

**FOR SALE
OR LEASE**

**FREE SPAN OFFICE/WAREHOUSE
OUTSIDE STORAGE**

1001 CORNWALL ROAD SANFORD, FL 32773



PROPERTY HIGHLIGHTS

- 22,625 SF Industrial Facility built in 1980-1984
- 16,625 SF Free Span Warehouse with 18' Clear Height
- Grade Level and Truck Well Access
- Concrete Block Construction, 3 Phase Power
- 4.25 Acres zoned Heavy Industrial (graded and cleared)
- Land leases for \$1,250/Acre/Month
- Behind the Sanford Orlando Airport
- Close to Lake Mary Blvd, 427, 417, 17-92, and I-4
- Owner will amortize improvements for credit tenant
- Up to 100% Financing Available (see broker for details)
- **Warehouse Lease Rate: \$4.95 Modified Gross**
- **Land Lease Amount: \$1,250/Month**
- **For Sale: \$1,650,000**



CONTACT

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Licensed Commercial Real Estate Brokers
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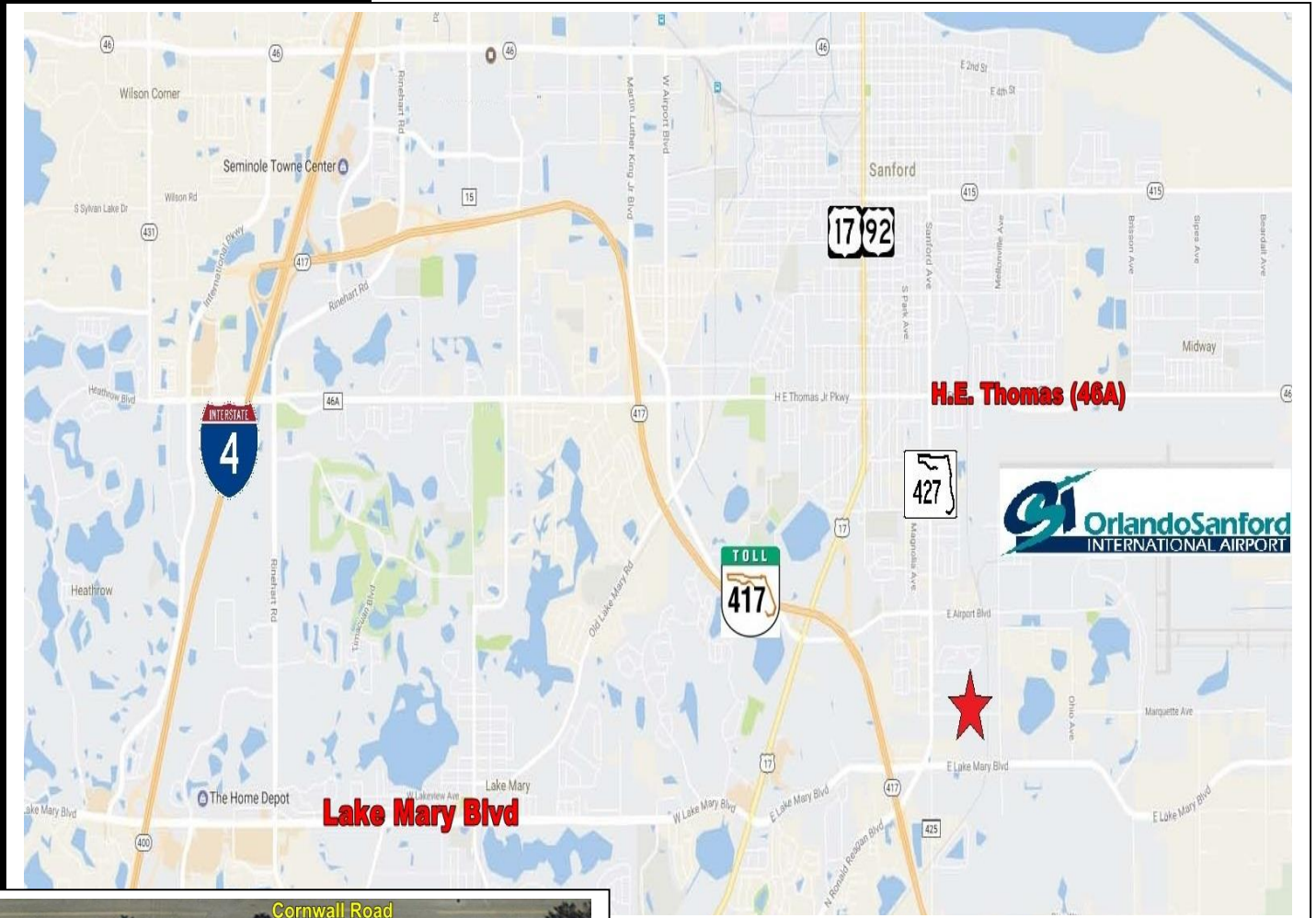
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