



W. AIRPORT BLVD / MCCrackEN RD, SANFORD, FL 32771

FOR LEASE

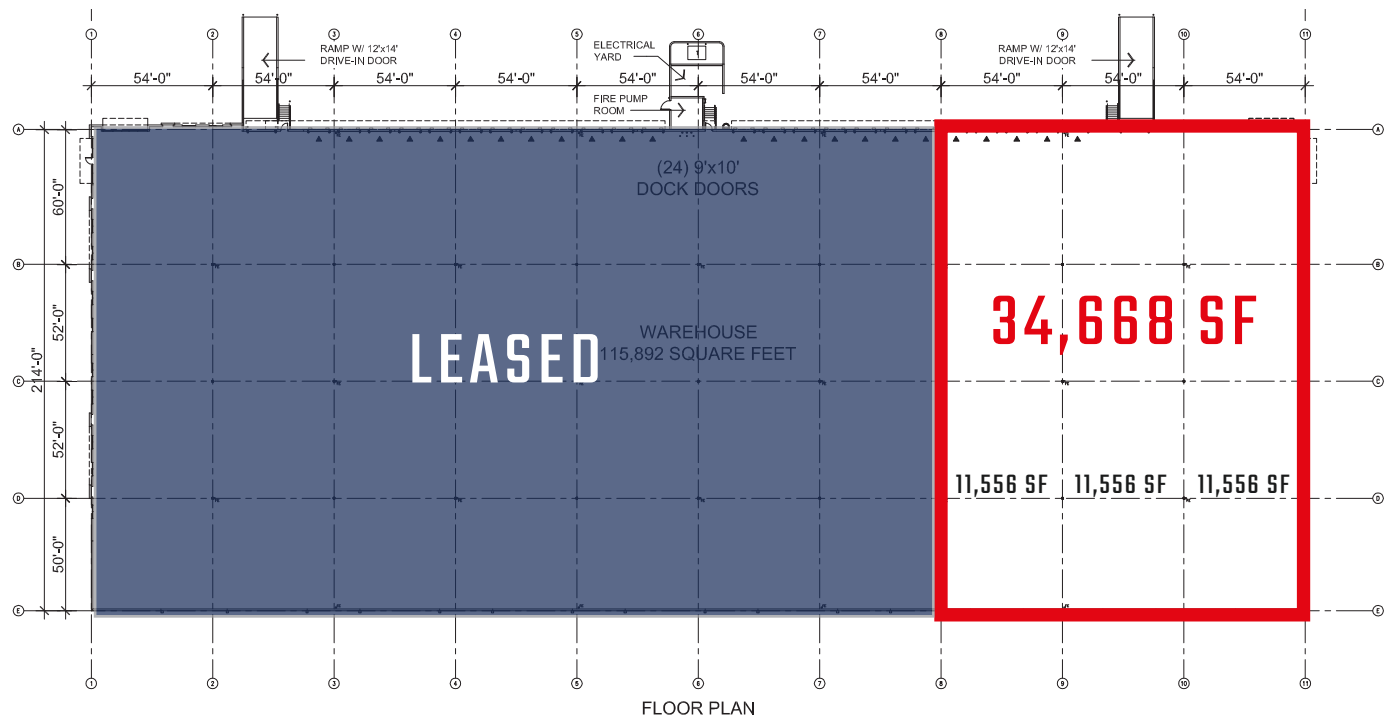
LOGISTIC CENTER AT

SANFORD

HIGHLIGHTS:

- 34,668 SF Available
- 32' Ceiling Height
- 5 Dock High Doors
- 1 Drive-In Door
- 5 Trailer Parking Spaces
- 2,200 SF Office Space





BUILDING SPECIFICATIONS

AVAILABLE SPACE	34,668 SF
BUILDING SIZE	115,892 SF
CONSTRUCTION TYPE	TILT WALL
BUILDING DIMENSIONS	540' X 214'
LOADING DESIGN	FRONT LOAD
OFFICE SPACE	BTS
CEILING HEIGHT	32'
COLUMN SPACING	54' X 50'
SPEED BAY	65'
EMPLOYEE PARKING	26 SPACES
TRAILER PARKING SPACES	5 SPACES
LOADING DOORS	5 (9' x 10')
DRIVE IN DOOR	1 (12' X 14')
TRUCK COURT DEPTH	150' - 180'
POWER	400 AMPS
WAREHOUSE LIGHTING	LED
SPRINKLER	ESFR
SLAB	6" REINFORCED (4,000 PSI)
UTILITIES	FPL
ZONING	INDUSTRIAL



KEY REGIONAL DEMOGRAPHICS

LABOR FORCE	5 MILE	10 MILE	20 MILE
TOTAL POPULATION	114,334	332,187	1,313,976
CIVILIAN POPULATION AGE 16+ LABOR FORCE	91,491	271,832	1,085,767
TRANSPORTATION / WAREHOUSING	3,264	8,979	32,720
AVERAGE HOUSEHOLD INCOME	\$72,156	\$70,652	\$97,915

Key benefits include:

The property is located in Sanford with immediate access to Interstate 4, the Central Florida Greenway (SR 417), State Road 46, and US Highway 17/92.

The property is surrounded by numerous amenities including the vibrant and growing downtown Sanford and Riverwalk areas, Central Florida Zoo and Botanical Gardens, and Seminole Towne Center. Transportation options include a nearby SunRail station and the Orlando Sanford International Airport.

Strategic Location: Logisticcenter at Sanford is in the ideal hub for distribution and logistics operations, allowing businesses to reach customers efficiently within the region and beyond to a large customer base and allows for efficient distribution throughout Florida and the Southeastern United States.

AMENITIES MAP



0.6 MILES



1.6 MILES



3.2 MILES



5.5 MILES



22 MILES



23 MILES



29 MILES



37 MILES



51 MILES



69 MILES



CENTRAL FLORIDA LOGISTICS HUB

Sanford, along with neighboring cities like Orlando, is a vital hub for logistics and distribution in Central Florida. With a growing e-commerce sector and the presence of major logistics players, the area offers a robust supply chain infrastructure and access to transportation networks, making it an attractive location for businesses.



Major Cities

Orlando	30 Miles
Tampa	107 Miles
Jacksonville	120 Miles
Ft. Myers	182 Miles
Miami	258 Miles
Savannah, GA	259 Miles
Atlanta, GA	499 Miles



CONTACT US

JOE HILLS

Principal

1 407 718 3096

jhills@hlipartners.com

JOSH LIPOFF

Principal

1 856 535 6973

jlipoff@hlipartners.com

HLI Partners LLC, a licensed real estate broker. Although information has been obtained from sources deemed reliable, neither Owner nor HLI makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor HLI accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. HLI Partners is presenting available properties but may not be representing the ownership of all of the presented properties. ©2024. HLI Partners, LLC. All rights reserved.