



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: \$15/ft NNN
- Sale Price Negotioable

	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  
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Zach@ElkPenn.com



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



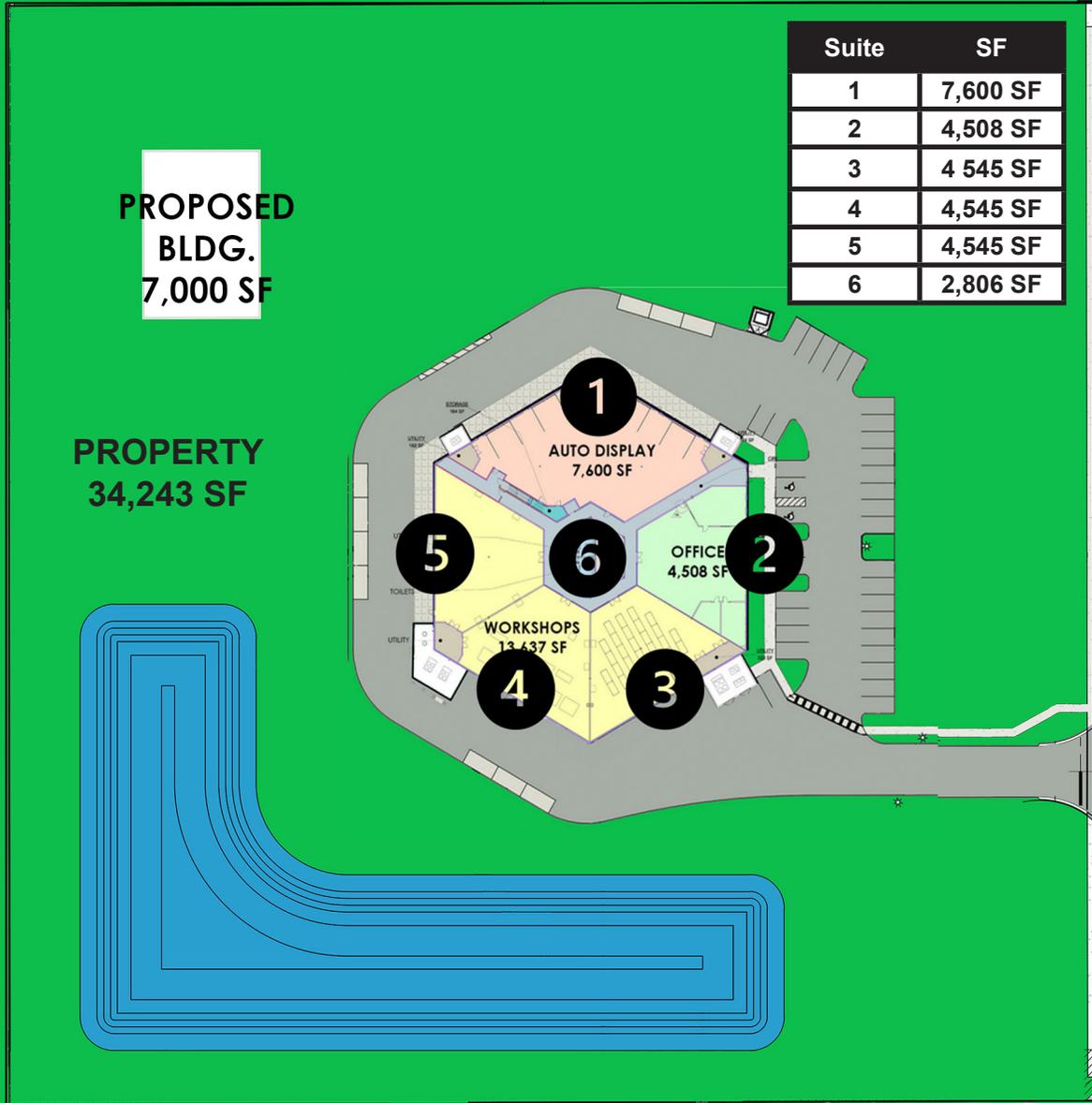
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**PROPOSED  
BLDG.  
7,000 SF**

**PROPERTY  
34,243 SF**

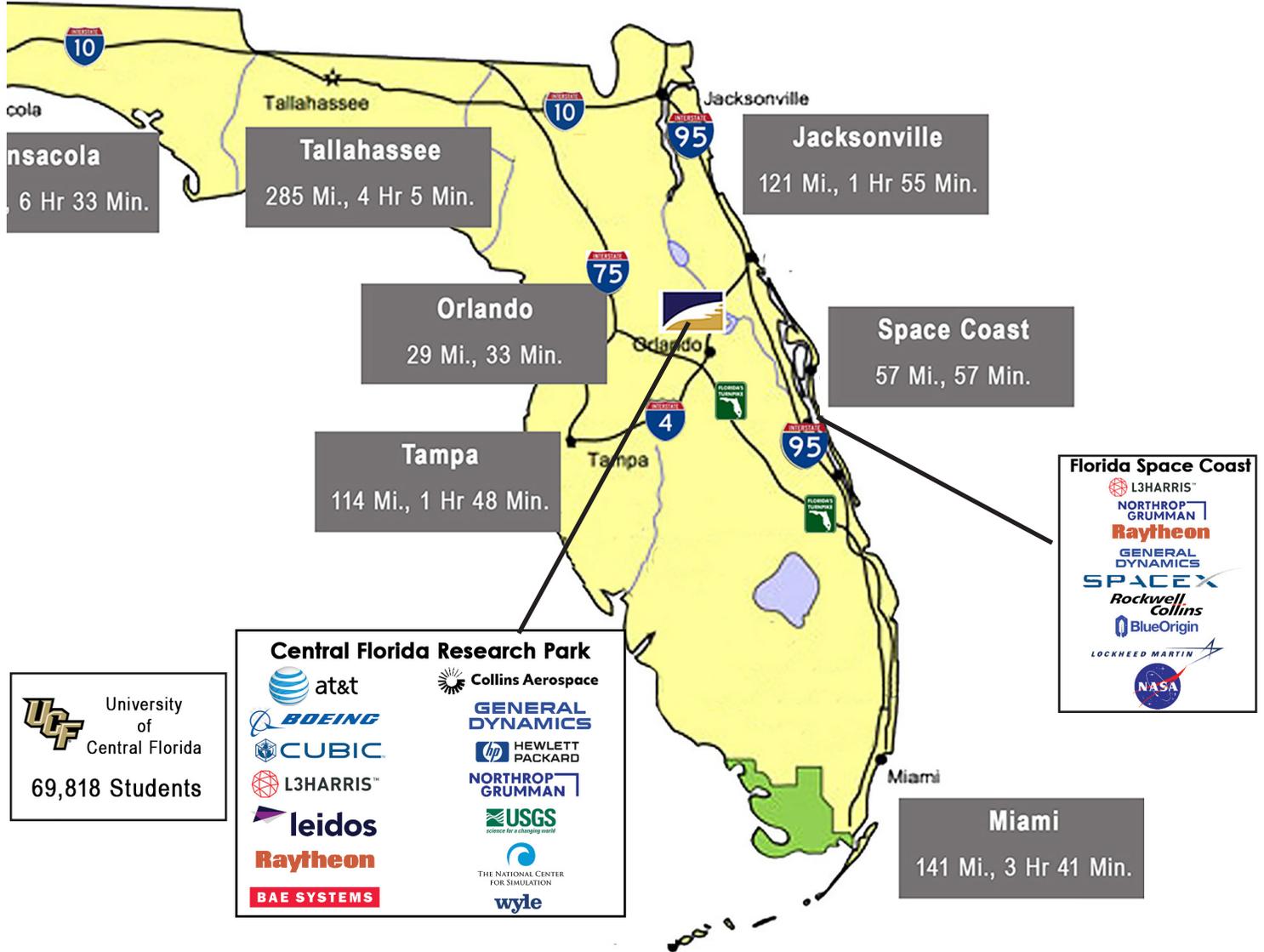
Suite	SF
1	7,600 SF
2	4,508 SF
3	4,545 SF
4	4,545 SF
5	4,545 SF
6	2,806 SF



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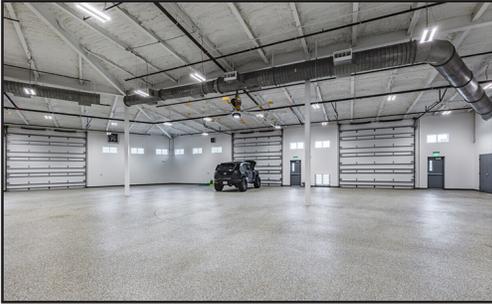
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Sited with easy access to major interstate highways and international airports



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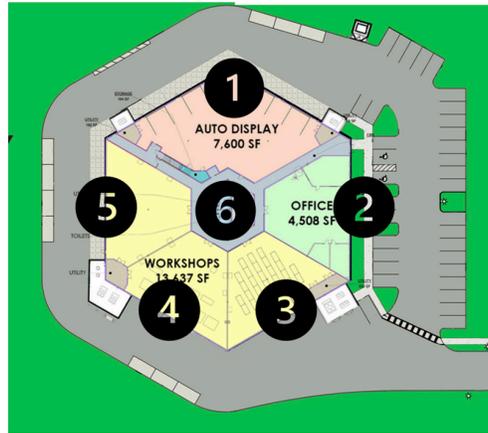
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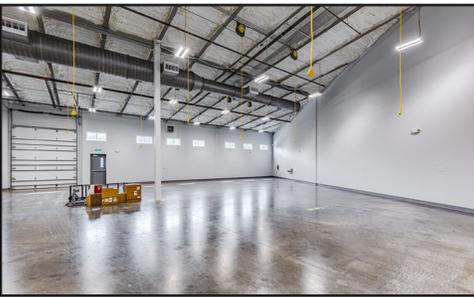
2. Office



2nd Floor Office



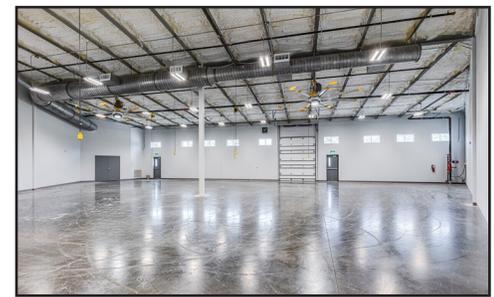
6. Break Room



3. Workshop 1



4. Workshop 2



5. Workshop 3

THIS IS A MARKETING COMMUNICATION

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