

FOR LEASE
22,500 SF GRADE-LEVEL & DOCK-HIGH
HIGH CLEAR WAREHOUSE



106 TECH DRIVE, SANFORD FL 32771



Lease Rate: \$5.75 PSF NNN + \$1.35 PSF Operating Expenses

Property Details:

- 22,500 Total Square Feet
- Includes 2,200 SF Office
- 5 Oversized Grade-level Doors
- 2 Dock-wells
- 22' – 25' Clear Height
- 277/480V, 3-phase, 600 amps
- Zoned RI-1, Industrial, City of Sanford



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PROPERTY SPECIFICATIONS
106 Tech Drive, Sanford, FL 32771
Sanford Central Park, Seminole County

Total Size: 22,500 square feet

Power: 277/480V, 3-phase, 600 amps
Provided by Florida Power & Light

Building Depth: 106' Front Section
59' Back Section

Sprinkler: .215 gpm/2,000sf
Provided by Wiginton

Office Area: 2,200 square feet

Lighting: Fluorescent with Skylights

Truck Loading: (3) 12' x 14' grade-level
doors w/ 90' truck court
(2) 12' x 14' grade-level
doors w/ 45' truck court
(2) 10' x 10' dock wells

Parking: 17 car parks in front
24 car parks on side

Clear Height: 22' - 25'

Fenced: Yes

Rail Service: No

Construction:

Water & Sewer: City of Sanford

Walls: Concrete Block to 8'
Metal above 8'

Zoning: RI-1, Restricted Industrial
City of Sanford

Columns: One row at 25' intervals

Roof: Metal

Parcel ID: 28-19-30-5JB-0000-0320

Year Built: 1996

Lease Rate: \$5.75 psf NNN plus
\$1.35 operating expenses

Exhaust Fans: 3

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