

Keyes Court Flex/Industrial Showcase

40 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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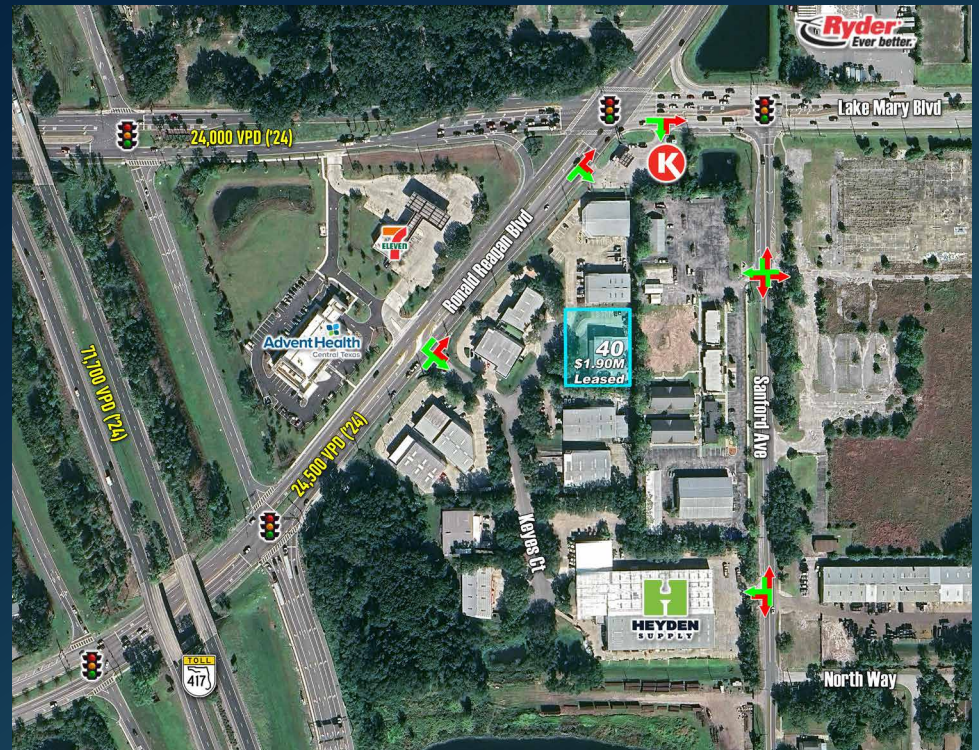
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Executive Summary

Ross Real Estate Properties is pleased to present the 40 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.

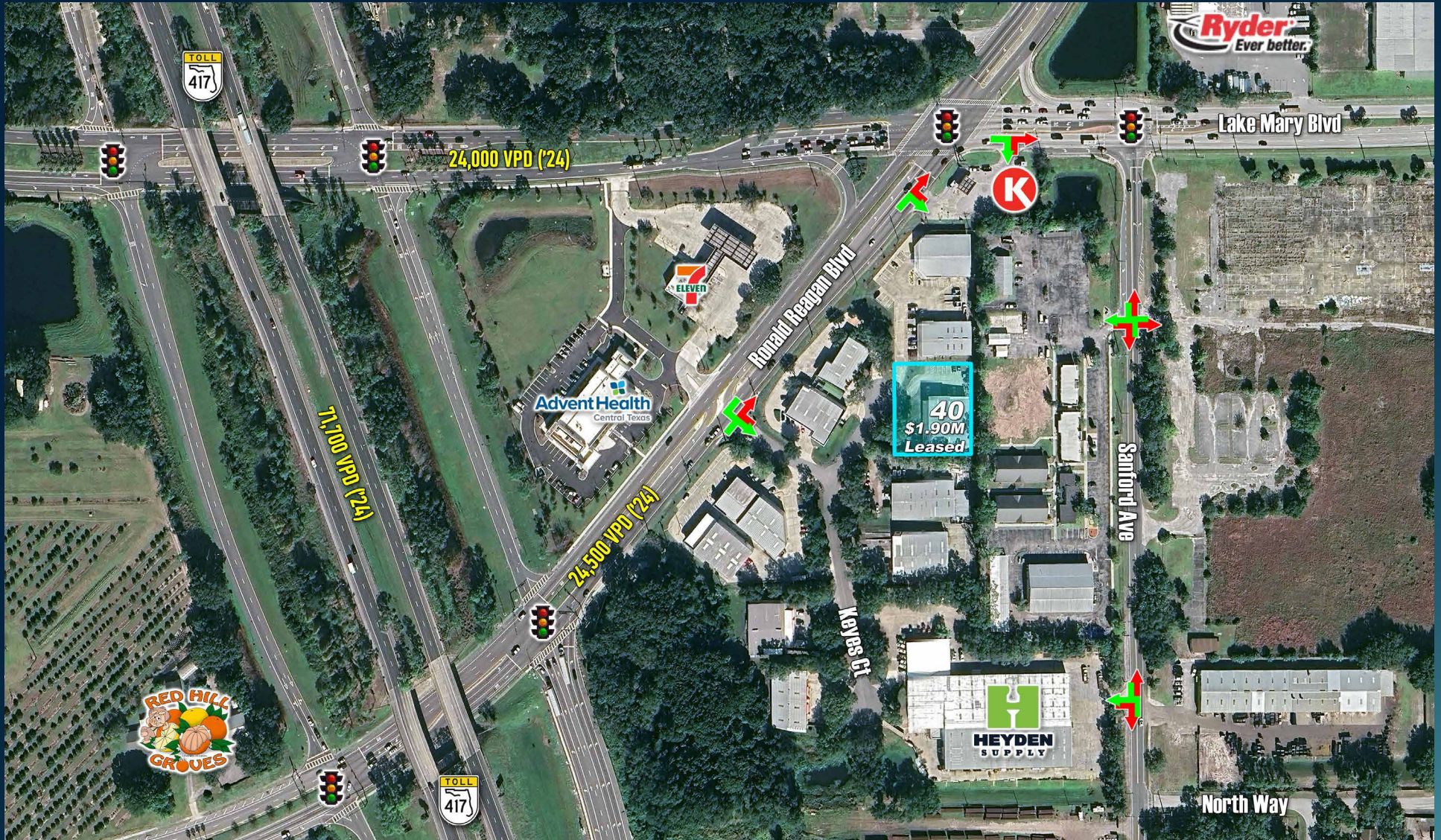
Strategically positioned near the intersection of Ronald Reagan Boulevard and Lake Mary Boulevard, this property sits at the heart of Central Florida's logistics pulse. With a staggering daily traffic count ranging from 41,000 to 71,000 vehicles, the site offers more than just square footage—it offers 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
40 Keyes Court	Leased	\$1,900,000



Property Overview



40 Keyes Court

This 8,000-square-foot facility is engineered for versatility. It features a professional 2,650-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
40 Keyes Court
Sanford, Florida 32773



Project Size
Total: 8,000 SF
Warehouse: 5,350 SF
Office: 2,650 SF



Status
Leased



Features

- » Meticulous Upgrades & Turnkey Value
- » Truck Well
- » Systems & Safety



List Price
\$1,900,000



40 Keyes Court

Turnkey Value

We have taken the guesswork out of maintenance by completing recent high-impact capital improvements. When you acquire 40 Keyes Court, you are stepping into a refreshed environment where the heavy lifting has already been done. Our recent investments include:

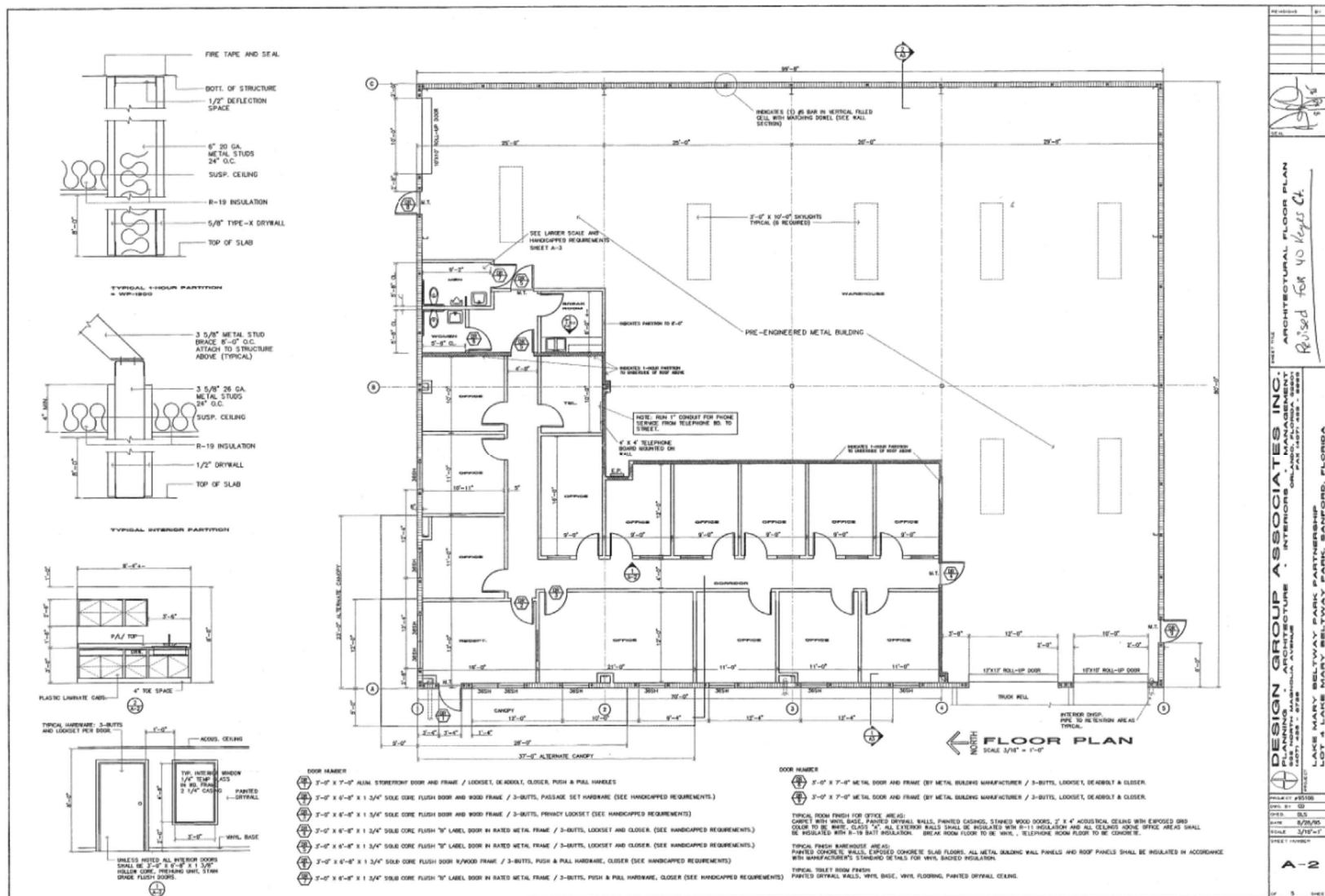
- **Exterior Aesthetics:** A complete Sherwin Williams exterior and accent paint job, new double pane insulated, tinted exterior windows, and the installation of new high-strength exterior awnings and framing.
- **Site Enhancements:** Comprehensive new landscaping and old tree removal along with fresh parking lot striping.
- **Systems and Safety:** New exterior LED security lighting fixtures and periodic professional roof maintenance and service.

Tenant Occupied

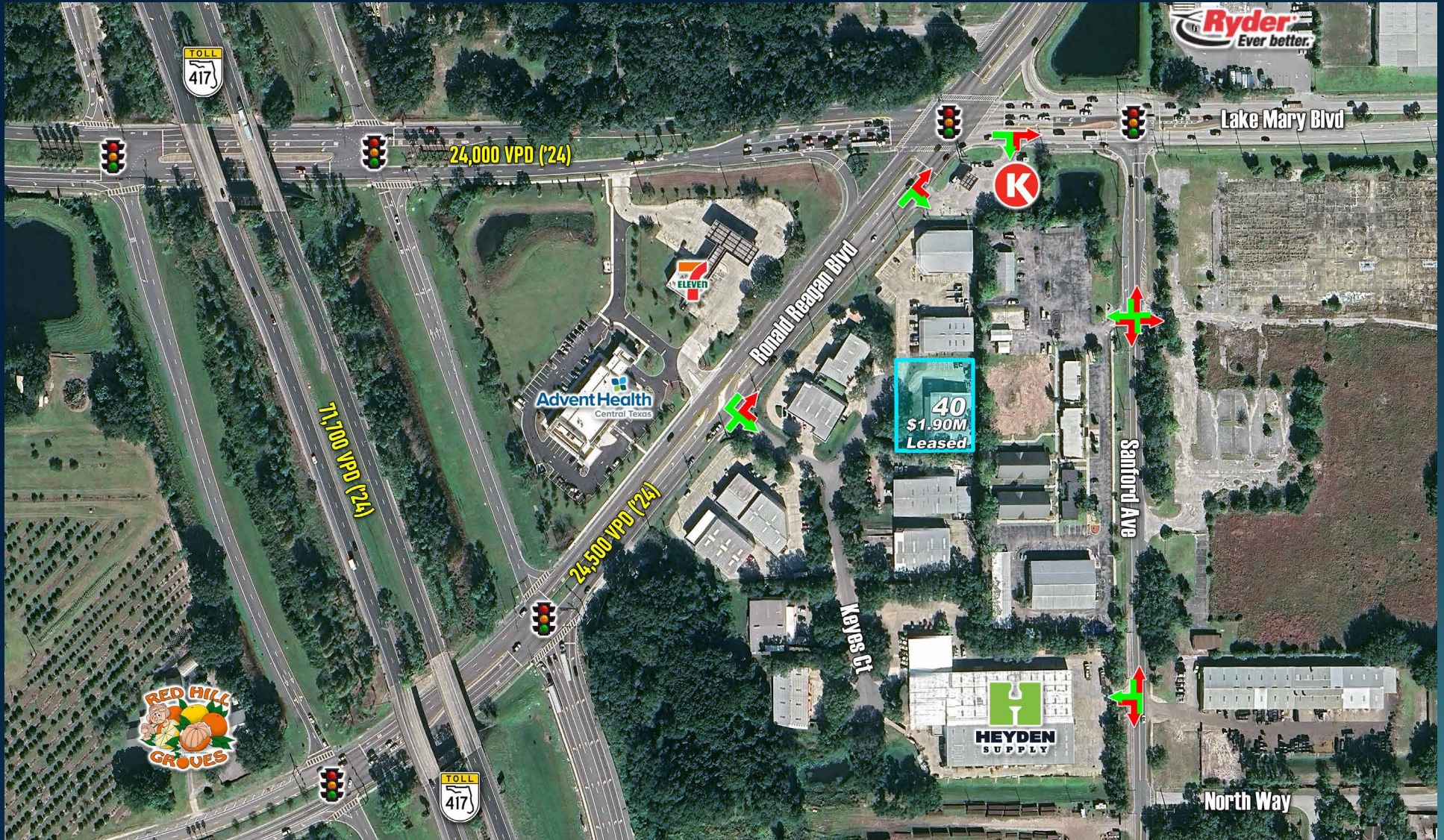
This property offers instant, turnkey profitability with an outstanding, long term tenant relationship. Perfect for an investment property.



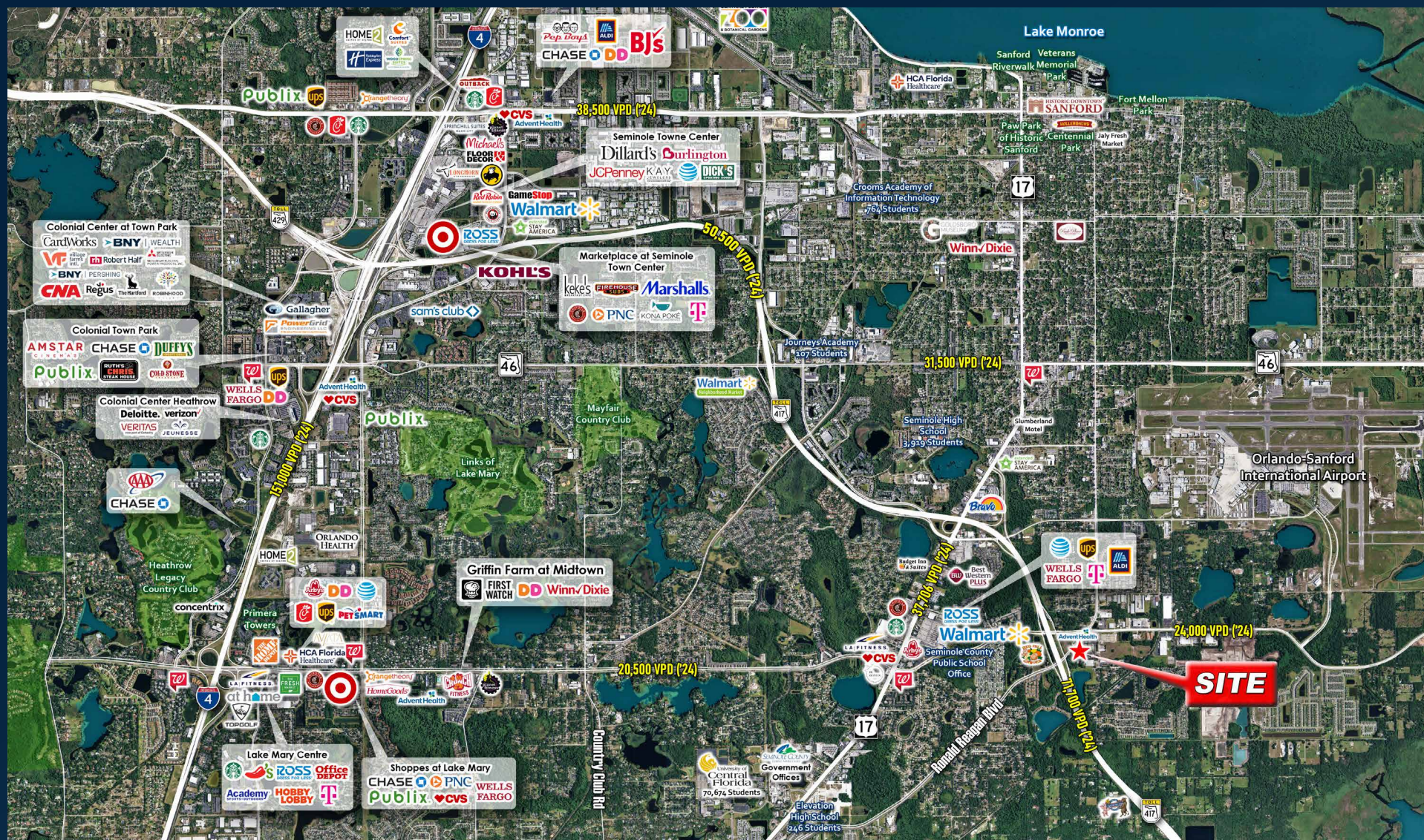
40 Keyes Court



Site Aerial



Market Aerial





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