



INDUSTRIAL PROPERTY

4-HIGH PALLET RACKING  
ON EFFICIENT FOOTPRINT

**FOR LEASE**

## SANFORD WAREHOUSE - 16K SF

305 HICKMAN DRIVE, SANFORD, FL 32771



**LEE ZERIVITZ, SIOR, CCIM**  
Managing Partner  
Office: 407.644.CITY  
Cell: 407.929.3598  
lee@citycommercial.com

**CITY COMMERCIAL**  
1101 Symonds Ave.  
Suite 600  
Winter Park, FL 32789  
CITYCommercial.com

## Property Details



Lease Rate	\$14.95 NNN
Property Type	Industrial, Stand Alone Column-Free Warehouse
Property Subtype	Manufacturing
APN	21-19-30-506-0000-0060
Building Size	±16,289 SF (±2,200 SF office)
Lot Size	±1.29 Acres
Year Built	2006
Utilities	City water & sewer
<b>NEW, LARGER FACILITY IS UNDER CONSTRUCTION</b>	AVAILABLE AUGUST '24
	ALSO AVAILABLE FOR SALE
Ask Broker	Seller may consider holding a private money mortgage

- Hard-to-find Sanford warehouse, excellent condition, in high-growth area
- Current use: food/candy manufacturer
- Pre-engineered steel on block with stucco finishes
- 24' - 27' clear height on 5" slab
- 100% HVAC throughout, well insulated
- Front/side loading with dock-high truck well
- 1 - 12' x 14' grade door & 1 - 12' x 12' dock door
- 3-phase power: 800 amp and 208 volt
- Fire sprinklered throughout
- Brand new exterior paint
- ± 28 parks
- Zoning M-1A, Seminole County
- 2 min to I-4 & 46 interchange

**LEE ZERIVITZ, SIOR, CCIM**  
 Managing Partner  
 407.644.CITY  
 lee@citycommercial.com

**CITY COMMERCIAL**  
 1101 Symonds Ave.  
 Winter Park, FL 32789  
 CITYCommercial.com

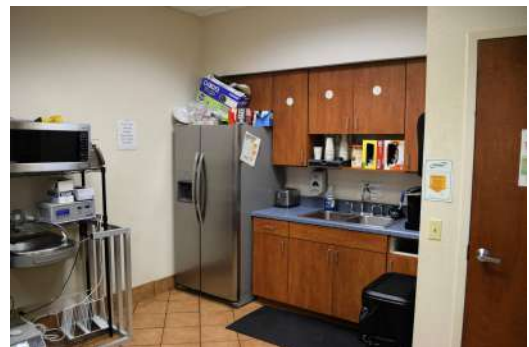
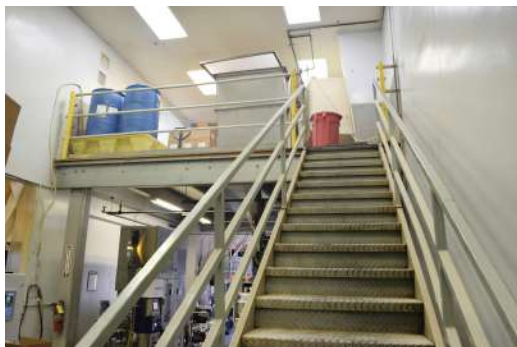




**FOR LEASE**

**305 HICKMAN DRIVE | SANFORD, FL 32771**

**Property Photos**

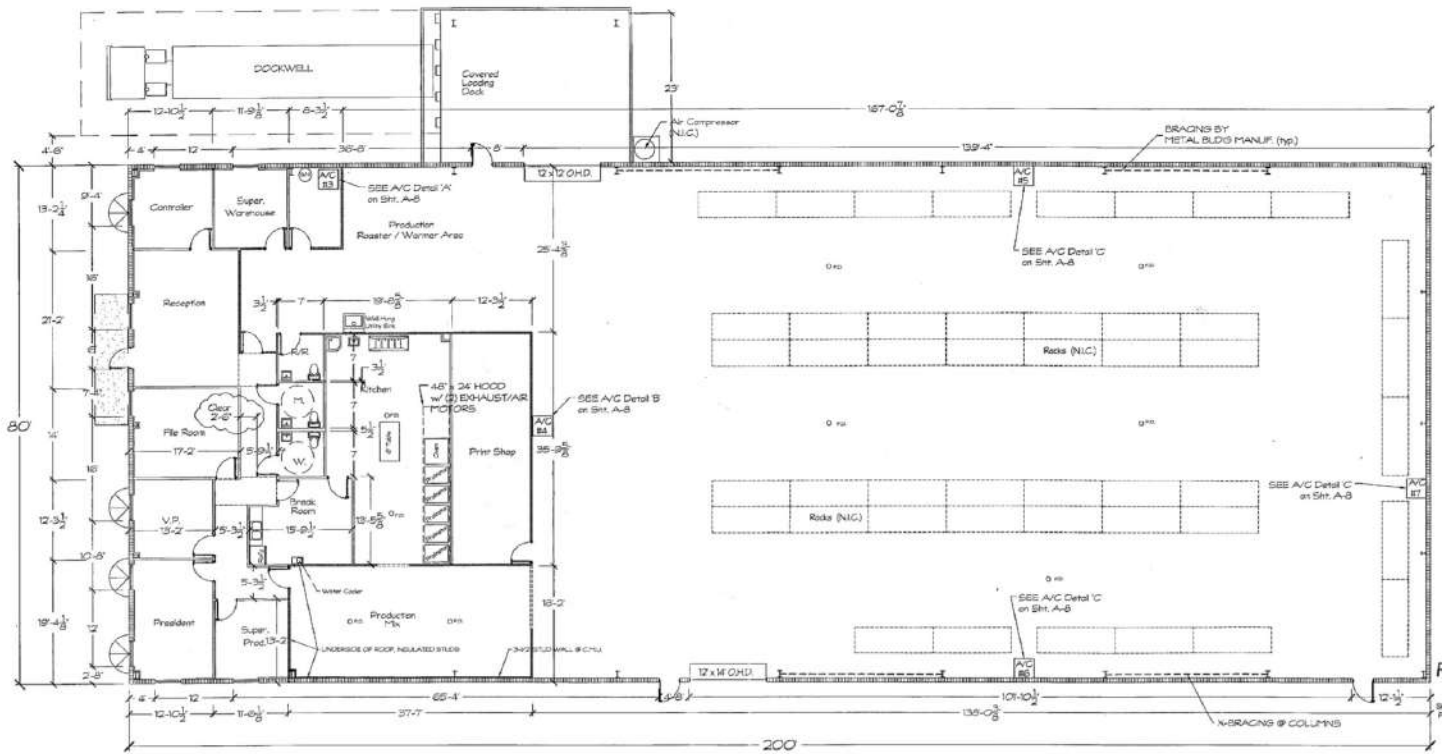


**LEE ZERIVITZ, SIOR, CCIM**  
Managing Partner  
407.644.CITY  
lee@citycommercial.com

**CITY COMMERCIAL**  
1101 Symonds Ave.  
Winter Park, FL 32789  
CITYCommercial.com



Space Plan

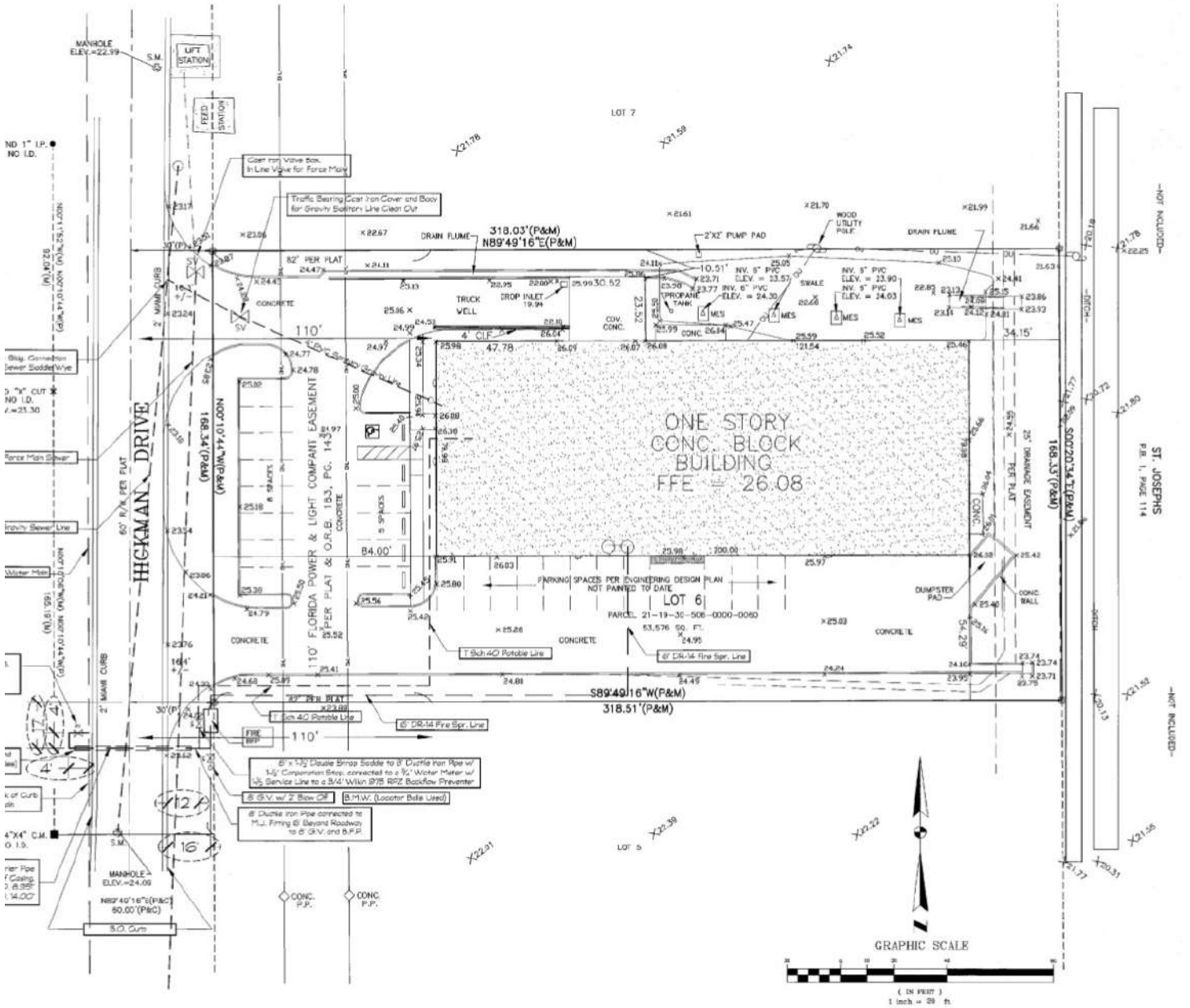


Site Plan

AS-BUILT SURVEY

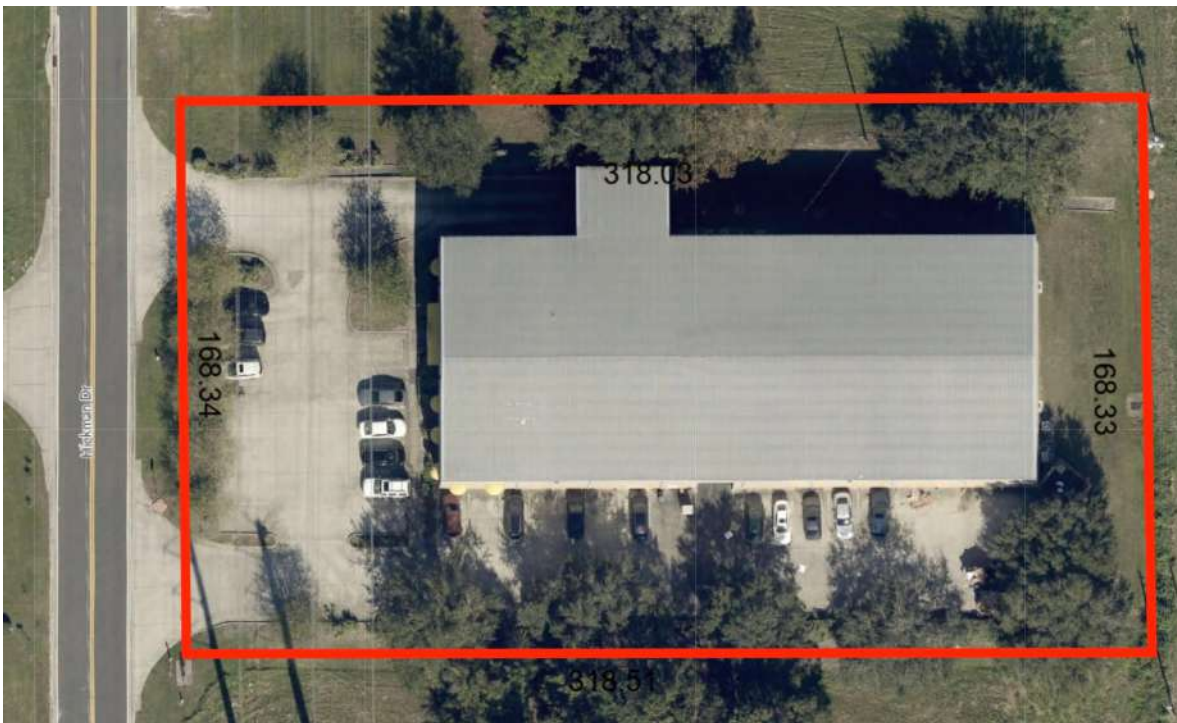
REAL PROPERTY DESCRIPTION

LOT 6, 1-4 INDUSTRIAL PARK - 4TH SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 77 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



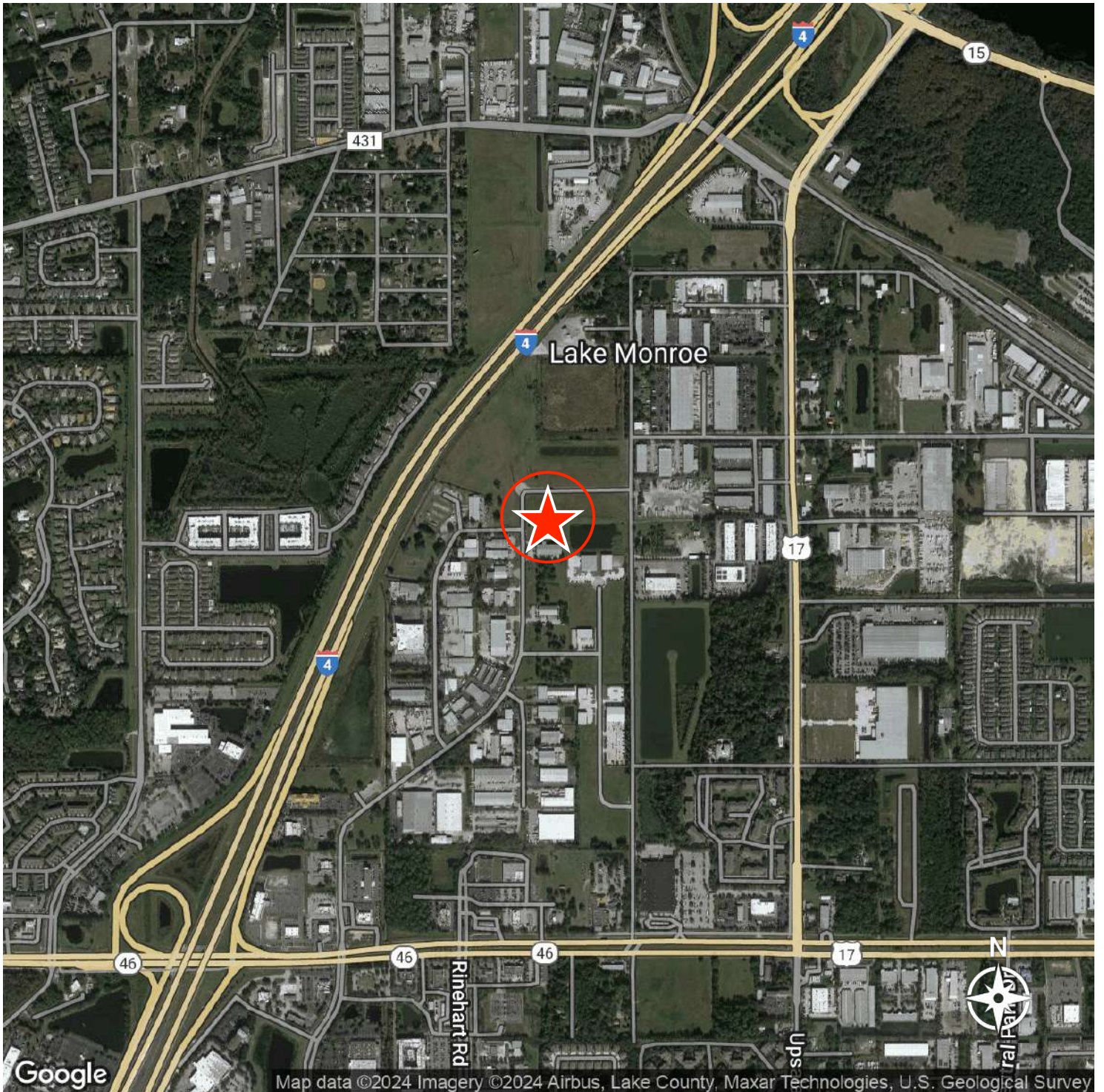


Aerials





Location Map



**LEE ZERIVITZ, SIOR, CCIM**  
Managing Partner  
407.644.CITY  
lee@citycommercial.com

**CITY COMMERCIAL**  
1101 Symonds Ave.  
Winter Park, FL 32789  
CITYCommercial.com

