



Real Estate Company

2678 Richmond Ave. • Sanford, FL Industrial Flex Space & IOS 34,343 SF



2678 Richmond Avenue • Sanford, FL 32773

Industrial Flex Space

Industrial flex space for lease next to the Orlando Sanford International Airport and 60 miles from the space coast. ideal for businesses seeking a combination of office, warehouse, and light manufacturing space. Property includes flexible layouts with high ceilings, loading docks, and ample parking, suitable for a wide range of industries, from logistics and distribution to tech startups and light industrial operations. Whether you're looking to lease the space will accommodate business growth.

Property Information:

- Land Size: Approx 9.53 acres
- Zoning: Industrial (M-1)
- Parking Spaces: 40 approx

Building Information:

- Year Built: 2024. Size: 34,243 SF
- Construction: Reinforced Concrete/TiltWall
- Electrical : 3-Phase, 4 wire, 480v & 208v
- Capable of 6MW-15MW (6-12 Months)-approx.
- Ceiling Height: 33ft-35ft
- Overhead Doors: 10ft x 12ft (3) & 16ft x 14ft (4)

Pricing:

- Lease Rate: \$14/ft NNN
- Sale Price Negotiable

	2 Miles	5 Miles	10 Miles
2024 Pop.	4,705	46,590	329,278
2024 Households	1,566	17,313	123,649
Avg HH Inc.	\$81,650	\$72,002	\$92,996
Med HH Inc.	\$60,886	\$53,857	\$70,539

For More Information Contact T. Zachary High Licensed FL Real Estate Broker Zach@ElkPenn.com



321-866-8121 www.ElkPenn.com 861 W Morse Blvd., Suite 250 Winter Park, Florida 32790



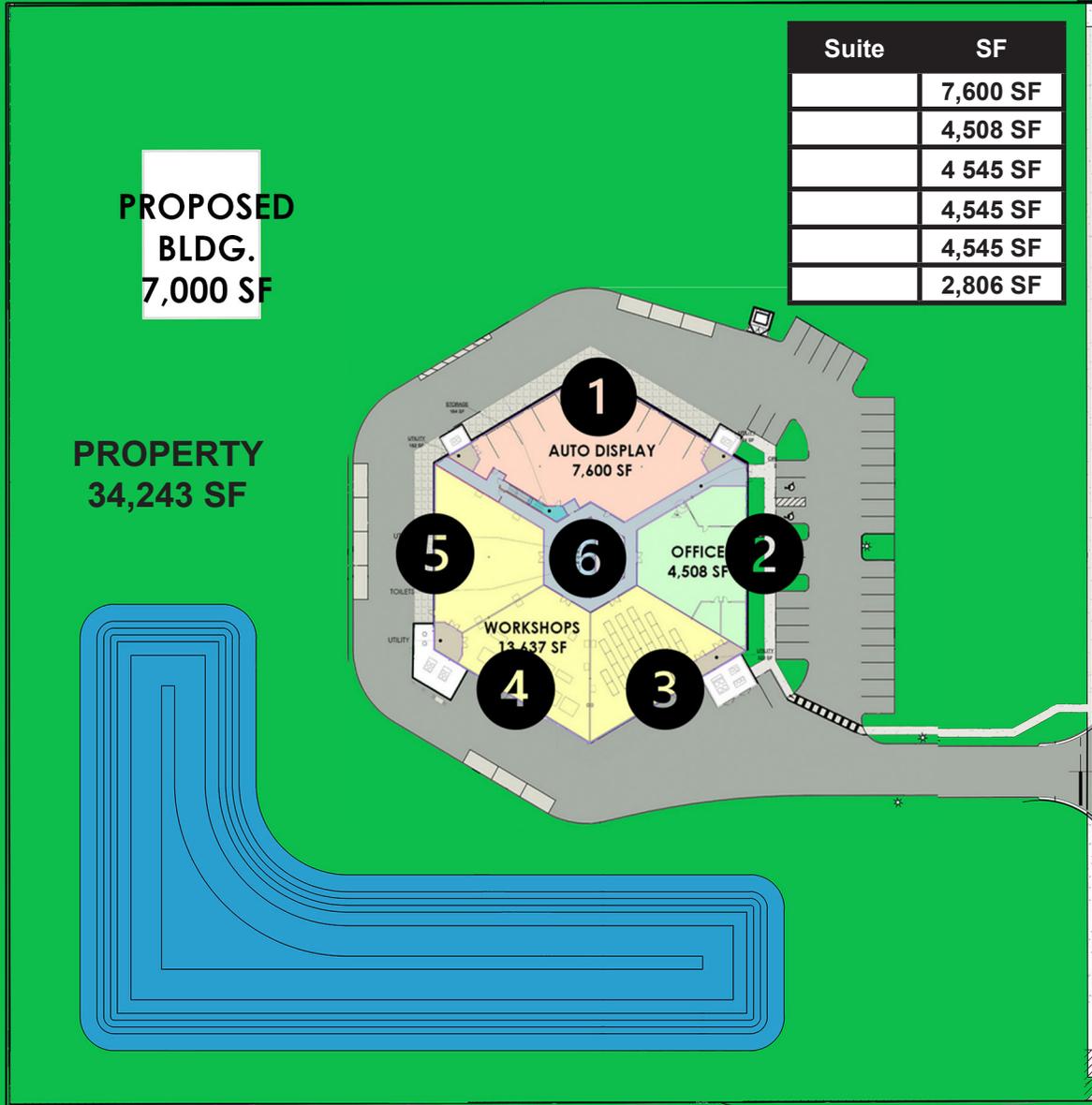
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PROPOSED
 BLDG.
 7,000 SF

PROPERTY
 34,243 SF

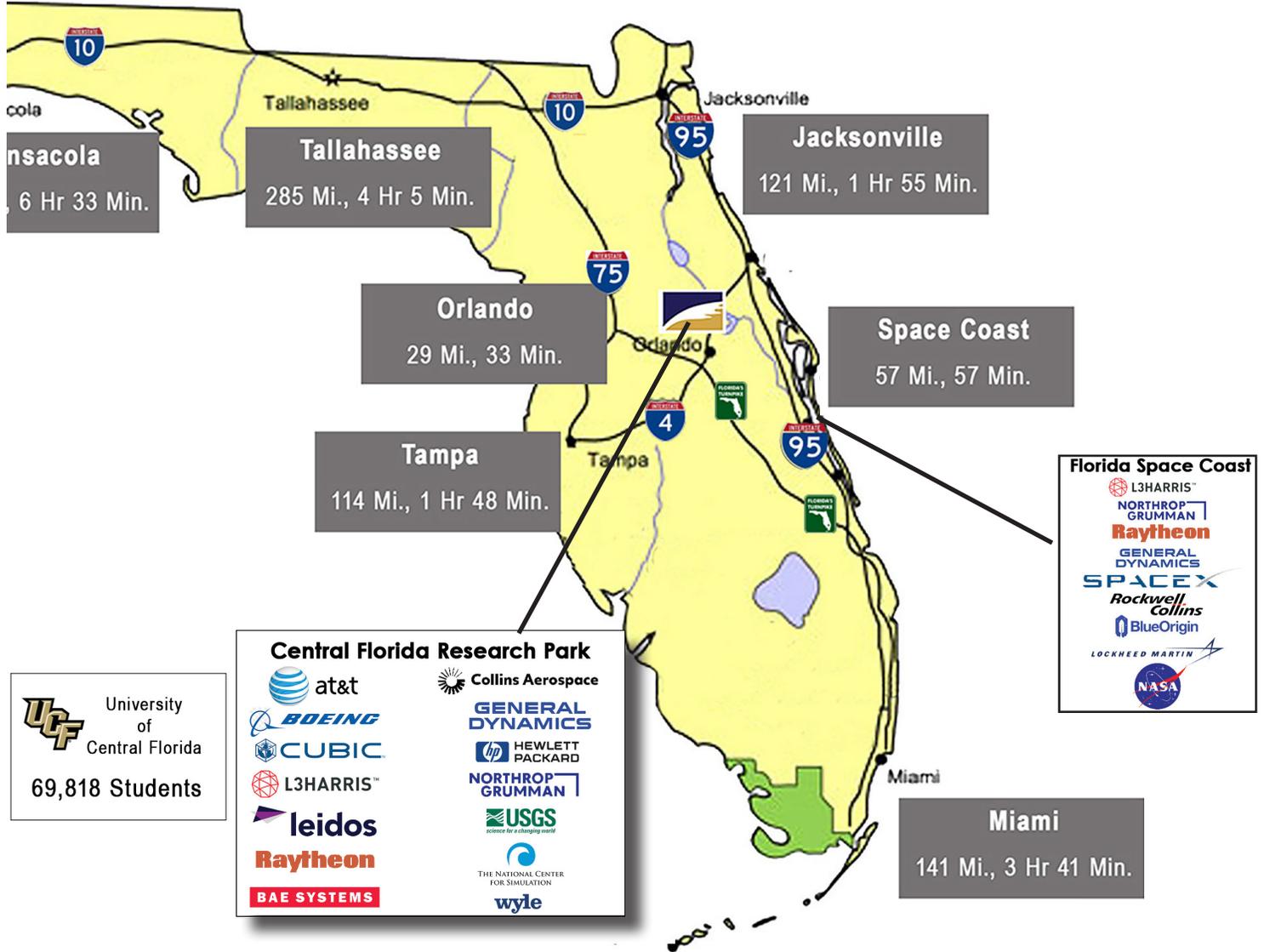
Suite	SF
	7,600 SF
	4,508 SF
	4,545 SF
	4,545 SF
	4,545 SF
	2,806 SF



Richmond Avenue

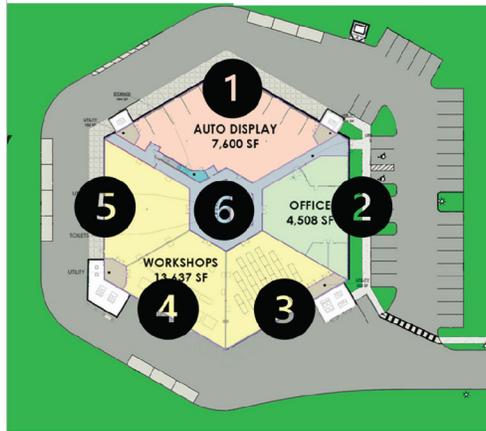
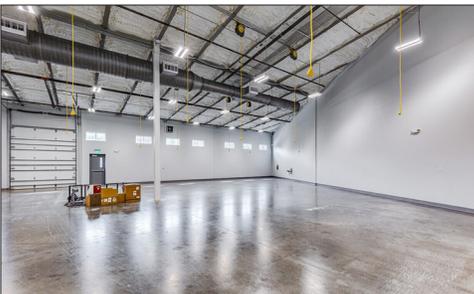
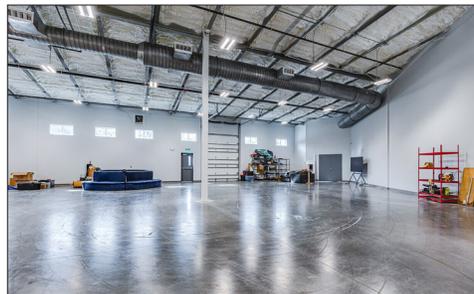
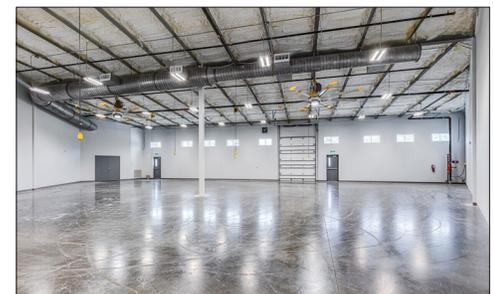
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Sited with easy access to major interstate highways and international airports

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**1. Auto Display****2. Office****2nd Floor Office****6. Break Room****3. Workshop 1****4. Workshop 2****5. Workshop 3**

THIS IS A MARKETING COMMUNICATION

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