

SLOANE REALTY

OFFERING MEMORANDUM

FOR SALE · SANFORD, FLORIDA

1101 Albright Road

±5.09-Acre Industrial & IOS Redevelopment Opportunity at Orlando
Sanford International Airport

±5.09 AC

LAND AREA

±13,675 SF

IMPROVEMENTS

MI-2

ZONING

\$6,950,000

ASKING PRICE

Matt White

Sloane Realty, LLC · 407-829-2418 · BK3106449

OFFERED AT

\$6,950,000

THE OPPORTUNITY

A rare infill industrial yard at the airport's front door

1101 Albright Road offers ±5.09 acres of MI-2 Medium / Heavy Industrial land with ±13,675 SF of existing buildings, immediately adjacent to Orlando Sanford International Airport. Formerly home to Sanford Auto Salvage, the site is delivered vacant — a clean, fenced and stabilized yard ideally suited to Industrial Outdoor Storage, an owner-user, or ground-up redevelopment in one of Central Florida's fastest-growing submarkets.

INVESTMENT HIGHLIGHTS

01 Shovel-ready industrial land

±5.09 acres of MI-2 (Medium / Heavy Industrial) land — a stabilized, fully fenced and gated yard purpose-built for Industrial Outdoor Storage (IOS), one of the most supply-constrained sectors in commercial real estate.

02 Adjacent to Orlando Sanford Int'l Airport

Directly off W. Airport Boulevard at the doorstep of Orlando Sanford International Airport (SFB), which is advancing a reported \$300M terminal expansion and new hangar development.

03 Delivered vacant & available

The former Sanford Auto Salvage operation has ceased and all inventory has been removed — the site is delivered clear and ready for an owner-user, tenant, or redevelopment.

04 ±13,675 SF of existing improvements

Multiple structures already in place — a two-story office building and two clear-span metal warehouse / garage buildings — provide immediate utility or holding income while plans advance.

05 Superior regional access

Frontage on Albright Road, seconds from W. Airport Blvd, with fast connections to SR 417 (Central Florida GreeneWay), I-4, and US 17-92 linking the entire Orlando metro.

06 High-growth Seminole County

Located in the Orlando–Kissimmee–Sanford MSA, one of the nation's fastest-growing metros. The City of Sanford has grown more than 12% since 2020.

PROPERTY OVERVIEW

The details

ADDRESS	1101 Albright Road, Sanford, FL 32771
COUNTY	Seminole County
LAND AREA	±5.09 acres (±221,589 SF)
BUILDING AREA	±13,675 SF (multiple structures)
ZONING	MI-2 — Medium / Heavy Industrial
PARCEL ID	27-19-30-503-0A00-0000
YEAR BUILT	1985
FRONTAGE	Albright Road; adjacent to W. Airport Blvd
PRIOR USE	Auto salvage (closed / delivered vacant)
UTILITIES	Water, sewer & power to site (buyer to verify)

EXISTING IMPROVEMENTS

±2,662 SF

TWO-STORY OFFICE BUILDING

Ground-floor showroom / office plus second-floor space, private office and restroom.

±6,198 SF

CLEAR-SPAN WAREHOUSE

Open metal warehouse building, approx. 121' × 54', drive-in access and roof ventilation.

±3,129 SF

METAL GARAGE BUILDING

Second metal building, approx. 60' × 50', drive-in bays.

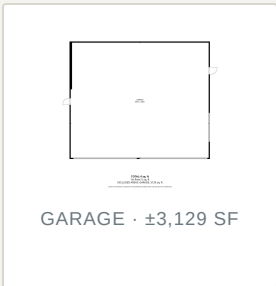
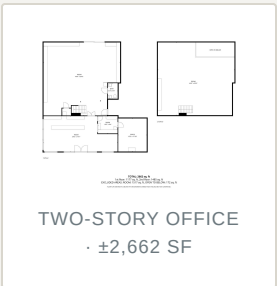
±1,700 SF

OPEN-AIR CANOPY

Open-sided steel canopy with concrete slab and drive-through bays — covered storage for equipment, materials or vehicles.

Four structures totaling ±13,675 SF of recorded improvements. Areas are approximate, per owner floor plans and Seminole County public records; the open-air canopy is the balance of recorded improvements and is not separately dimensioned. Buyer to verify.

SITE & BUILDING PLANS



LOCATION & ACCESS

Minutes from everything that moves Central Florida

The property sits on Albright Road just off **West Airport Boulevard**, directly adjacent to **Orlando Sanford International Airport (SFB)** — a fast-growing commercial airport advancing a reported \$300 million expansion and new hangar development. Sanford is the county seat of Seminole County and part of the Orlando–Kissimmee–Sanford MSA, one of the fastest-growing metros in the country.

The surrounding submarket is actively absorbing new industrial product, including the nearby Logisticenter at Sanford, where a 116,000 SF facility recently delivered.



AERIAL LOOKING TOWARD ALBRIGHT RD — RAIL LINE, RETAIL FRONTAGE & AIRPORT PARKING BEYOND

Orlando Sanford Int'l Airport	Adjacent
W. Airport Boulevard	< 0.2 mi
SR 417 · GreeneWay	Nearby
Interstate 4 (I-4)	Regional
US 17-92	Nearby

MARKET SNAPSHOT

±68,775 City of Sanford population (2026 est.)	+12.4% Population growth since the 2020 Census	\$66,891 Median household income	MI-2 Medium / Heavy Industrial zoning — broad by-right uses
--	--	--	---



SITE OVERVIEW — FOUR STRUCTURES ON A FENCED, STABILIZED ±5-ACRE YARD

FLEXIBILITY

Built for a wide range of industrial users

MI-2 Medium / Heavy Industrial zoning supports a broad set of by-right uses. With a stabilized yard, existing buildings, and airport-adjacent access, the site fits owner-users and investors alike — subject to buyer's verification of permitted uses with the City of Sanford.

Industrial outdoor storage (IOS)

Contractor / trucking yard

Warehouse & distribution

Equipment & fleet storage

Owner-user headquarters

Redevelopment / build-to-suit

PROPERTY GALLERY



±5 acres of stabilized outdoor storage yard



Albright Road frontage & former storefront



Clear-span warehouse interior



Open-air canopy & covered storage



Gated, secured site access



Warehouse with existing racking

A licensed, entitlement-ready industrial site

Two existing State of Florida licenses

The property has operated under two active State of Florida licenses issued by the Department of Highway Safety and Motor Vehicles (Fla. Stat. §320.27): a **Salvaged / Wrecked Motor Vehicle Dealer** license and an **Independent Motor Vehicle Dealer** license. These may be available to a qualified buyer, subject to State approval — a meaningful head start for a salvage, recycling, or used-vehicle operator. License certificates available on request during due diligence.

FL Salvaged / Wrecked Motor Vehicle Dealer

FL Independent Motor Vehicle Dealer

MI-2 PERMITTED USES

- P
- PERMITTED BY RIGHT
- Wholesale & storage yards — incl. construction / contractor yards & outdoor laydown (nonhazardous)
 - Warehouse & distribution
 - Light (nonhazardous) manufacturing
 - Vehicular service, repair & rental
 - Major equipment rental & repair
 - Welding establishment
 - Landscaping service (indoor & outdoor)
 - Auction & aircraft sales (indoor & outdoor)
 - Business & professional office
 - Nonhazardous research & testing lab

- C
- CONDITIONAL USE
- Junkyard / auto salvage
 - Outdoor retail storage & display
 - Outdoor / heavier manufacturing
 - Hazardous wholesale storage (outdoor / tank)
 - Solid waste disposal facility
 - Retail sales & service (indoor)
 - Restaurant

Excerpted from the City of Sanford Land Development Code, Schedule B — Permitted Uses (Ord. No. 4664). “P” = permitted by right; “C” = conditional use (Planning & Zoning Commission approval). List is illustrative and not exhaustive; full schedule available in due diligence. Buyer to verify all uses and license transferability with the City of Sanford and the applicable State of Florida agencies.

Schedule a tour or request the full package

Matt White

SLOANE REALTY, LLC

OFFICE **407-829-2418**

CELL **407-758-3166**

EMAIL **Matt@sloaneRealtyLLC.com**

LICENSE **BK3106449**

OFFERED AT

\$6,950,000

±5.09 acres · ±13,675 SF · MI-2
1101 Albright Road, Sanford, FL 32771

This marketing brochure has been prepared solely for informational purposes to assist prospective purchasers in evaluating the property. The information contained herein was obtained from sources deemed reliable, including public records and the owner; however, Sloane Realty, LLC makes no representation or warranty, express or implied, as to its accuracy or completeness. All square footage, acreage, dimensions, zoning and use references are approximate and must be independently verified by the buyer and its advisors. The property is offered subject to prior sale, change in price, or withdrawal without notice. This is not an offer to sell or a solicitation of an offer to buy. Buyer to verify all permitted uses, licenses and development potential with the City of Sanford and the applicable State of Florida agencies.