

Flexible Lease Options Available



AVAILABLE

FOR SUBLEASE

130 Tech Drive, Sanford, FL 32771

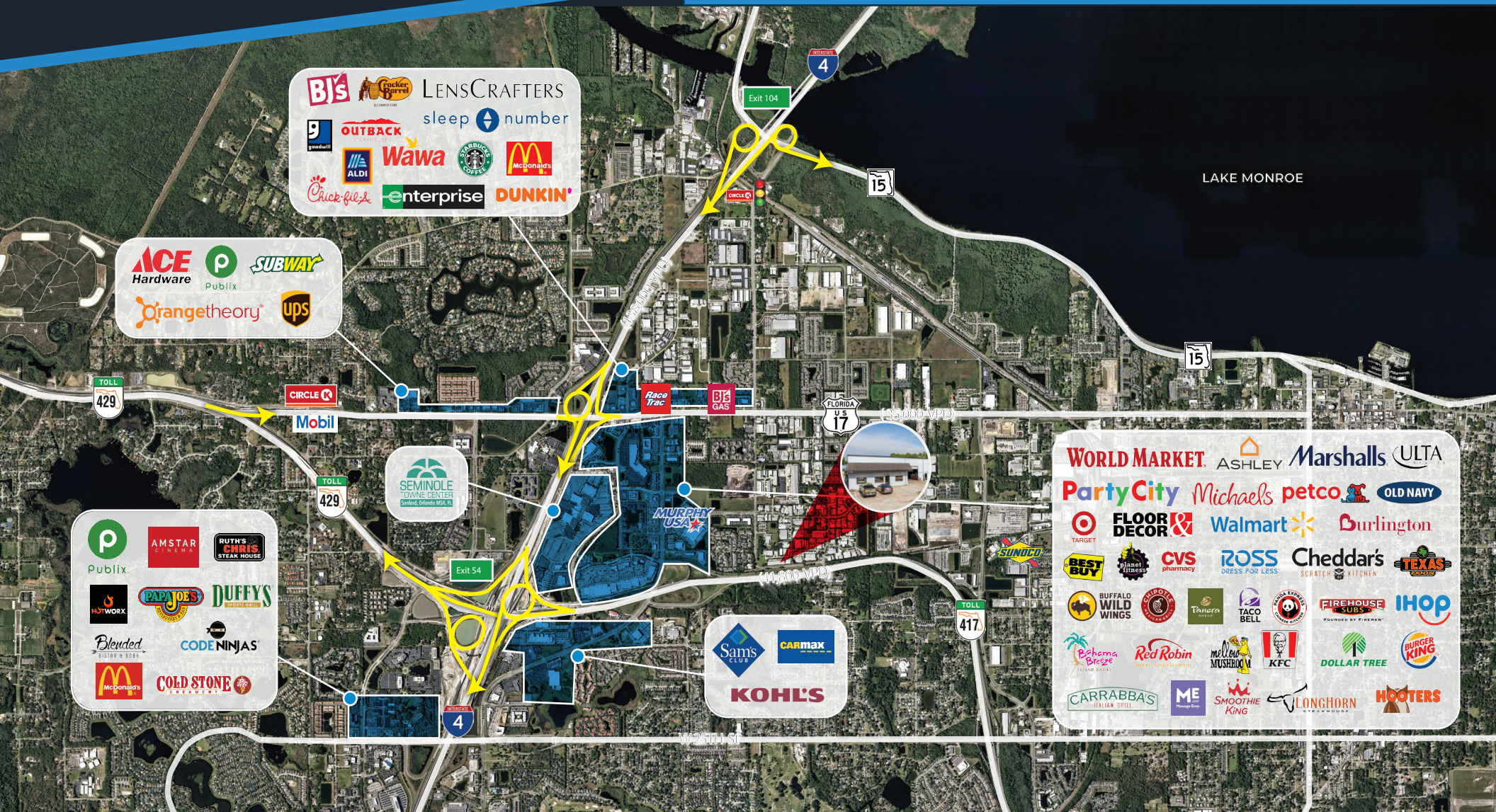
HIGHLIGHTS

- 16,190 SF Available
- Front Dock & Grade Level Loading
- 1,000 SF Office
- Clearspan
- R11 Zoning, City of Sanford



AMENITIES MAP

A spacious warehouse for sublease is available at 130 Tech Drive, Sanford, FL 32771, offering excellent access to key highways. Located just minutes from US-17, I-4, and the 429 Expressway, this property provides easy connectivity to major transportation routes, making it ideal for businesses looking for efficient logistics and distribution options in Central Florida. Its strategic location ensures quick access to both local and regional markets, enhancing operational flexibility.



LOCATION OVERVIEW

Located at 130 Tech Drive in Sanford, Florida, this warehouse space offers significant advantages for businesses looking to streamline logistics and grow their operations. Its prime location provides direct access to major highways, including Interstate 4, ensuring seamless connections to key markets across Central Florida and beyond.

REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	17,103	121,615	330,102
Households	6,756	47,062	125,634
Employees	15,742	64,613	135,826
Ave. HH Income	\$84,297	\$93,278	\$91,105



LOCATED IN FLORIDA'S EPICENTER

KEY DRIVE TIMES

MAJOR CITIES

Orlando	20 Miles
Tampa	106 Miles
Miami.....	256 Miles
Jacksonville.....	120 Miles
Savannah.....	258 Miles
Atlanta.....	461 Miles

MAJOR TRANSPORTATION HUBS

Sanford Int'l Airport	5.5 Miles
Orlando Int'l Airport.....	31 Miles
Port Canaveral	63 Miles
Port of Tampa	105 Miles
Tampa Int'l Airport.....	111 Miles

MAJOR HIGHWAYS

US-17	1 Mile
FL-417	2.2 Miles
I-4	2.4 Miles
SR 429	4.1 Miles
SR 423.....	16 Miles
FL Turnpike.....	29 Miles
I-95	30 Miles
US 27	41 Miles
I-75	81 Miles

130 Tech Drive

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