

SANFORD LOGISTICS CENTER



SITE DESCRIPTION

Sanford Logistics Center is a newly developed space located in the Lake Mary/Sanford submarket of Orlando. This industrial warehouse facility has the potential to suit users in light manufacturing, office, warehouse distribution and wholesale. This 113,150 SF building consists of single story warehouse with dock capabilities and office buildouts.

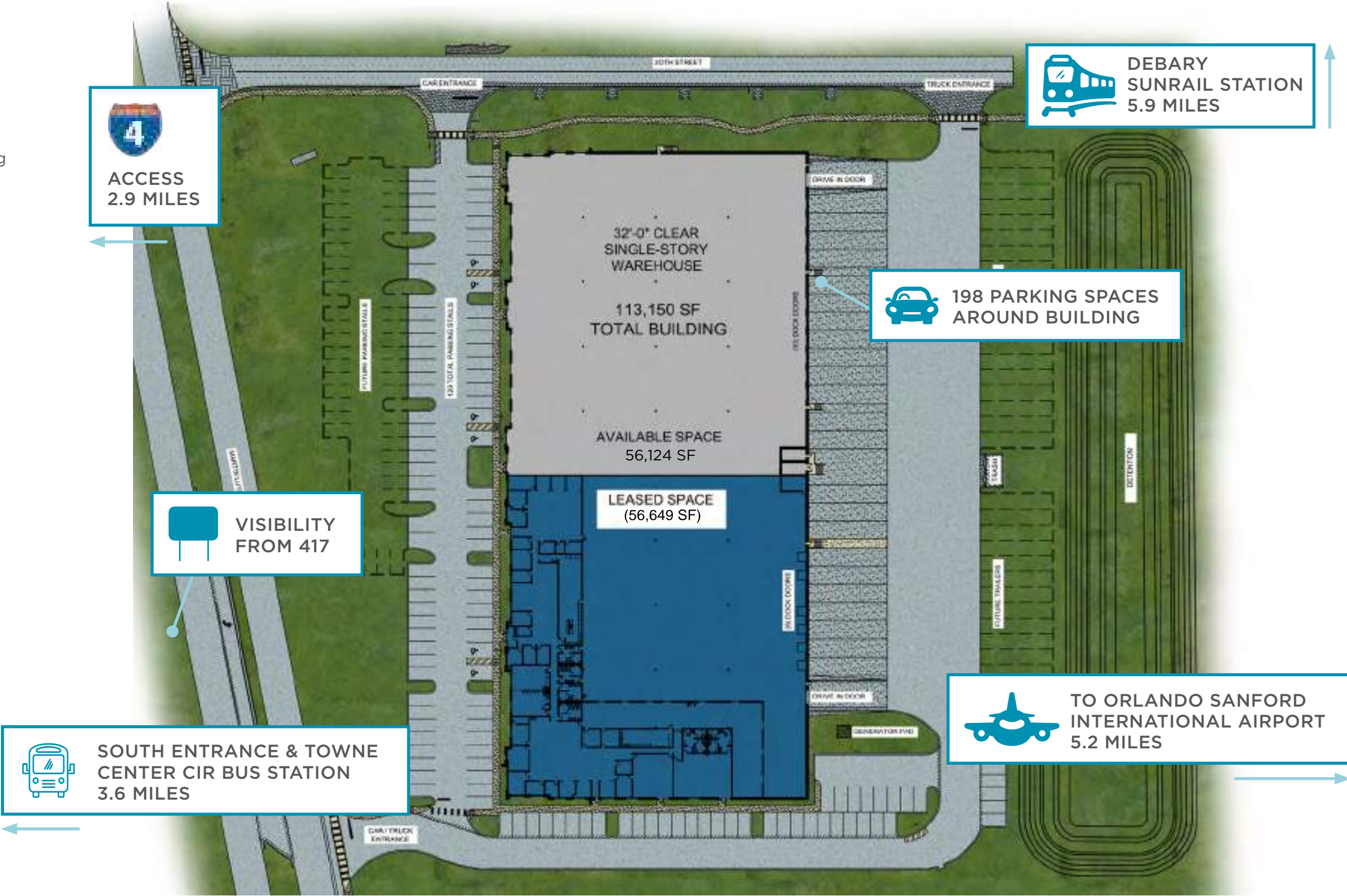
HIGHLIGHTS

Address	2152 Martin Luther King Jr. Blvd. Sanford, FL
Rental Rate	22,600 SF- \$8.40/SF NNN 33,524 SF or more- \$7.35/SF NNN
OPEX	\$1.70/SF
Tenant Improvements	\$8.00 Over cold dark shell
Total Building SF	113,150 SF
Available SF	56,124 SF, minimum divisible 22,600 SF
Clear Height	32'
Column Spacing	50' x 55', typical; 60' deep speed bay
Type of Space	Industrial Warehouse
Year Built	2020
Office SF	2,882 SF
Parking	0.89/1,000; 126 car stalls with 40 future car stalls
Lighting	25 fc average maintained with LED fixtures
Electrical	2,000 AMP; 277/480 volt 3 phase
Roof	60 mil TPO with 20 year warranty
Fire Protection	ESFR
Loading	Rear Loading
Dock Doors	Seventeen (17) - 9' x 10', insulated doors Eleven (11) future dock positions
Drive - In Doors	Two (2) - 12' x 14' electric
Trailer Parking	35 trailer stalls - 12'x55'
Concrete Truck Apron	60' from dock
Truck Court Depth	130' - 190'
Total Acreage	9.40 Acres



NEWLY BUILT SPACE IN SANFORD, FLORIDA

Sanford Logistics Center's location provides 600 linear feet of frontage to S.R. 417 and immediate access to I-4. Numerous amenities nearby including public transportation, restaurants and shopping in the Lake Mary/Sanford submarket. Accessibility to I-4 North and South are located at Exit 55.



Sanford Logistics Center is located directly in the middle of major residential, educational, and job creators within Central Florida. With ease of access to SR 417, Interstate-4, Sunrail, and bus lines, there are few areas with more labor capacity for any prospective user in market. Project location is approximately 23 miles via I-4 from downtown Orlando.

GET TO KNOW THE AREA

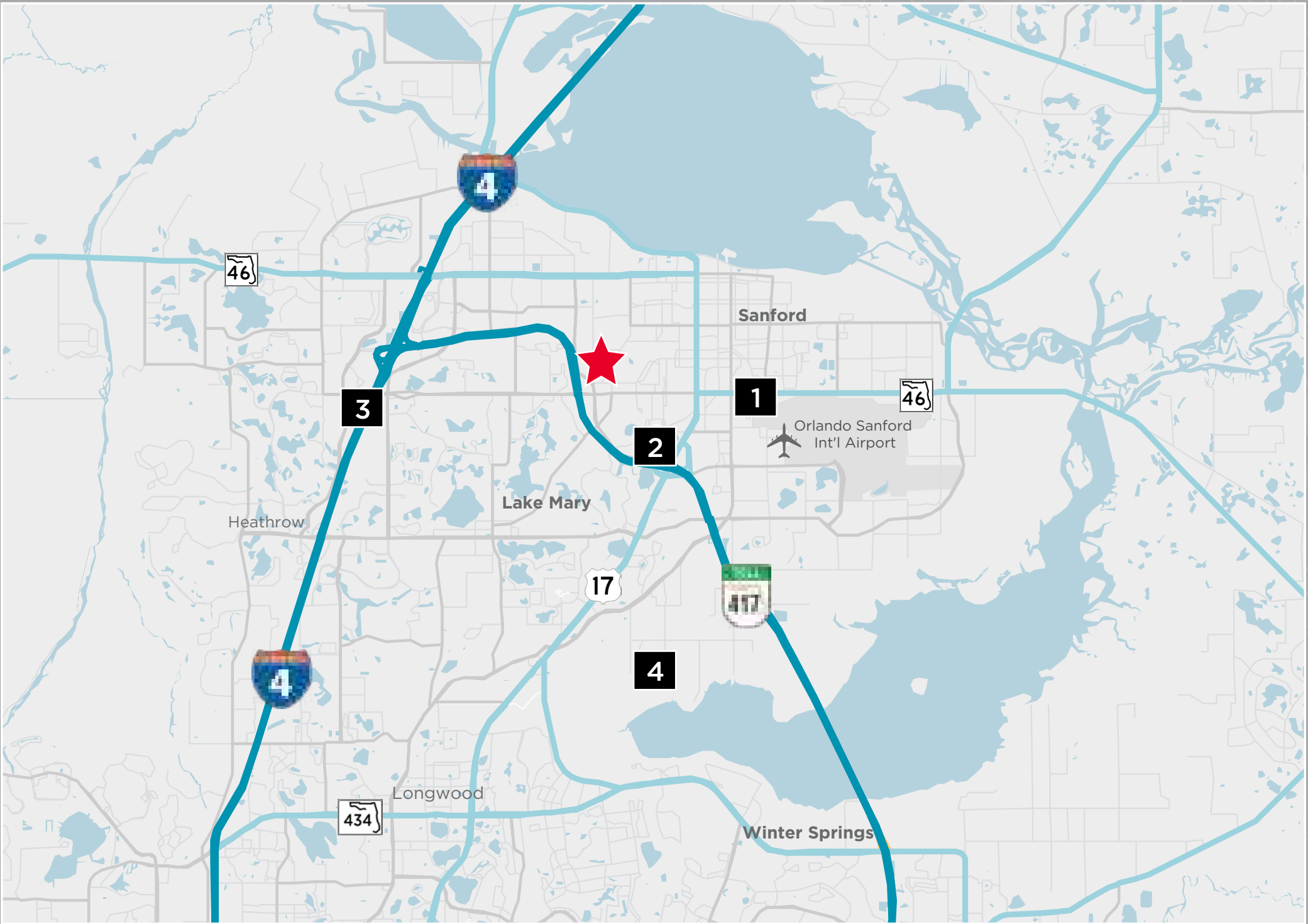
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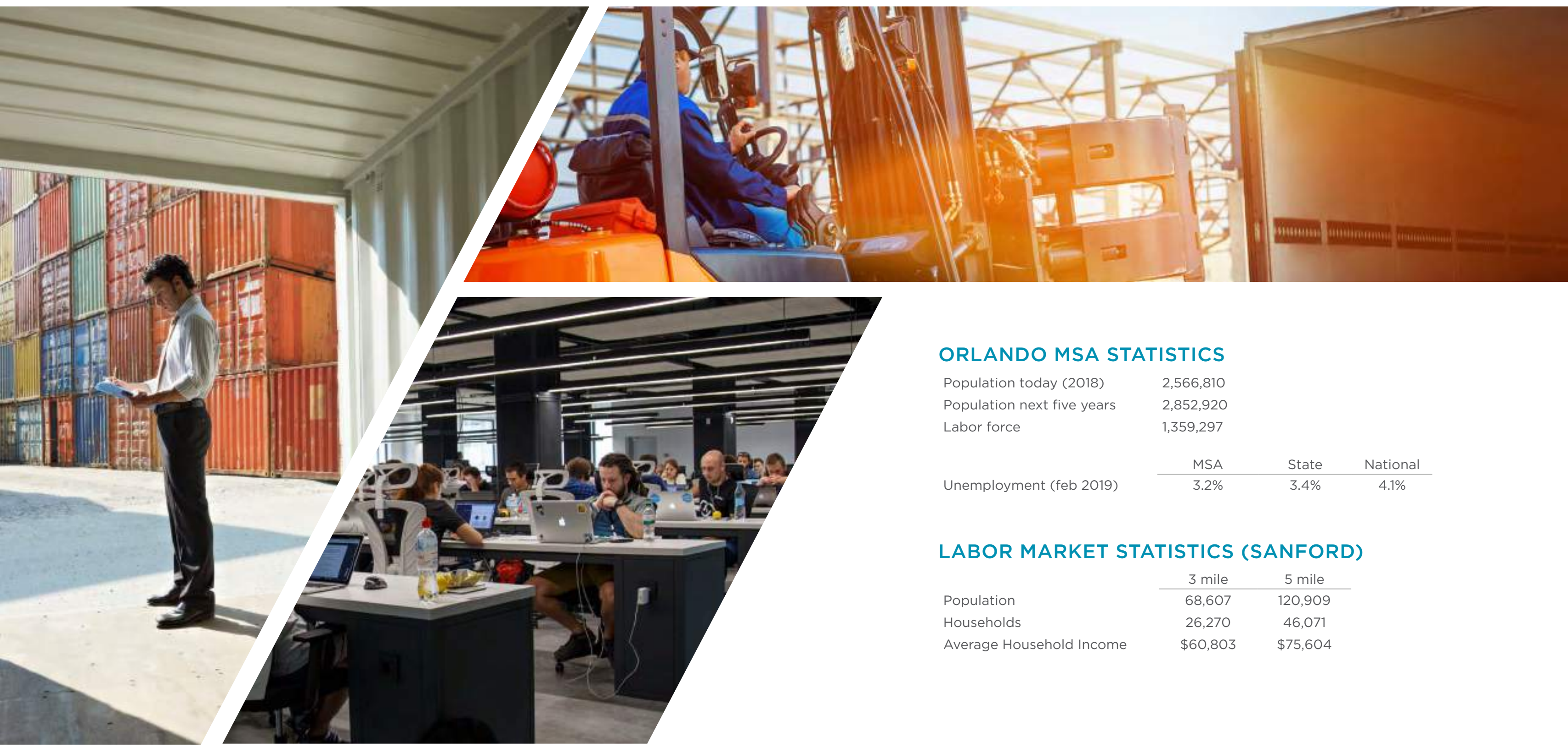
SANFORD/ORLANDO INTERNATIONAL AIRPORT
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ACCESS TO SR 429 (UPON COMPLETION OF EXPANSION), SR 417, & I-4
- 3

CORPORATE HEADQUARTERS/REGIONAL OPERATIONS
 - AAA
 - Verizon Financial
 - Deloitte
 - Mitsubishi Power Systems
 - Dixon Ticonderoga
 - Faro
 - AT&T
 - Kroger Specialty Pharmacy
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SEMINOLE COUNTY
 - Access to labor unmatched
 - Sunrail access





ORLANDO MSA STATISTICS

Population today (2018)	2,566,810
Population next five years	2,852,920
Labor force	1,359,297

	MSA	State	National
Unemployment (feb 2019)	3.2%	3.4%	4.1%

LABOR MARKET STATISTICS (SANFORD)

	3 mile	5 mile
Population	68,607	120,909
Households	26,270	46,071
Average Household Income	\$60,803	\$75,604

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