

DOWNTOWN SANFORD INDUSTRIAL WAREHOUSE

**OFFERING SUMMARY**

Sale Price:	\$995,000
Lease Rate:	\$10 NNN
Building Size:	6,600 SF

PROPERTY OVERVIEW

Rare Free-Standing Downtown Sanford warehouse
Indoor manufacturing permissible (grandfathered use)
SC-3 Zoning, City of Sanford

PROPERTY HIGHLIGHTS

- Excellent clear height (26' to peak) & column-free
- Heavy 3-phase power - 400 amps
- 4 large roll-up doors with 3 offices
- Icynene insulated roof
- Concrete trailer forklift ramp
- Very low operating expenses of \$1.75 psf
- YB 1960/1990
- ± .30ac land

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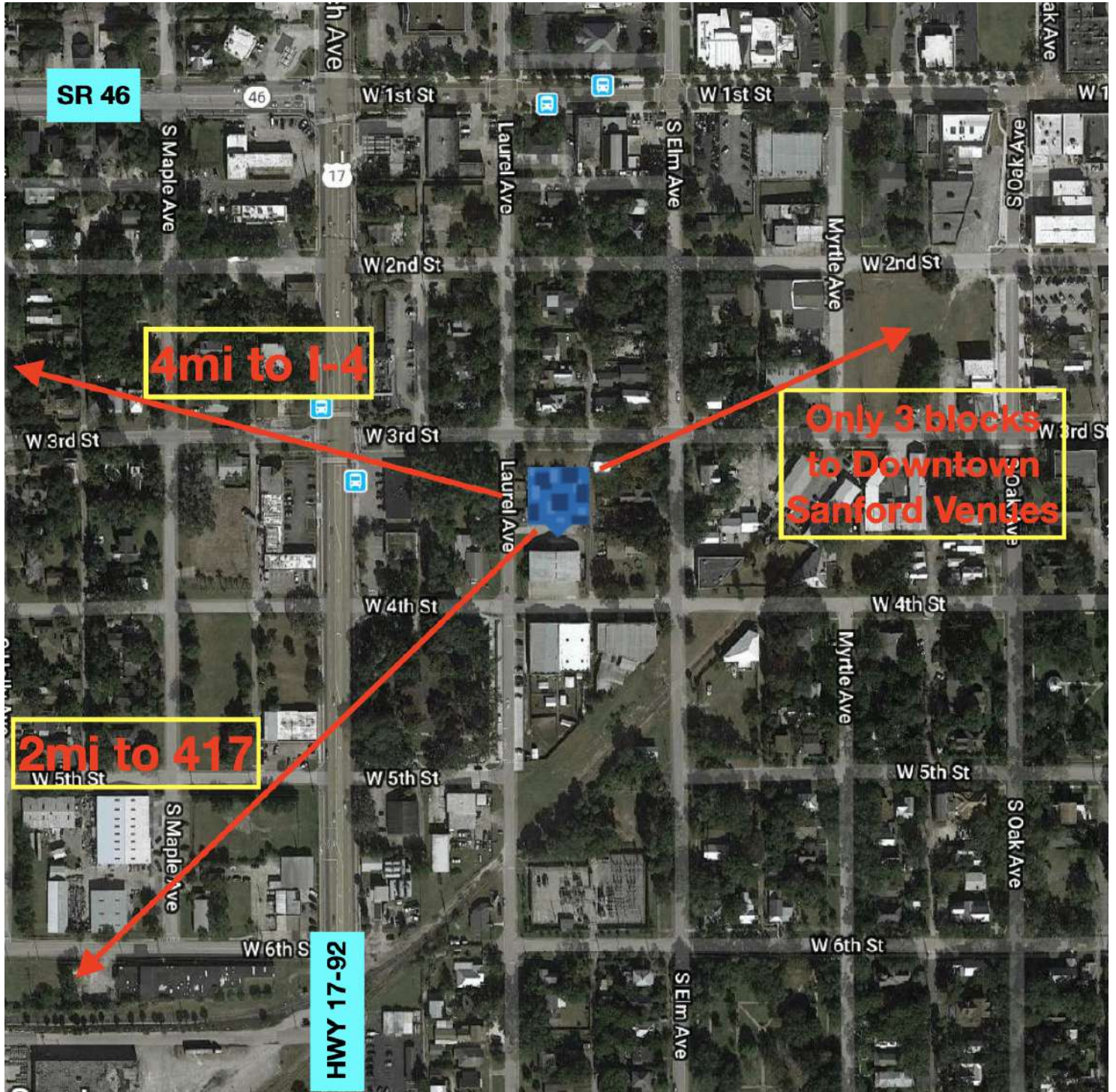
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Photo Gallery



LOCATION MAP



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