

FOR SALE
25,000 SF OF WAREHOUSE SPACE
ON 2 ACRES



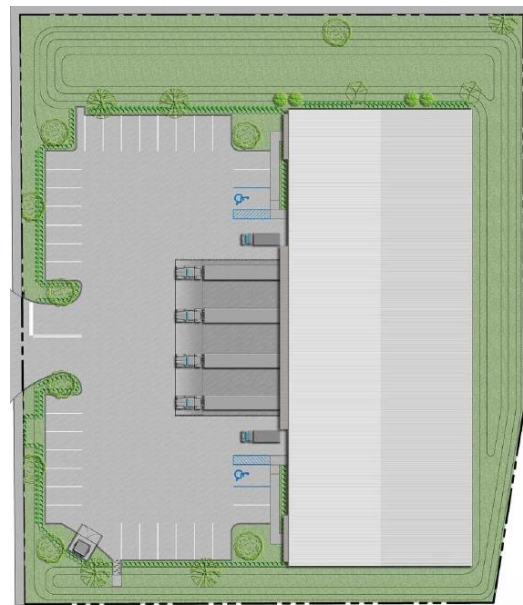
2451 OLD LAKE MARY ROAD, SANFORD FL 32771



Asking Price: \$1,800,000

Property Details:

- 25,000 Total SF Divided into Two (2) 12,500 SF Suites
- 2009 Built Block/Metal Construction with 100 Ft Building Depth
- 24 Ft Clear Height
- 113 Ft Truck Court with 60 Ft Concrete Apron
- 36 Parking Spaces
- 200 AMP 280 3-Phase Power
- Approx. 1,000 SF Office Space in Each Unit
- Seller would Consider Leasing Back 12,500 SF Suite



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BUILDING SPECIFICATIONS

2451 OLD LAKE MARY RD

PARCEL ID#: 35-19-30-300-030C-0000 SEMINOLE CO.

LOCATION: CITY OF SCANFORD; CLOSE PROXIMITY TO SR 417 AND SANFORD AIRPORT

BUILDING SIZE: 25,000 SF (2 UNITS, 12,500 SF EACH)

LAND SIZE: 2+/- ACRES

CLEAR HEIGHT: 24 FT

COLUMN SPACING: 50' D x 25' W

BUILDING DEPTH: 100 FT

TRUCK COURT: 113 FT WITH A 60 FT CONCRETE APRON

LOADING: FOUR (4) 12'H x 10'W DOCK HIGH; TWO (2) 14'H x 12'W GRADE LEVEL

POWER: (2) 200 AMP/208/ 3 PHASE SERVICES

OFFICE: EACH OF THE 2 UNITS HAS APPROX. 1,000 SF OF OFFICE

CONSTRUCTION: CONCRETE BLOCK TO 8 FT AND METAL

FLOOR SLAB: 5" THICK; 3000 PSI

FIRE PROTECTION: CLASS III, NFPA 13 COMMODITY TO 20 FT

PROPERTY TAXES: \$22,407.00