

223 Hickman Drive
SANFORD, FL 32771

FOR SALE



Up to 14,500 SF Available for
Immediate Buyer Occupancy

**BLACK
—LINE**



223 HICKMAN DRIVE, SANFORD, FLORIDA 32771

Exclusively Listed by

**BLACK
—LINE**

Thevin Campton, CCIM

Founder & Principal Broker

Industrial & Flex Investment Sales

Blackline Commercial Real Estate

thevin@BlacklineCRE.com

M: 407.780.7123

DISCLAIMER: Information deemed reliable but not guaranteed; no representations or warranties, express or implied. All information subject to errors, omissions, change, prior sale, lease, or withdrawal without notice. Buyer or tenant to independently verify all information. Property offered "AS IS, WHERE IS." Blackline Commercial Real Estate is acting solely as a transaction broker pursuant to Florida Statute 475.278. Certain photographs may have been digitally enhanced or modified for marketing purposes, including the removal of temporary clutter, personal property, vehicles, equipment, debris, and the simulation of routine cleaning, powerwashing and chemical washing, rust removal, or maintenance. Images are provided for illustrative purposes only and may not reflect current property conditions. Prospective purchasers and tenants should independently inspect the property and verify all property information and conditions.

Property Summary

Two-suite industrial flex property within Sanford's I-4 Corridor

223 Hickman Drive (the "Property") is a 14,500 SF concrete block flex building in the I-4 Industrial Park, one of the tightest, best-located industrial pockets in Sanford. Its two suites are separately metered and delivered vacant at closing, so a buyer can occupy the entire building, occupy one suite and lease the other for income, or lease both as an investment.

Set less than 1.0 mile from Interstate 4, outside the FEMA floodplain, and broadly zoned M-1A, the building suits distribution, light manufacturing, office, and flex users alike.

- Delivered vacant
- Owner-user or investor
- Outside FEMA Zone A

Investment Highlights

Two metered suites, delivered vacant. Three ways to own it.

-  Owner-occupy

Take the 10,000 SF side, lease the rest to offset \$.
-  Invest

Lease both suites as a stabilized flex asset.
-  Hybrid

Occupy one, lease one, keep both exit paths open.

- ✓ Delivered vacant, so the buyer sets configuration and timing.
- ✓ Less than 1.0 mile to I-4 in a 4.1% vacancy submarket, \$14.57 NNN average rents.
- ✓ 15'+ clear, 3-phase heavy power, dock-high and grade-level loading configurations.
- ✓ Outside FEMA Zone A · Owner-users may qualify for SBA 504 at 10% down

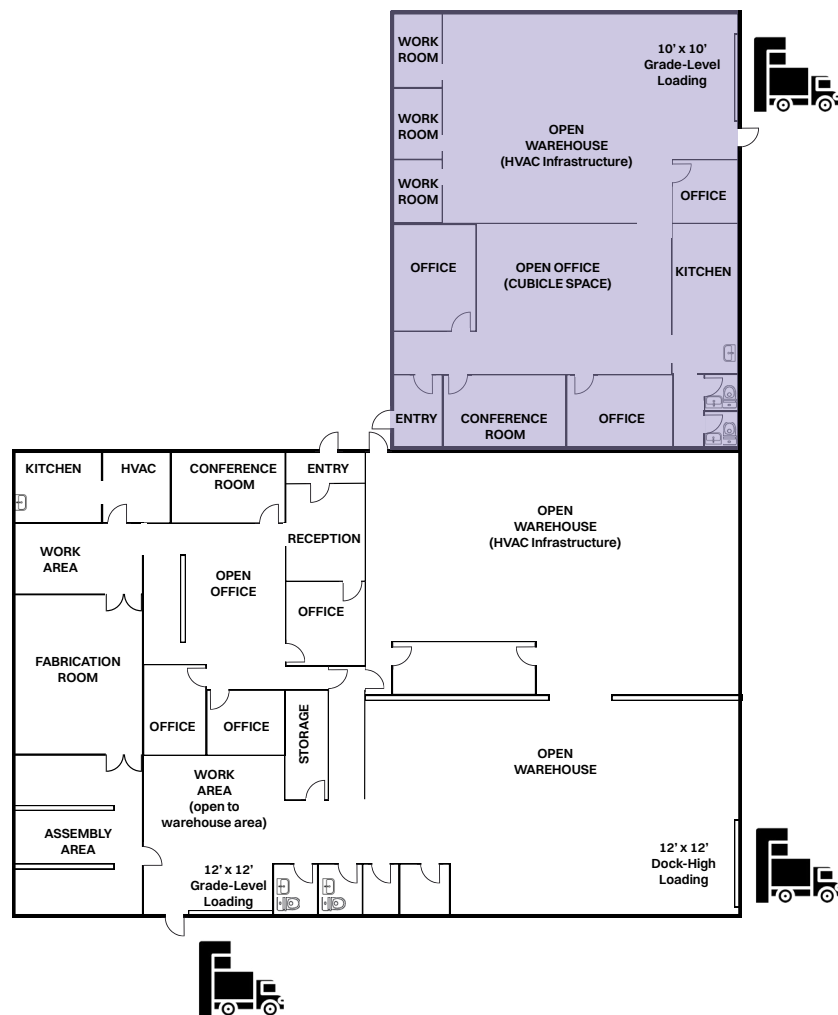


SALE PRICE	
\$2,395,000	\$165 / SF
Building	14,500
Suites	10,000 + 4,500
Loading	Dock + Grade
Clear Height	15'+
Power	3-phase Heavy
Lot	1.16 AC
Zoning (Seminole)	M-1A
Submarket Vacancy	4.1%



Building

*Interior Layout



 = Suite #1 (4,500 SF)

Total Suite Size: 4,500± SF

Office: 2,250± SF

Warehouse: 2,250± SF (air conditioned)

- 3± professional office rooms
- 1 Conference Room
- One (1) grade-level loading door

 = Suite #2 (10,000 SF)

Total Suite Size: 10,000± SF

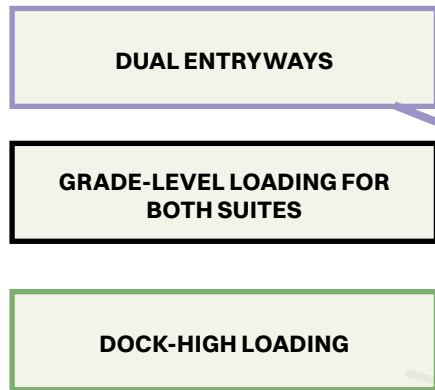
Office: 4,000± SF

Warehouse: 6,000± SF (partially air conditioned)

- 4± professional office rooms
- 1 conference room
- Open office seating for up to 8+ persons
- One (1) grade-level loading door
- One (1) dock-high loading door (via recessed ramp)

*Not to scale. Dimensions will vary.

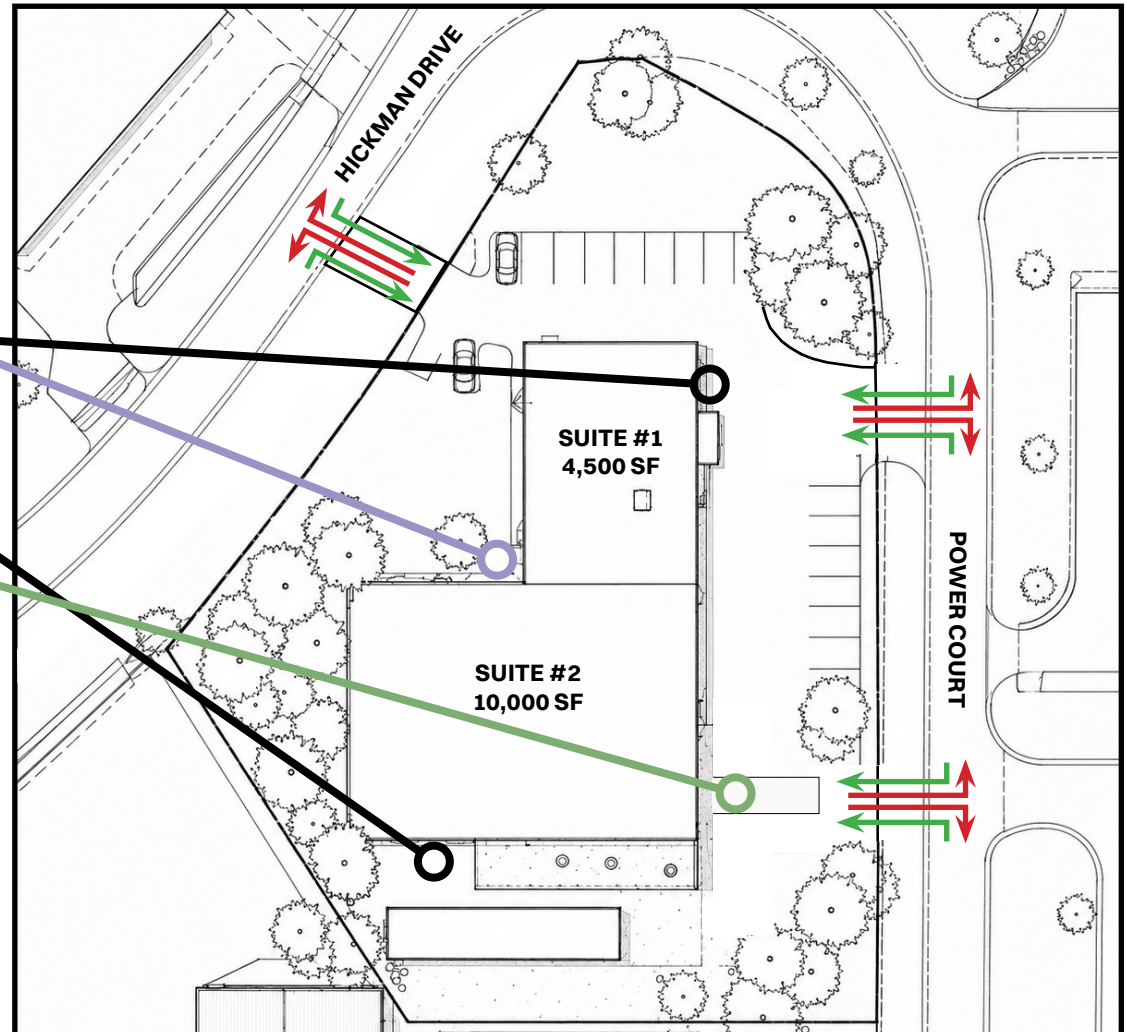
Building Site Plan



The property is zoned **M1-A** by Seminole County and carries a corresponding Future Land Use designation of Industrial.

The allowable uses vary widely, including:

- light indoor manufacturing
- machine shops and light fabrication
- business and professional uses
- warehouse and distribution
- outdoor storage of materials (screened)
- fitness studios
- medical, dental and vocational uses
- and many more (inquire with listing agent).



Parcel

Aerial & FEMA Flood Map

223 Hickman Drive sits entirely outside FEMA Zone A (the 1%-annual-chance floodplain).

This makes it one of the closest available industrial properties to Interstate 4 without flood zone encumbrance.



Site Description

Gross Site Area:

1.16± Acres (50,529± SF)

Subdivision:

I-4 INDUSTRIAL PARK

County:

Seminole

Jurisdiction:

Seminole

Property Address:

223 Hickman Drive, Sanford, Florida 32771

Parcel ID:

29-19-30-5CO-0000-0070

Real Estate Taxes:

2025 Millage Rate: 13.6790

Total RE Taxes in 2025:

\$13,365.44 (with 4% early payment discount)

Access:

Directly off Hickman Circle from State Road 46 near Interstate 4 & SR-417 Interchange

Zoning:

M-1A (Industrial). *Offers a wide range of potential uses, including industrial, flex, and office uses (warehouse/distribution; wholesale/storage; light manufacturing and assembly; R&D, and showroom space; industrial and contractor shops; screened outdoor storage yards; all office uses; and many more).*

Future Land Use:

Industrial

Utilities:

Electric: FPL

Phone: AT&T

Water/Sewer: Seminole County

Power:

Suite A: 1,000A, 120/208V, 3-phase

Suite B: 300A, 120/208V, 3-phase and 100A, 120/208V

Environmental:

There are no known environmental issues with either the parcel or in the building, nor is the site listed in the environmental regulatory database.

Storm Water Drainage:

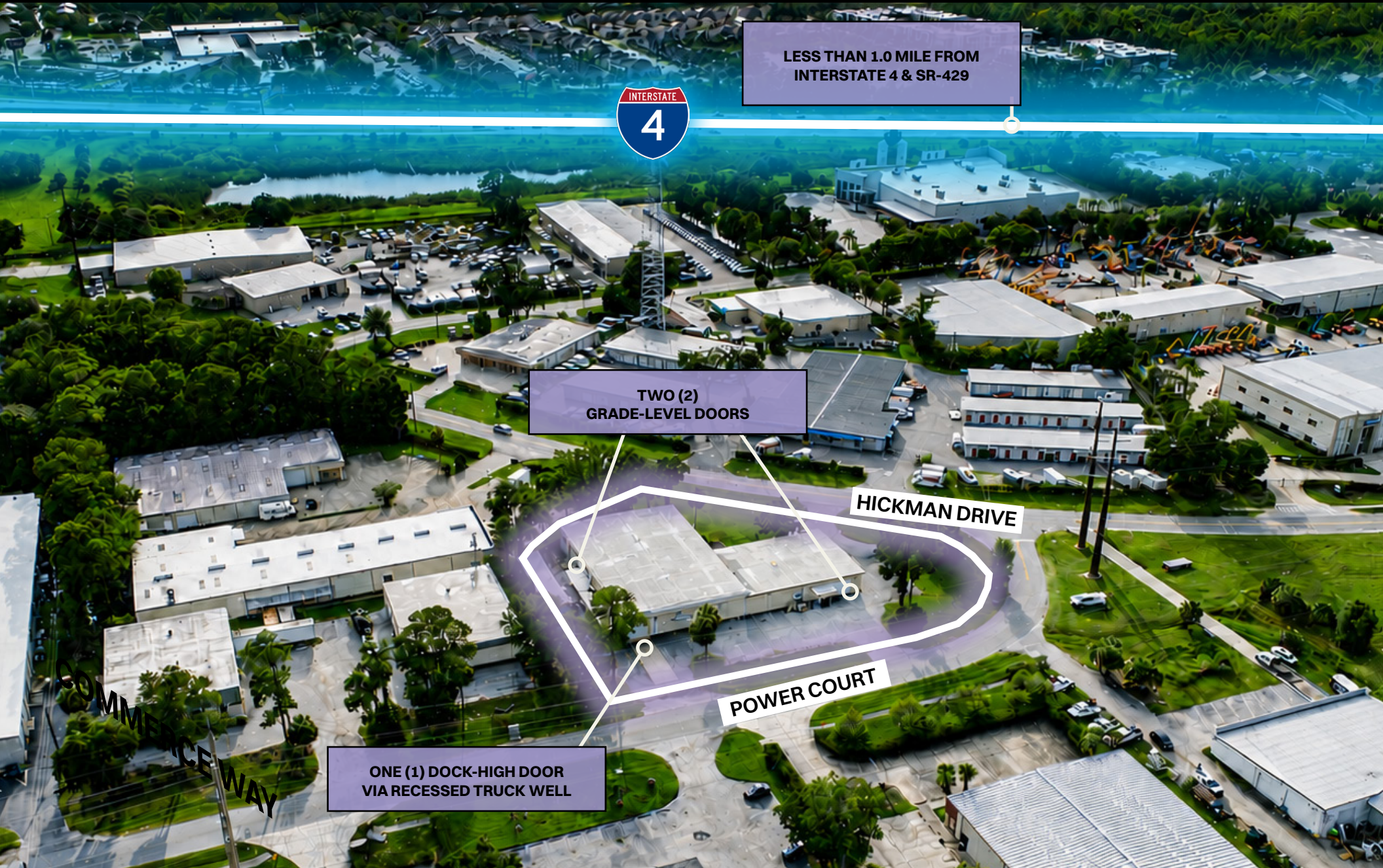
Storm water runoff from the Property flows into on-site inlets and catch basins. Underground piping directs water to nearby retention ponds, which discharge to the municipal storm sewer system.

Adjacent Sites:

Adjacent property uses feature industrial and industrial/flex users, such as aluminum and roof supply and distribution; stone/granite fabrication and supply; construction rental and storage; a vehicle dealership; Harley Davidson motorcycle dealership; and many other storage, warehouse, and distribution uses.



Building Property Aerial



LESS THAN 1.0 MILE FROM
INTERSTATE 4 & SR-429



TWO (2)
GRADE-LEVEL DOORS

HICKMAN DRIVE

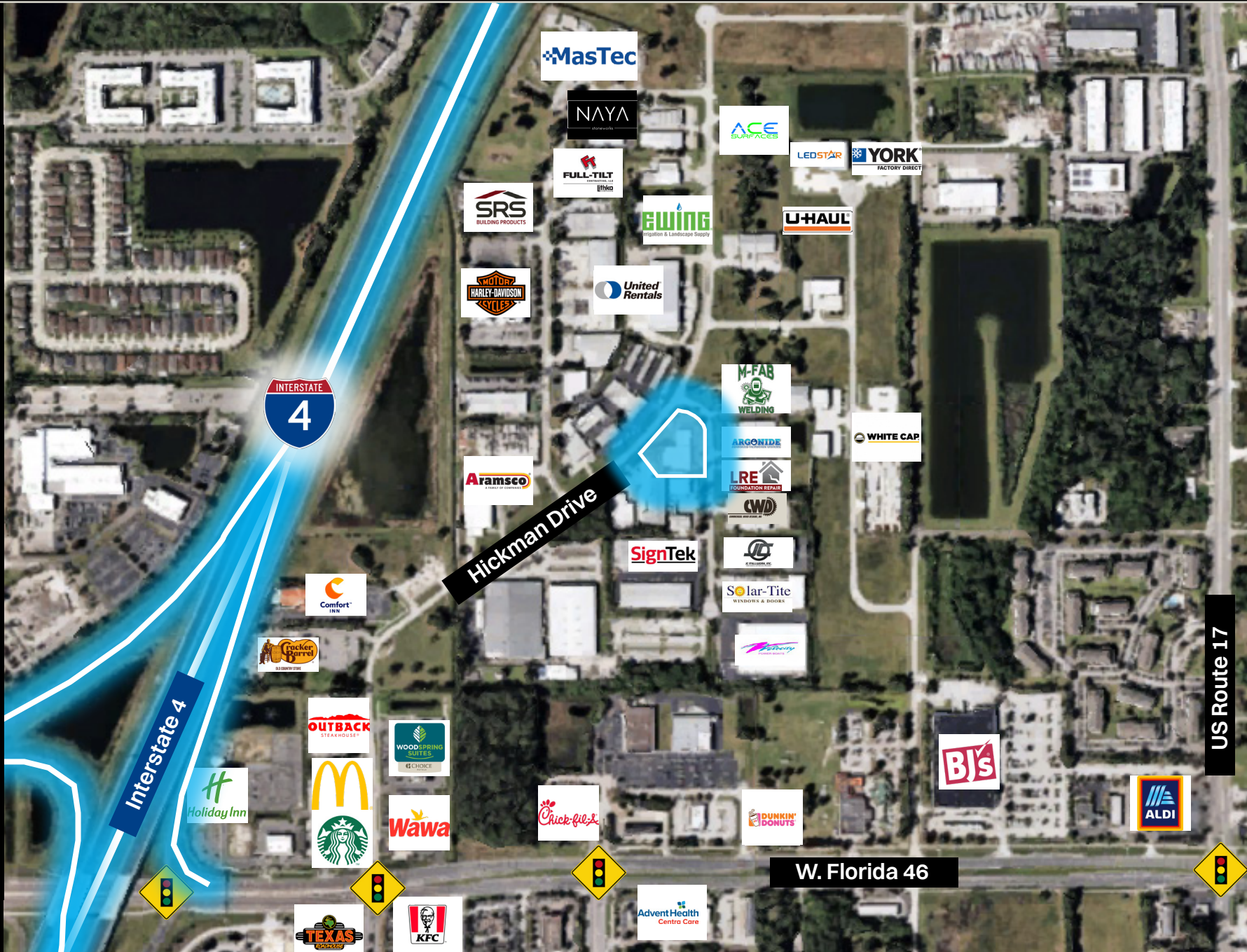
POWER COURT

ONE (1) DOCK-HIGH DOOR
VIA RECESSED TRUCK WELL

COMMERCE WAY

Surrounding Area

Micro



Surrounding Area

Macro



Sale Comps

1



600 Hickman Drive Sanford, FL 32771

- **Built:** 1980
- **Size:** 9,418 SF
- **Sale Date:** April-2024
- **Sale Price:** \$2,260,000 (\$238/SF)

2



104 Challenger Court Sanford, Florida 32771

- **Built:** 2006
- **Size:** 17,000 SF
- **Sale Date:** Feb-2026
- **Sale Price:** \$3,348,000 (\$197/SF)

3



1101 Central Park Drive Sanford, FL 32771

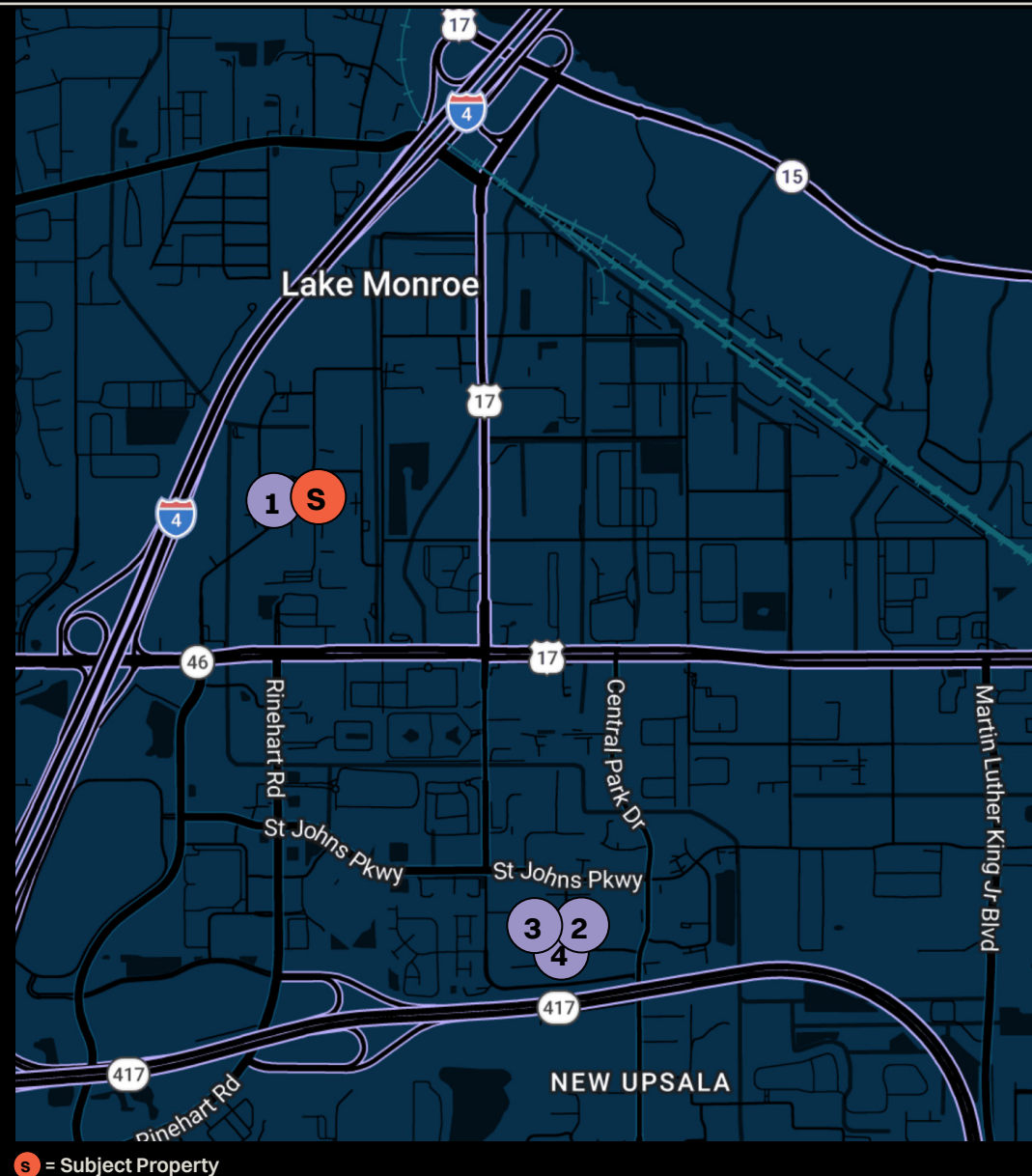
- **Built:** 2001
- **Size:** 6,250 SF
- **Sale Date:** Dec-2025
- **Sale Price:** \$1,450,000 (\$232/SF)

4



130 Tech Drive Sanford, FL 32771

- **Built:** 1993
- **Size:** 16,190 SF
- **Sale Date:** Dec-2025
- **Sale Price:** \$2,850,000 (\$176/SF)



BLACK LINE

For more information:

Thevin Campton, CCIM
Founder & Principal Broker
Blackline Commercial Real Estate
Mobile: 407-780-7123
thevin@BlacklineCRE.com



223 HICKMAN DRIVE | SANFORD, FL 32771

DISCLAIMER: Information deemed reliable but not guaranteed; no representations or warranties, express or implied. All information subject to errors, omissions, change, prior sale, lease, or withdrawal without notice. Buyer or tenant to independently verify all information. Property offered "AS IS, WHERE IS." Blackline Commercial Real Estate is acting solely as a transaction broker pursuant to Florida Statute 475.278. Certain photographs may have been digitally enhanced or modified for marketing purposes, including the removal of temporary clutter, personal property, vehicles, equipment, debris, and the simulation of routine cleaning, powerwashing and chemical washing, rust removal, or maintenance. Images are provided for illustrative purposes only and may not reflect current property conditions. Prospective purchasers and tenants should independently inspect the property and verify all property information and conditions.