

# NORTHPORT INDUSTRIAL

SANFORD, FL



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Leasing Agent



Owner - Developer





# NORTHPORT INDUSTRIAL

## DEVELOPMENT OVERVIEW

NorthPort Industrial is a Class A industrial distribution center located in Sanford offering excellent access to Interstate 4 and the Central Florida Greenway. The project will be comprised of eight cross-dock and rear load industrial buildings totaling approximately 817,700 square feet. The tilt wall buildings will range in size from 65,900 square feet up to 220,300 square feet. Northport is surrounded by numerous amenities including the vibrant and growing downtown Sanford and Riverwalk areas, Central Florida Zoo and Botanical Gardens, and Seminole Towne Center. Transportation options include a nearby SunRail station and the Orlando-Sanford International Airport.



# WHY SANFORD?

Seminole County is quickly becoming a prime location to start or expand business. Its strategic location in the Orlando-Metro Region of Central Florida makes Seminole County easily accessible to major cities, airports, ports, institutions of higher education and consumer and business markets. Seminole County's growing freight and passenger rail service has ready access to a large number of industrial parks, a large trucking network and deep port access on both coasts. The county is the the southern terminus for the Amtrak Autotrain.

Sanford is a growing city with a population of 58,000, in close proximity to Interstate 4 and State Road 417, halfway between the attractions of Orlando and the beaches. The city sits on

the south shore of Lake Monroe, providing a waterfront backdrop for walking, jogging or just enjoying the natural beauty. Picturesque First Street, the center of downtown Sanford, is a vibrant, enticing destination. The historic downtown showcases many unique shops, restaurants, art galleries and historic theater, and a burgeoning micro-brewery and craft cocktail scene.

The Orlando Sanford International Airport is the largest private employer in the City, and has ranked as the fastest growing airport in the country for a number of years since 2000. Ongoing expansion at the Orlando Sanford International Airport (SFB), coupled with the state's largest foreign trade zone designation, has helped SFB become one of the most active international airport the United States.

Port Canaveral and the Atlantic Ocean are within a 45-minute drive and the Port of Tampa on the Gulf of Mexico is only an hour and a half away, putting European, North American and South American markets at the gateway.

On land, the region sits at the crossroads of Florida's highway network, serving as a hub for distribution. SunRail, the region's commuter rail system, runs 31 miles from Volusia to Orange County and will eventually connect 61 miles into Osceola County. Also forthcoming



*Sanford Riverwalk*

*Source: Seminole County EDC; City of Sanford*

is the All Aboard Florida train connecting Miami to Orlando. All of that connectivity is invaluable for business.

With 62 million visitors a year, Orlando has perfected the art of getting to and from here and is easily accessible to the entire globe. The region is home to three international airports, including Orlando International Airport, which is ranked as the 2nd busiest passenger airport in Florida, the 14th busiest in the nation and the 43rd busiest in the world. It is also the 5th largest airport for domestic origin and destination.

Other benefits include:

#### ▶ **Local Amenities**

NorthPort Industrial is located within minutes of downtown Sanford, a **vibrant commercial district** with many food, drink and entertainment options, as well as State Road 46, the Central Florida Zoo and Botanical Gardens, and Seminole Towne Center. Almost every restaurant imaginable is available within a five to ten minute drive.

#### ▶ **Limited Supply**

There are very few industrial land sites available over 10 acres in all of Orlando, which all but boxes out any significant competition. We have seen demand outpace supply in Orlando since 2010.

#### ▶ **Building Sizes and Variety**

The eight buildings currently laid out on the site

provide **an option for every user in the market**, from the small user to the large, e-commerce user. As noted above, there is a significant need for larger buildings with trailer storage in this market and there are very few options currently available, especially with the characteristics that NorthPort Industrial could deliver.

#### ▶ **Proximity to Labor**

There are estimated to be **222,492 people** located within an 8-mile radius of NorthPort Industrial. Many residents in Seminole County commute to other parts of Orlando and would be thrilled to have their company closer to the residence.

#### ▶ **Access to Highways**

NorthPort Industrial to Interstate 4 and the Central Florida Greenway (SR 417) averages **five minutes**, and will be approximately **nine minutes** to the future I-4/Central Florida Greenway/Wekiva Parkway (SR 429) interchange. The Wekiva Parkway is currently under construction to connect to State Road 46 to the north, which would provide a reliever to having to get onto I-4 at all. FDOT estimates that all sections of the connection to I-4 should be completed by **2022**.

#### ▶ **Incentives**

The city of Sanford is willing to provide **significant incentives** to companies looking to locate to Sanford. Local tax abatement, site planning, and workforce training have all been discussed as viable incentives to attract quality industrial users.



## PROPERTY SPECIFICATIONS

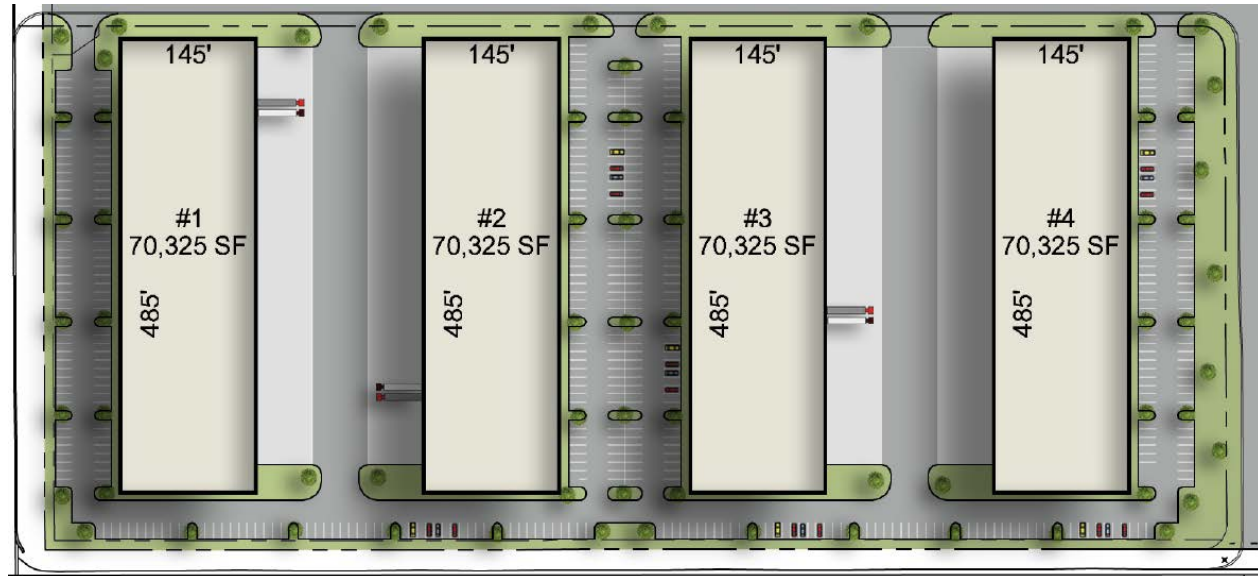
- Total Development: 817,700± square feet
- Construction: Tilt wall
- Zoning: PD, City of Sanford, Florida
- Access: Redundant access to major highways via White Cedar Road and Kennel Road
- Lease Rate: \$5.65 to \$6.95/SF NNN



## BUILDING SPECIFICATIONS

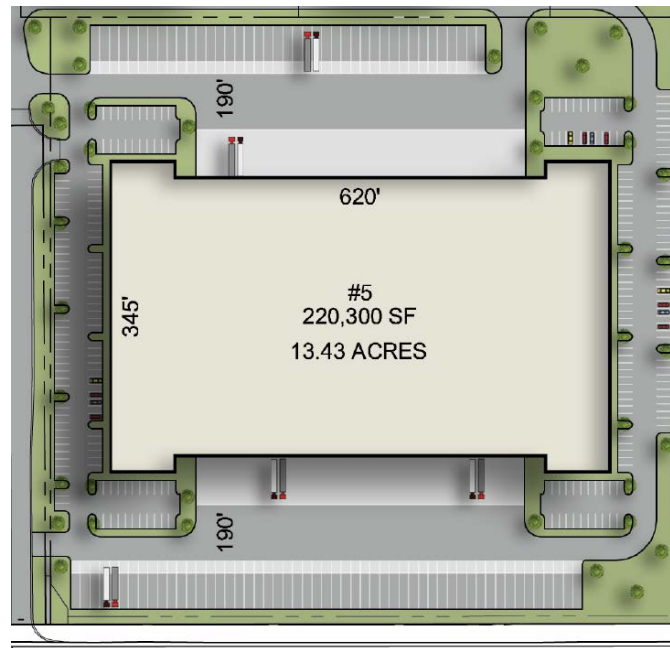
### BUILDINGS 1, 2, 3 and 4

- Building Size: 70,325 SF each
- Available: 70,325 to 281,300 SF
- Office: Build-to-suit
- Clear Height: 30' minimum clear
- Column Spacing: 50' x 42'6"
- Building Depth: 145'
- Dock Doors: To be determined
- Ramp Doors: To be determined
- Loading: Rear
- Car Parking: 118 to 125± spaces total
- Parking Ratio: 1.7 to 1.8/1,000 SF
- Truck Court: 170' shared
- Sprinklers: ESFR
- Lease Rate: \$6.95/SF NNN



### BUILDING 5

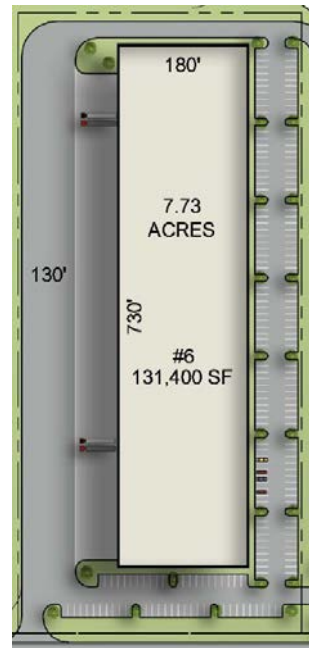
- Building Size: 220,300 SF
- Available: 220,300 SF
- Office: Build-to-suit
- Clear Height: 36' minimum clear
- Column Spacing: 52' x 52'
- Building Depth: 345'
- Dock Doors: To be determined
- Ramp Doors: 4
- Loading: Cross Dock
- Trailer Parking: 94± spaces total
- Car Parking: 252± spaces total
- Parking Ratio: 1.1/1,000 SF
- Truck Courts: 190'
- Sprinklers: ESFR
- Lease Rate: \$5.65/SF NNN





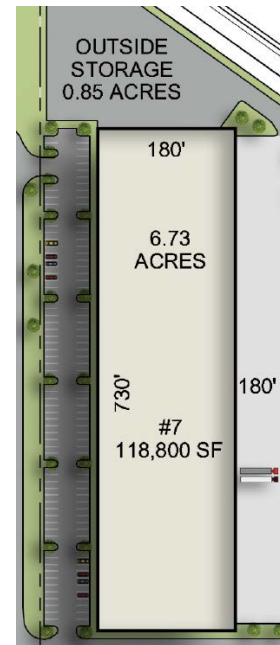
### BUILDING 6

- Building Size: 131,400 SF
- Available: 131,400 SF
- Office: Build-to-suit
- Clear Height: 32' minimum clear
- Column Spacing: 52' x 60'
- Building Depth: 180'
- Dock Doors: 47 - 9' x 10'
- Ramp Doors: 2
- Loading: Rear
- Car Parking: 206± spaces total
- Parking Ratio: 1.6/1,000 SF
- Truck Court: 130'
- Sprinklers: ESFR
- Lease Rate: \$6.50/SF NNN



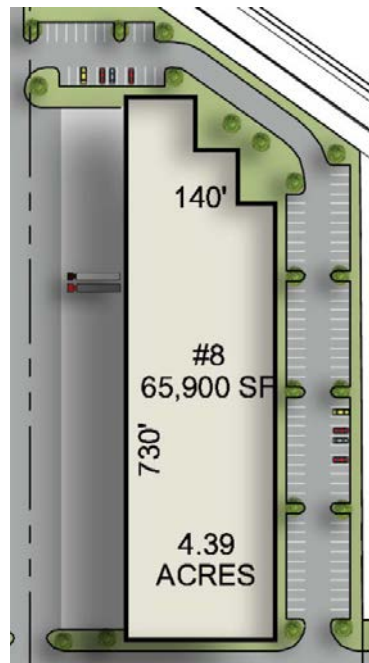
### BUILDING 7

- Building Size: 118,800 SF
- Available: 118,800 SF
- Office: Build-to-suit
- Clear Height: 32' minimum clear
- Column Spacing: To be determined
- Building Depth: 180'
- Dock Doors: To be determined
- Ramp Doors: 2
- Loading: Rear
- Car Parking: 127± spaces total
- Parking Ratio: 1.06/1,000 SF
- Truck Court: 180' shared
- Sprinklers: ESFR
- Lease Rate: \$6.50/SF NNN



### BUILDING 8

- Building Size: 65,900 SF
- Available: 65,900 SF
- Office: Build-to-suit
- Clear Height: 30' minimum clear
- Column Spacing: To be determined
- Building Depth: 140'
- Dock Doors: To be determined
- Ramp Doors: 2
- Loading: Rear
- Car Parking: 107± spaces total
- Parking Ratio: 1.62/1,000 SF
- Truck Court: 180' shared
- Sprinklers: ESFR
- Lease Rate: \$6.95/SF NNN

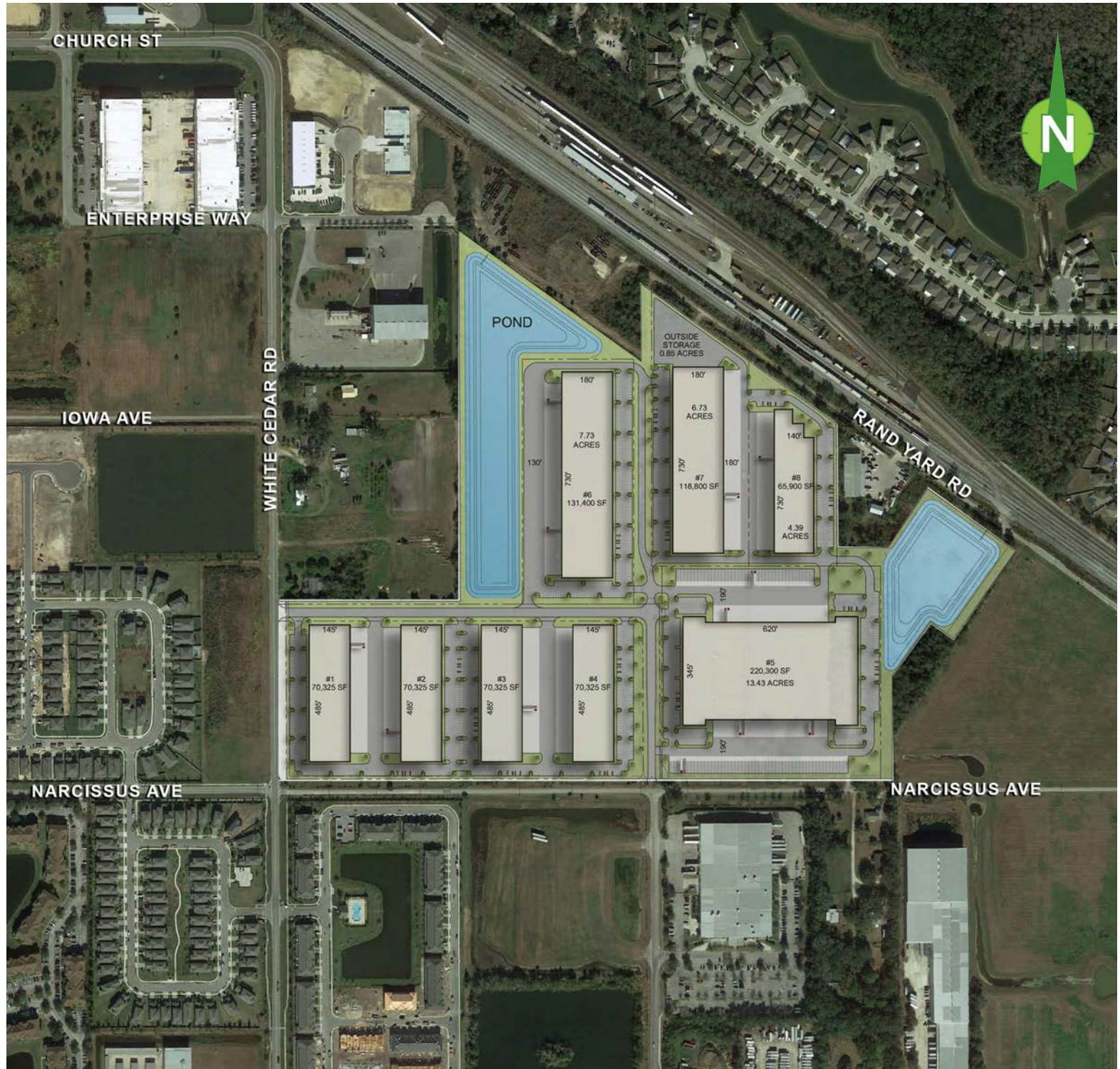




**5 min**  
TO  
**I-4/SR 417**

## PROPERTY AERIALS





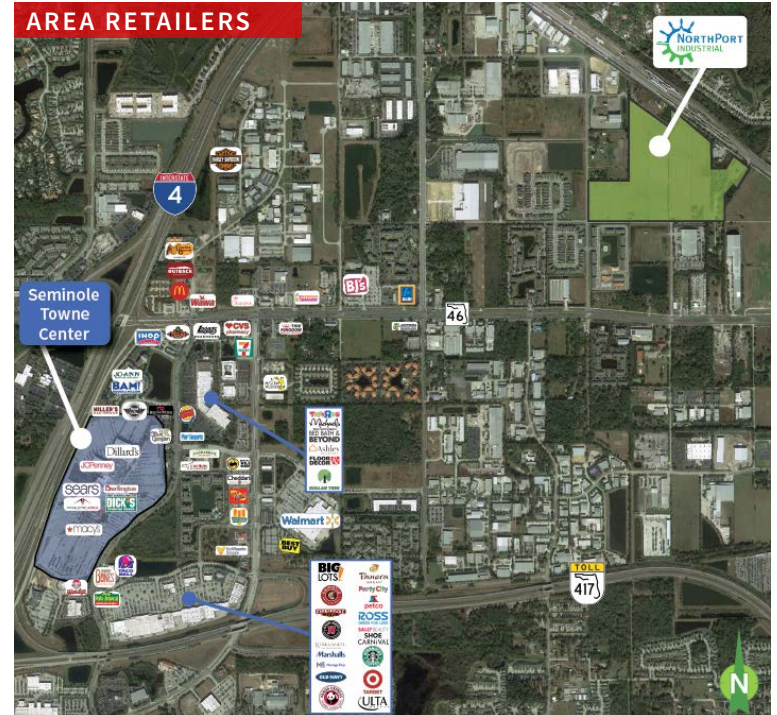
REDUNDANT ACCESS



**IMMEDIATE AREA**



**AREA RETAILERS**

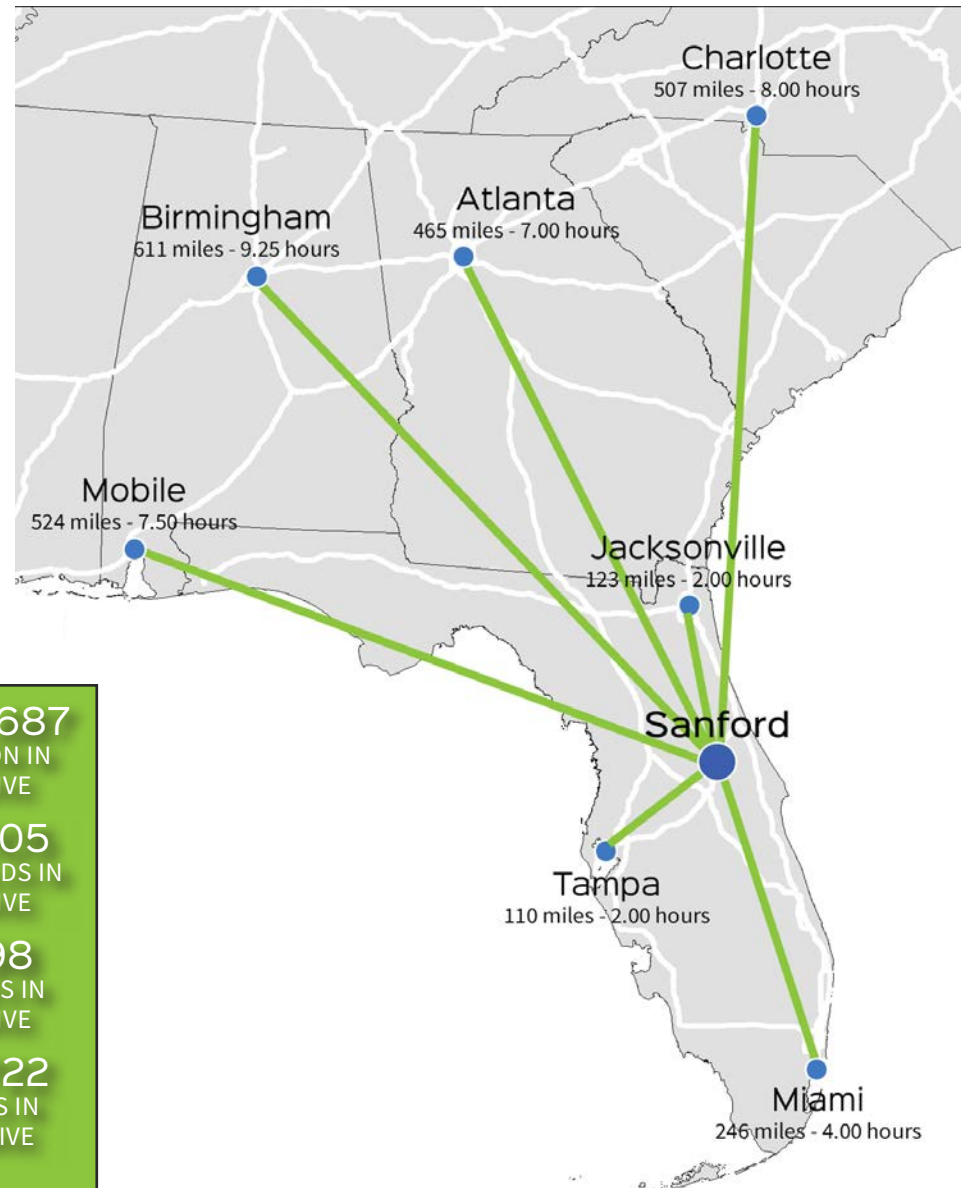


**SEMINOLE COUNTY**



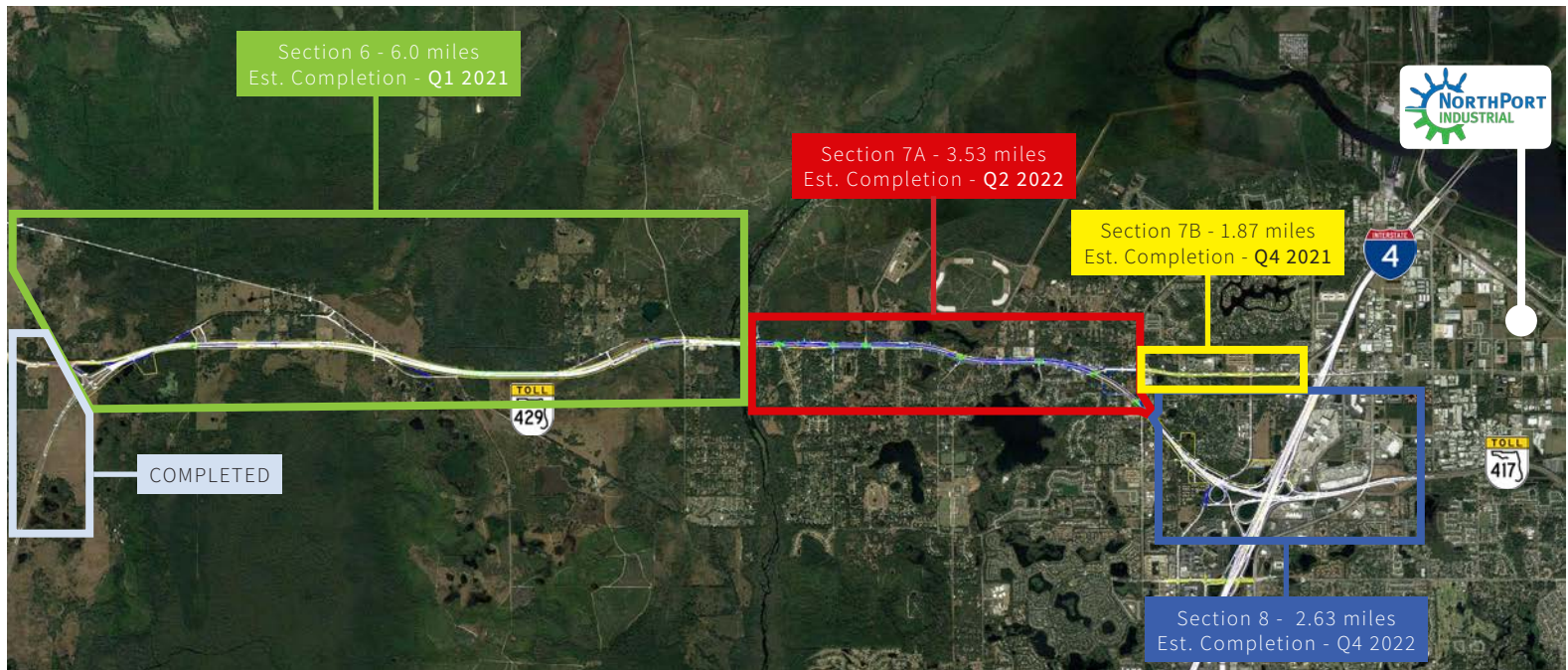


Distance and Time to Major Cities



	<b>17,707,687</b> POPULATION IN 4 HOUR DRIVE
	<b>6,981,105</b> HOUSEHOLDS IN 4 HOUR DRIVE
	<b>635,398</b> BUSINESSES IN 4 HOUR DRIVE
	<b>7,415,722</b> EMPLOYEES IN 4 HOUR DRIVE





# WEKIVA PARKWAY

The Wekiva Parkway (SR 429) is currently under construction and interstate 4 will connect to SR 417, completing the beltway around Central Florida, while helping to protect the natural resources surrounding the Wekiva River. This estimated \$1.6 billion project includes \$500 million of non-toll road improvements including:

- Widening seven (7) miles of SR 46 in Lake and Seminole Counties
- Rebuilding the US 441/SR 46 interchange in Mount Dora
- Shifting the CR 46A connection to SR 46 so wildlife can move more safely between habitats
- Providing non-tolled, one-lane service roads parallel to the parkway in part of east Lake and Seminole Counties
- Building a 10-mile, multi-use trail along portions of the parkway in east Lake and Seminole counties

The 25-mile tolled expressway will provide travel alternatives and relieve US 441, SR 46 and other area roads of traffic congestion resulting from growth and travel between Orange, Lake and Seminole Counties.

Source: [wekivaparkway.com](http://wekivaparkway.com)



2.9M

PASSENGERS TO

**OrlandoSanford**  
INTERNATIONAL AIRPORT  
We Are SFB: Simpler. Faster. Better.



**SCANNELL**  
P R O P E R T I E S

## SCANNELL PROPERTIES

Scannell Properties is a privately owned real estate development and investment company that focuses on build-to-suit and speculative development projects throughout the U.S. and Canada. In business since 1990, the company offers experienced leadership, a history of successful commercial development projects, broad geographic reach and expertise in a wide range of building types. Privately held and well-capitalized, Scannell Properties is uniquely positioned to design and deliver the highest quality building solutions that address distinct development challenges and evolving customer needs. In the past 27 years, the company has developed over 200 industrial office, retail, government, and multi-family projects in the United States and Canada totaling 20 million square feet. NorthPort Industrial will be Scannell's first development project in Orlando, Florida.



## SCANNELL PROPERTIES GEOGRAPHIC REACH



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