



INDUSTRIAL PROPERTY

4-HIGH PALLET RACKING
ON EFFICIENT FOOTPRINT

FOR SALE

SANFORD WAREHOUSE - 16K SF

305 HICKMAN DRIVE, SANFORD, FL 32771



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Property Details



Purchase Price	\$3,200,000
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
NEW, LARGER FACILITY IS UNDER CONSTRUCTION	AVAILABLE AUGUST '24
	ALSO AVAILABLE FOR LEASE
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

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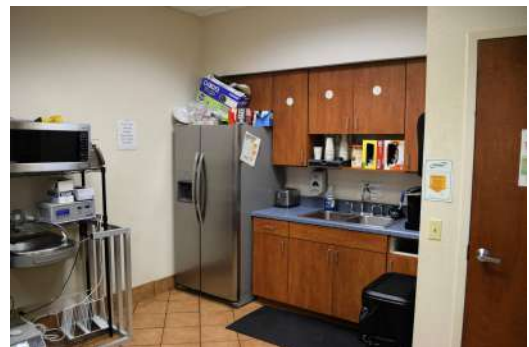
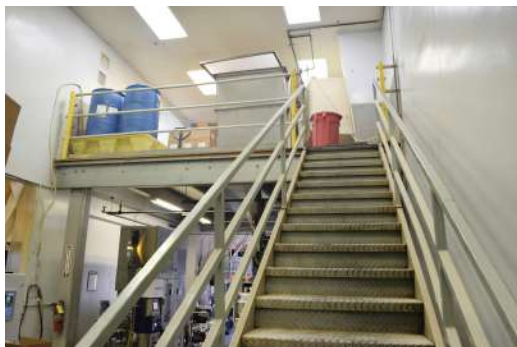
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Property Photos

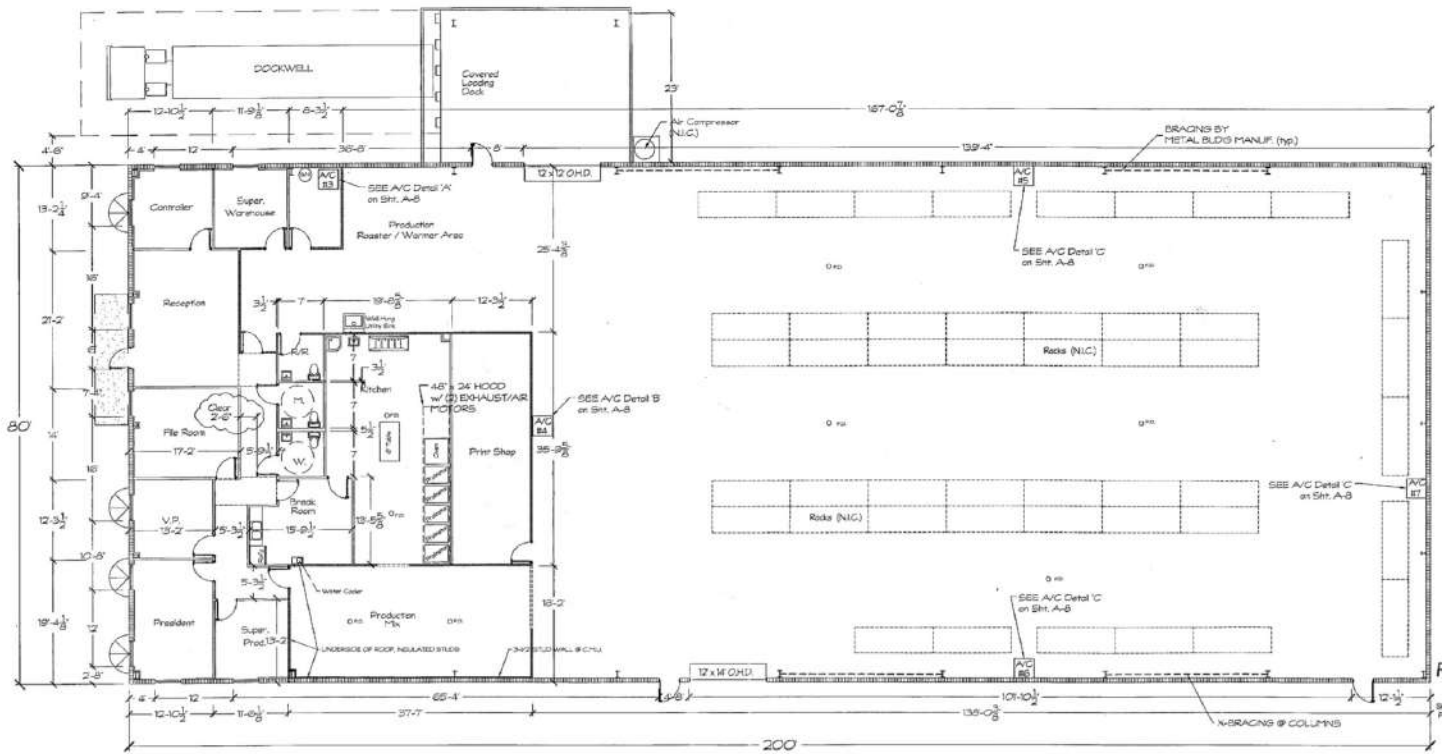


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Space Plan

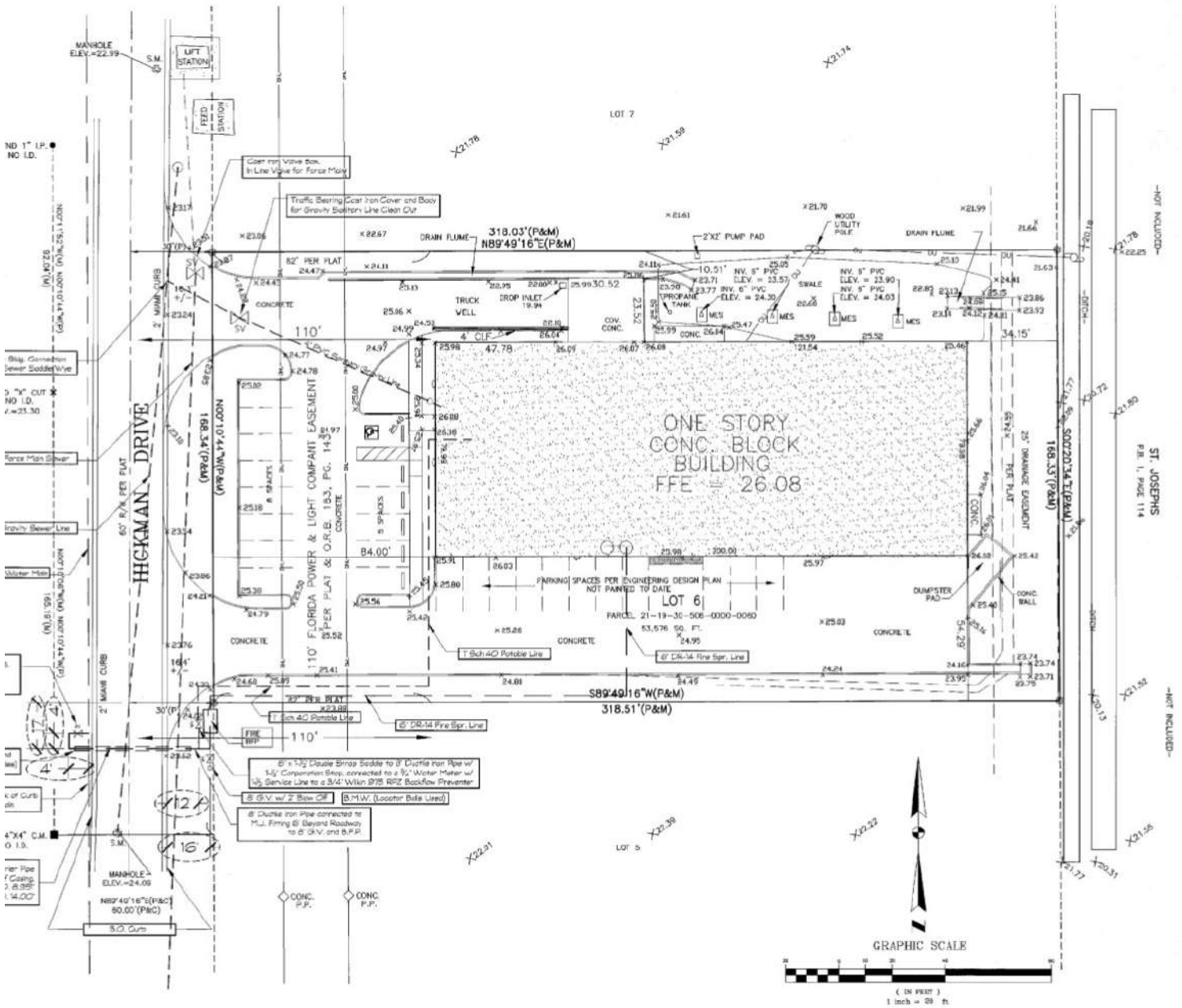


Site Plan

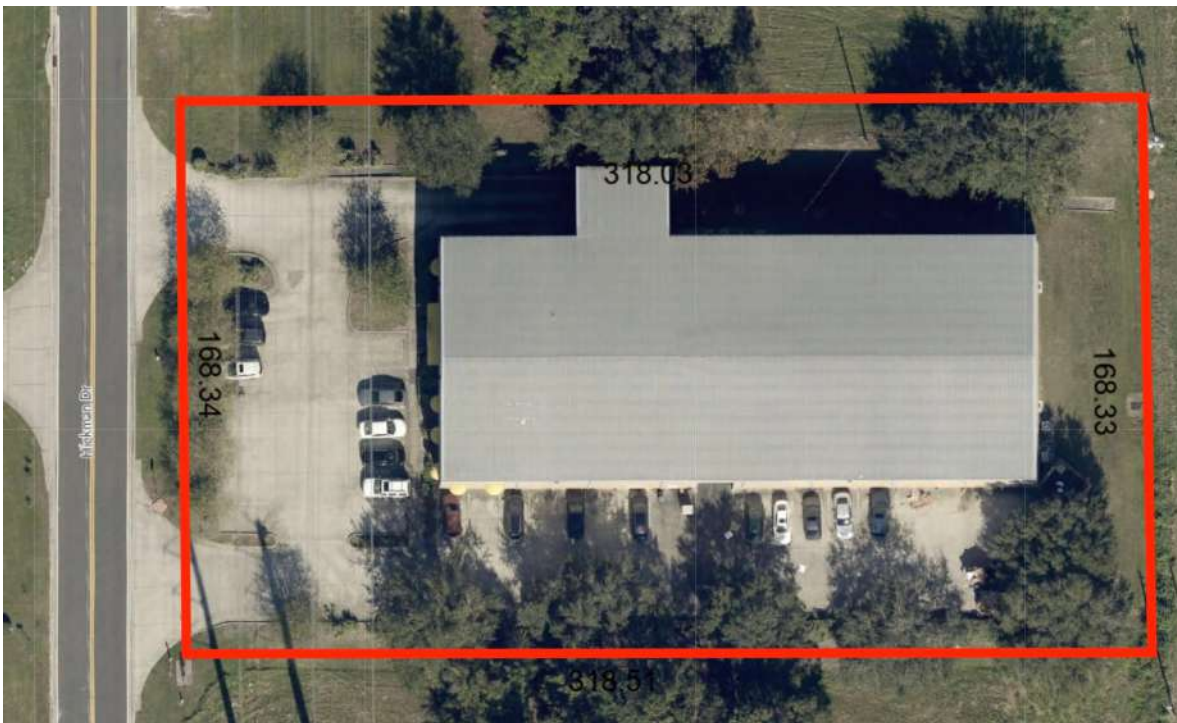
AS-BUILT SURVEY

REAL PROPERTY DESCRIPTION

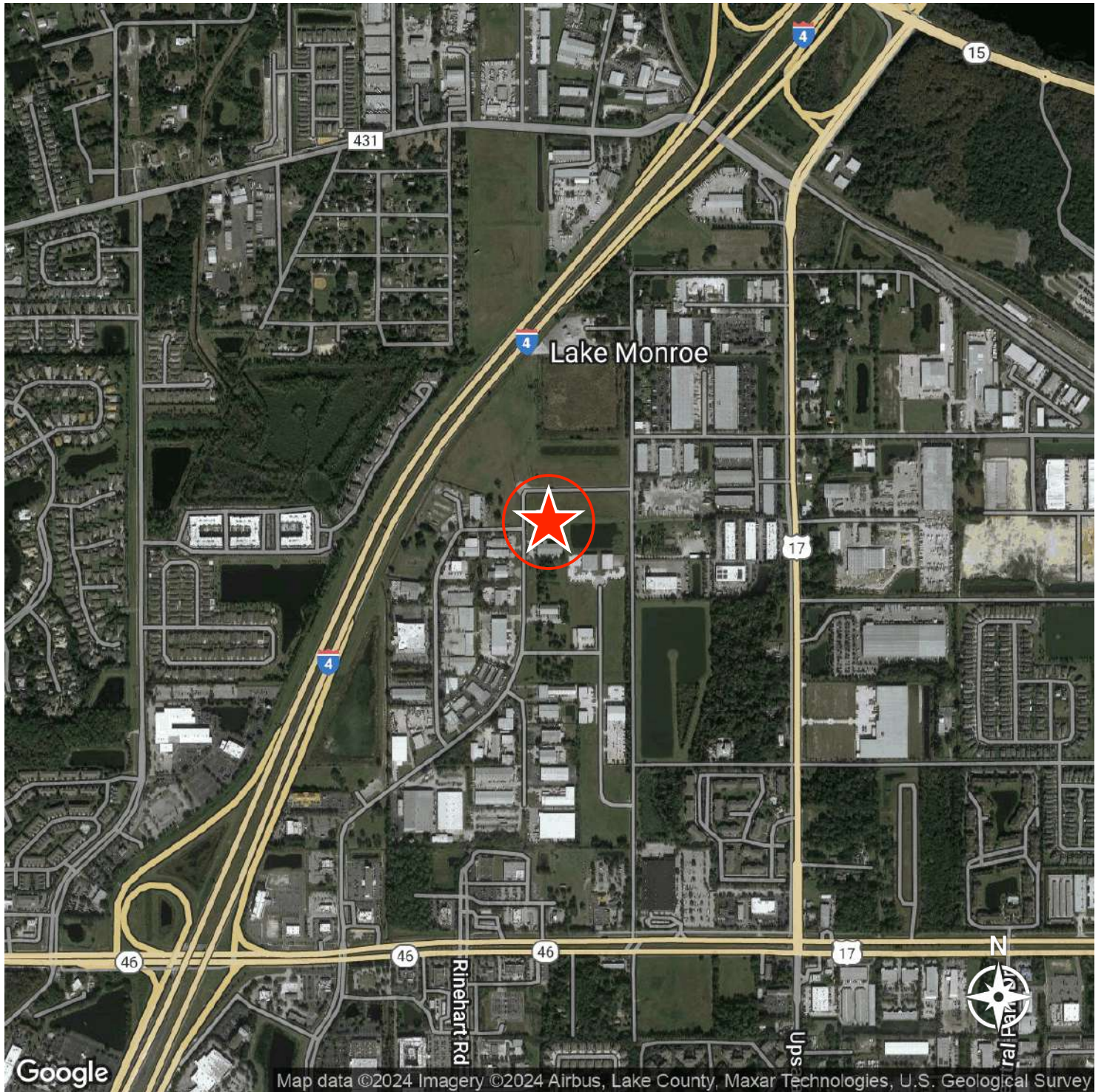
LOT 6, 1-4 INDUSTRIAL PARK - 4TH SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 77 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



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Location Map



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