

**BLACK  
\_LINE**



**FOR SALE**

**SANFORD COMMERCE PARK**

**109 COMMERCE WAY**

SANFORD, FL 32771

# 109 COMMERCE WAY \_ SANFORD, FL 32771

\_ PROPERTY DETAILS

**DO NOT DISTURB TENANT.** Freestanding industrial/flex building within Sanford Commerce Park — one of Seminole County's premier light-industrial corridors. Constructed in 1987 of concrete block and metal, this well-configured property delivers a versatile warehouse-to-office layout with full HVAC throughout, dock-high loading, and a ±0.73-acre site.

Strategically positioned just 1.0 mile from State Road 417 and 4.2 miles from the SR-417/I-4 interchange, this location offers exceptional regional connectivity for small- to mid-sized users seeking efficient access to Central Florida's major distribution corridors.

## BUILDING SPECIFICATIONS

TOTAL SF <b>10,992 ±</b>	OFFICE SF <b>3,740 ±</b>
YEAR BUILT <b>1987</b>	CONSTRUCTION <b>Block &amp; Metal</b>
CLEAR HEIGHT <b>13' - 15'</b>	SITE <b>0.73 Acres</b>
LOADING <b>Dock-High</b>	DOOR SIZE <b>12 x 12</b>
HVAC <b>100% A/C</b>	POWER <b>120/240v Single Phase</b>
UTILITY PROVIDER <b>FPL</b>	ZONING <b>RI-1</b>

ASKING PRICE

# \$2,125,000

\$193 / SF • TENANT WILL VACATE UPON SALE.

## LOCATION & ACCESS

State Road 417	4 min • 1.1 mi
SR-417 / I-4 Interchange	8 min • 4.2 mi
State Road 429	9 min • 4.3 mi
Orl-Sanford Int'l Airport	10 min • 4.3 mi
Downtown Orlando	24 min • 22.7 mi
Florida Turnpike	29 min • 29.1 mi
Orl. Int'l Airport (MCO)	34 min • 33.9 mi
Tourist Corridor	37 min • 32.8 mi
Daytona Beach, FL	48 min • 38.9 mi
Tampa, FL	1h 41 min • 107 mi
Miami, FL	3h 51min • 255 mi

TOURS BY APPOINTMENT ONLY



# BLACK\_\_LINE

EXCLUSIVE LISTING AGENT

**Thevin Campton, CCIM**

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OFFICE

6900 Tavistock Lakes Blvd.  
Orlando, Florida 32827

## Floor Plan & Representative Areas\*



Front Office Lobby // Reception Area



Representative Office Suite

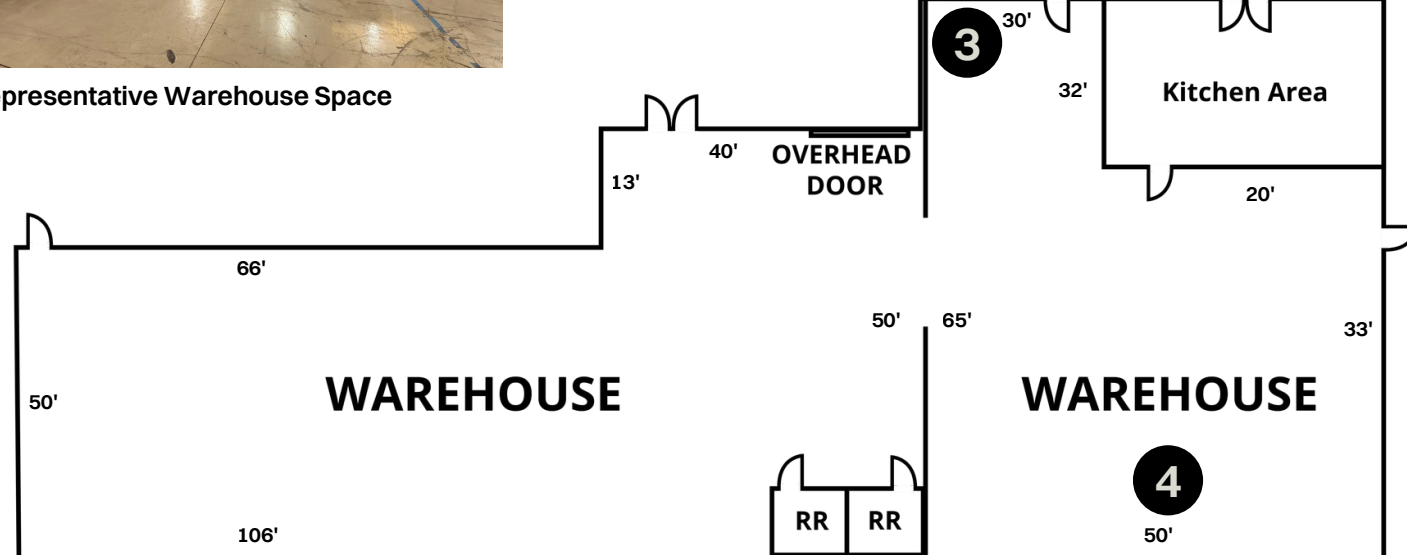
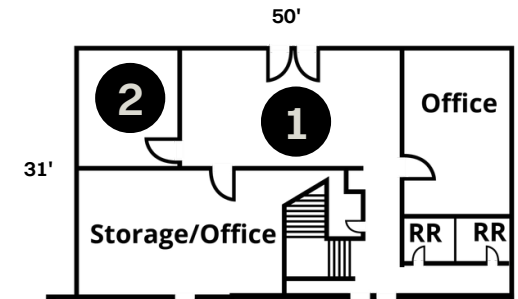
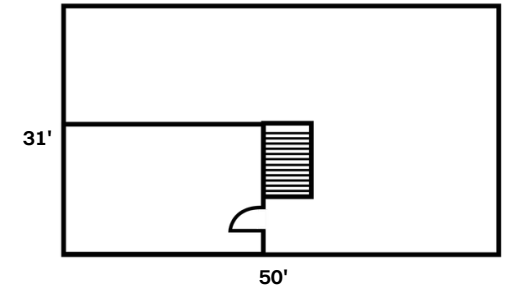


Warehouse Work Area



Representative Warehouse Space

### Second Floor Area



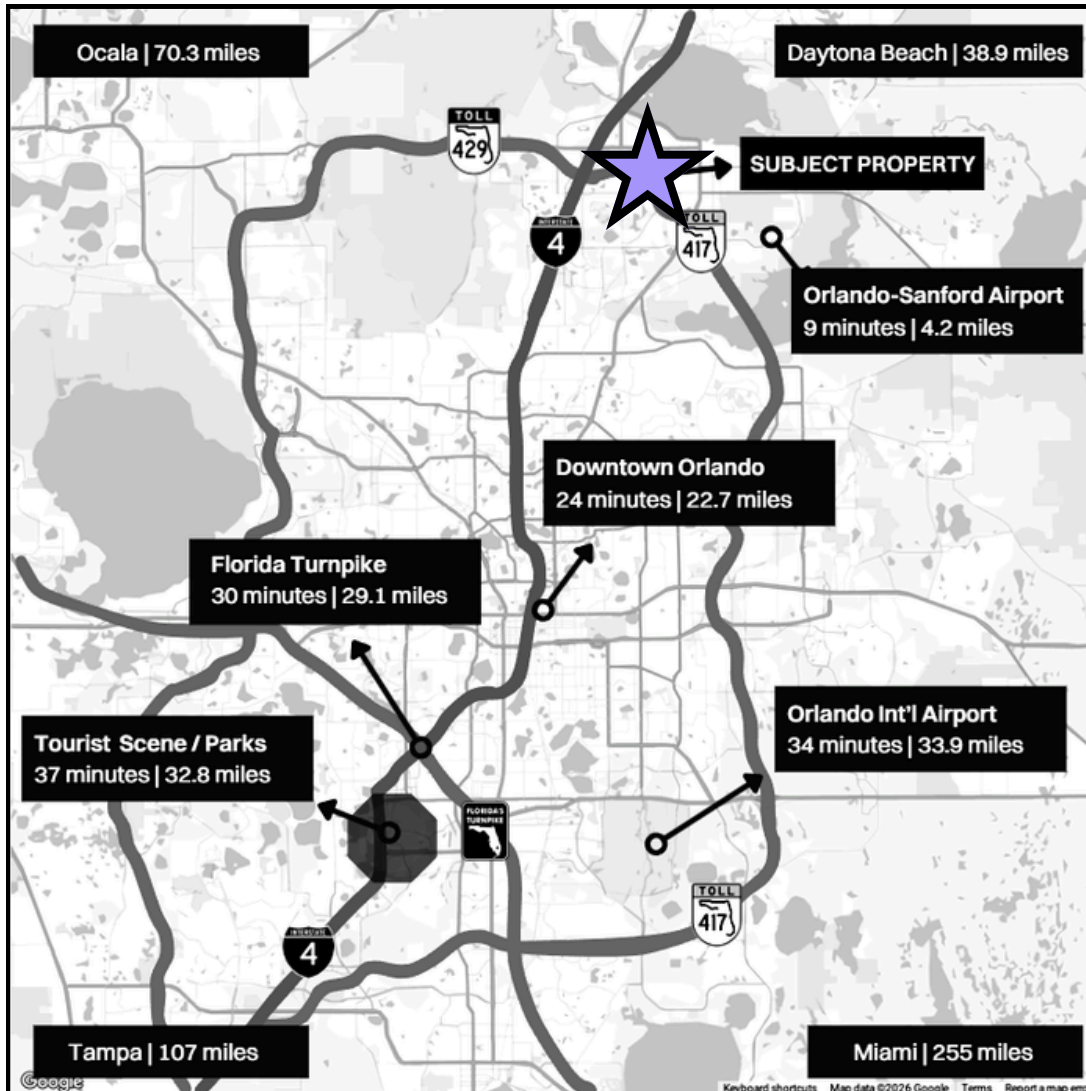
\*For illustrative purposes only.  
Actual dimensions will vary.

## Sanford Commerce Park Corporate Neighbors & Owners



## Demographics and Access

### Excellent Access to Orlando's Beltway System



### 2030 Estimated Demographics

	1 mile	5 miles	10 miles
2025 Population	6,101	122,097	364,984
2030 Population Projection	7,956	147,890	414,460
Annual Growth 2020-2025	4.0%	2.6%	1.3%
2025 Households	2,583	52,469	149,140
Avg Household Income	\$74,078	\$104,304	\$105,485

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**For more information:**

**Thevin Campton, CCIM**

Founder & Principal

Blackline Commercial Real Estate

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