- Occupancy: Sold 100% vacant
- Office %: 54% office buildout

2


1101 Central Park Dr., Sanford, FL 32771

- Built: 2001
- Size: 6,250 SF
- Sale Price: $1,450,000 ($232.00/SF)
- Occupancy: Sold 40% vacant with month-to-month tenants
- Office %: ~60% office buildout

3

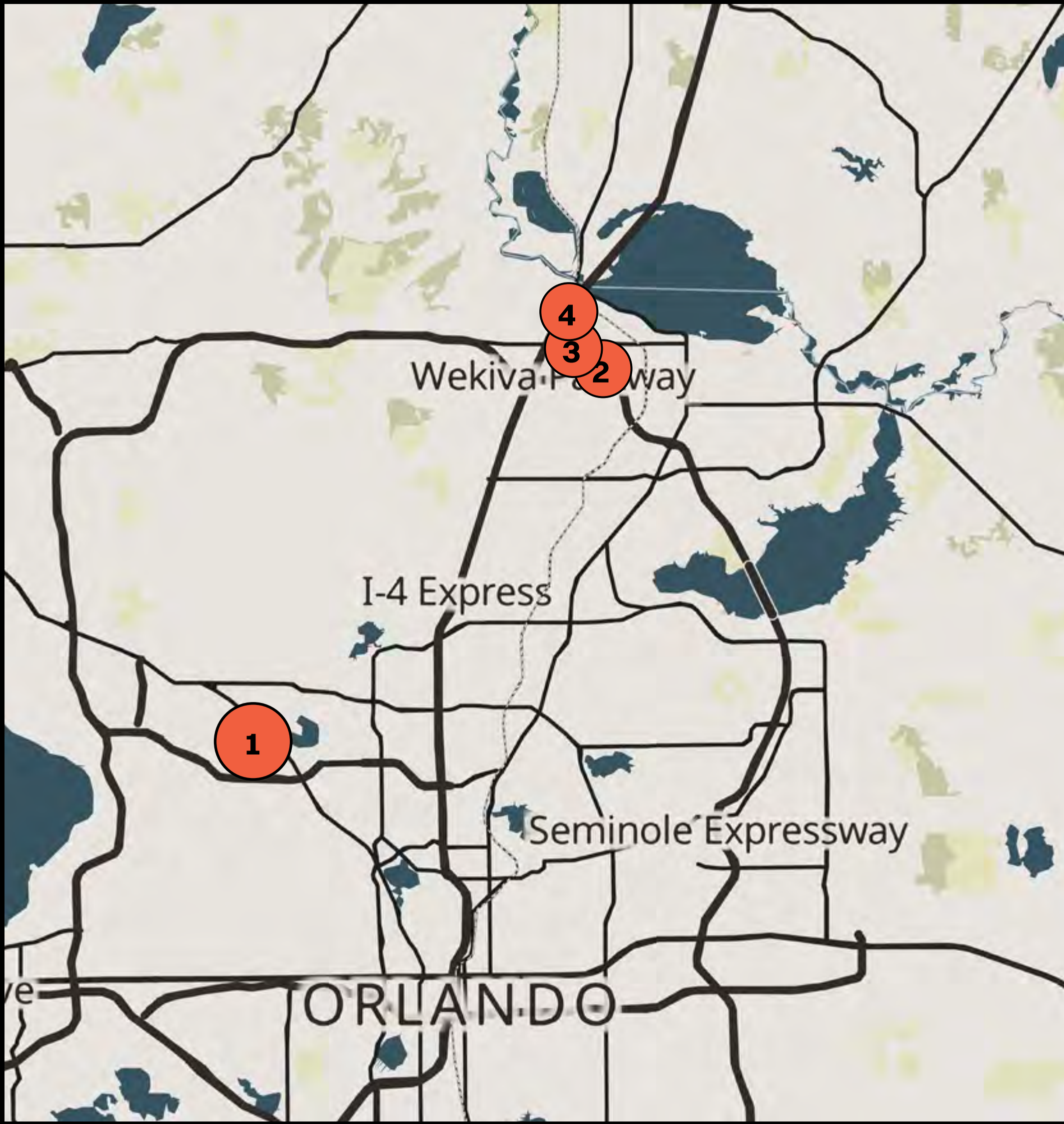

1050 Central Park Dr., Sanford, FL 32771

- Built: 2001
- Size: 16,205 SF
- Sale Price: $3,050,000 ($188.21/SF)
- Occupancy: Sold 100% vacant
- Office %: ~60% office buildout

4


659 Hickman Cir., Sanford, FL 32771

- Built: 2017
- Size: 6,880 SF
- Sale Price: $1,750,000 ($254.36/SF)
- Occupancy: Sold fully-occupied with known vacate
- Office %: 80% office buildout



Surrounding Area
Micro

Surrounding Area
Macro

FROM PROPERTY

SunRail	Toll 417	Interstate 4
1.6 MILE	1.0 MILE	3.9 MILE

BLACK LINE

For more information:

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