

**FOR SALE
OR
LEASE**

1875 E. LAKE MARY BLVD SANFORD, FL 32771

2 OFFICE/WAREHOUSE PROPERTIES
TOTALING 35,000+/- SF WITH OUTSIDE STORAGE



PROPERTY HIGHLIGHTS

- **1875:** 18,887 SF (Free Span) with 2 docks and 2 grade doors and 3,600 SF of office and a 3,600 SF mezzanine and fenced outside storage.
- **1865:** 16,079 SF (Free Span) with 1 Grade and 1 Truck Well Door and 3,600 SF of office and fenced outside storage. **FOR LEASE**
- 2.44 Acres Zoned Industrial with Rail Access (Seminole County)
- 22' Clear Height, 3 Phase 3000 Amp Service, & High Bay Lighting
- Close to Lake Mary Blvd, CR 427, HW 17-92, SR 434, 46, 417 and across the street from the Sanford Orlando Airport
- Owner Financing Available (See Broker for details)
- **Lease Rate(1865): \$6.75 Modified Gross (\$9K 5 year minimum)**
- **Sales Price: \$3,500,000**

CONTACT

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Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
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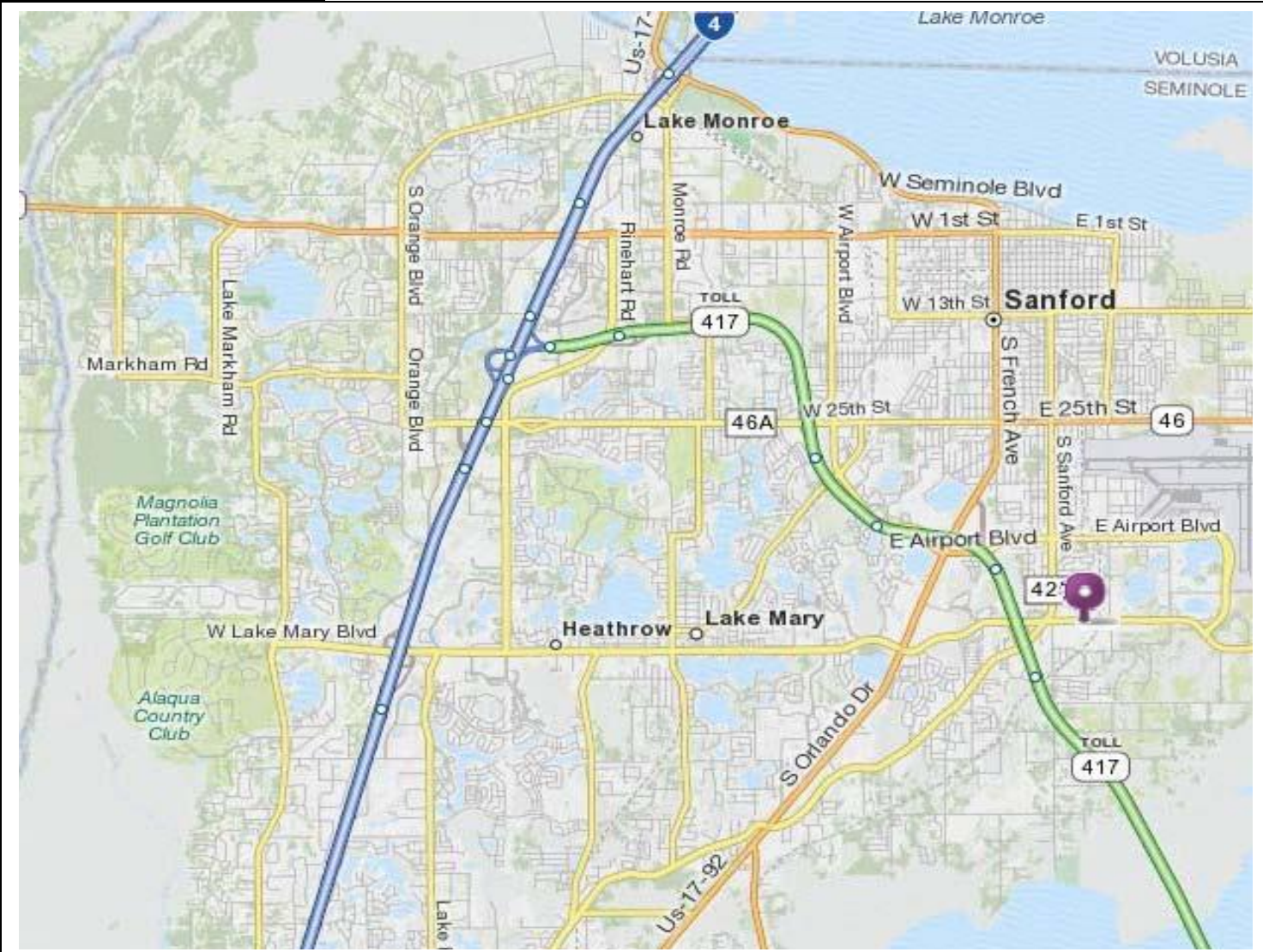
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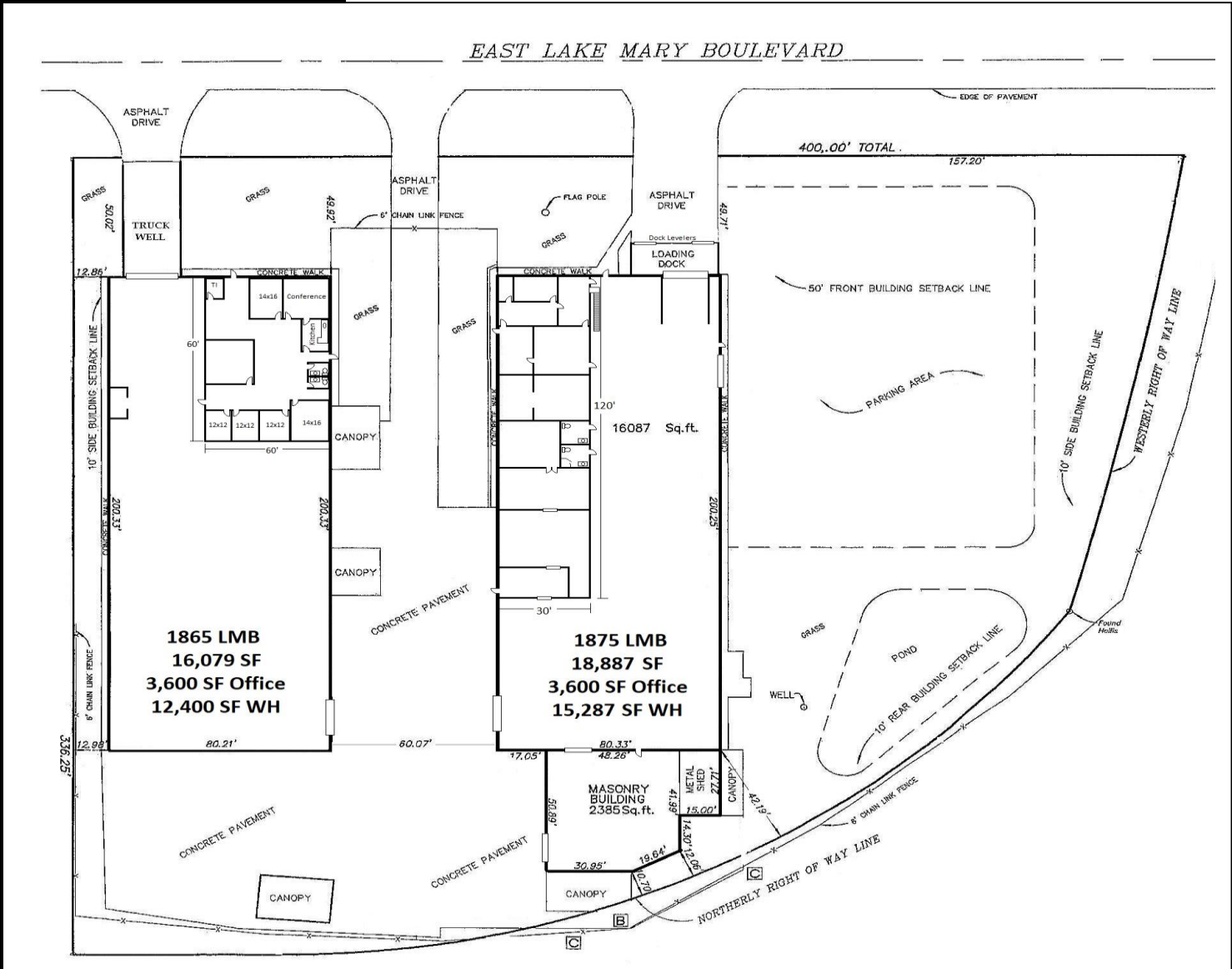


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