

JONES LANG LASALLE BROKERAGE INC

2101

EAST LAKE MARY BOULEVARD

SANFORD, SEMINOLE COUNTY, FL 32773

FOR SALE or LEASE

Please call for pricing

BOBBY ISOLA, SIOR, CCIM

Executive Managing Director

bobby.isola@jll.com

+1 407 930 1804



— Interior and exterior improvements recently completed —

2101 East Lake Mary Boulevard, located in Sanford, Florida, is an impressive 116,340 square foot multi-faceted manufacturing and distribution facility. The building's attractive features include heavy power, cross dock loading design, 11,398 square feet of office space, high ceilings, extensive employee parking spaces, trailer parking and outdoor storage. It is truly the Swiss army knife of industrial buildings within the Central Florida industrial submarket as it has the ability to accommodate a large variety of manufacturing and distribution businesses.

The property is well-located at a signalized intersection with 825± feet of frontage along Lake Mary Boulevard, providing unparalleled exposure to a highly traveled roadway. It offers convenient access to the Central Florida Greenway (State Road 417) just one mile away and is only minutes to the growing Orlando-Sanford International Airport.

***Highly specialized
manufacturing
facility located in
the booming Central
Florida industrial
market.***



Property DETAILS



116,340± SF
building



11,398± SF
office



20' - 21'
clear height



29 - 8' x 9'
dock doors



2 - 12' x 13'
grade doors



40' x 40'
column spacing



4,100 amps
480/277 volt
power



1984-1989-2004
year built



825'
road frontage



10.09
acres



M1-2
zoning



22,000
AADT



315±
auto parking



10±
off-dock
trailer parking



3+M
people w/in
a 1-hour drive

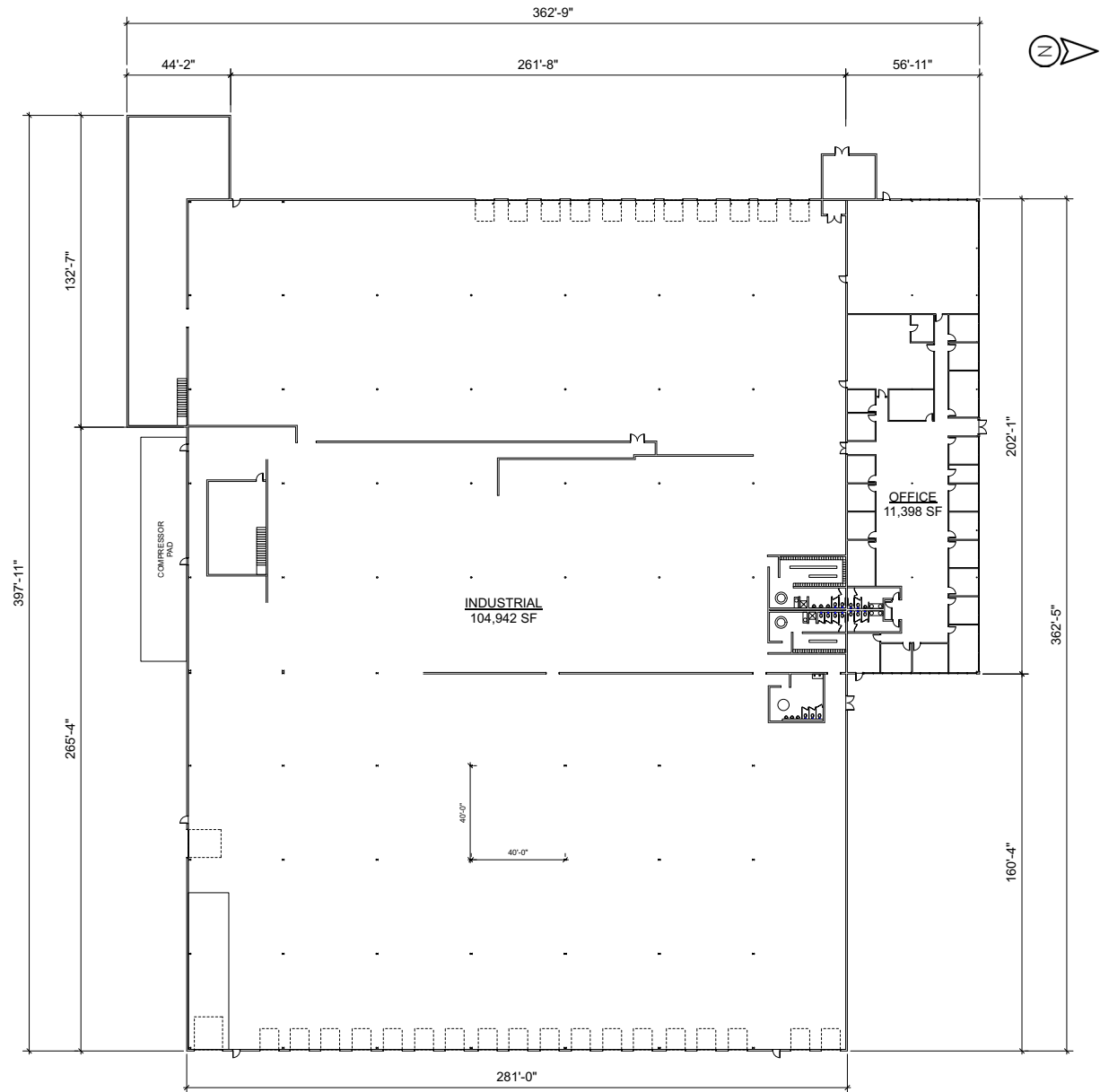
All measurements are approximate and should be verified by a prospective user.

Building FLOOR PLAN

MELLONVILLE AVE



LAKE MARY BLVD



LAKE MARY BLVD
22,000 AADT

Potential for
outside storage or
expansion

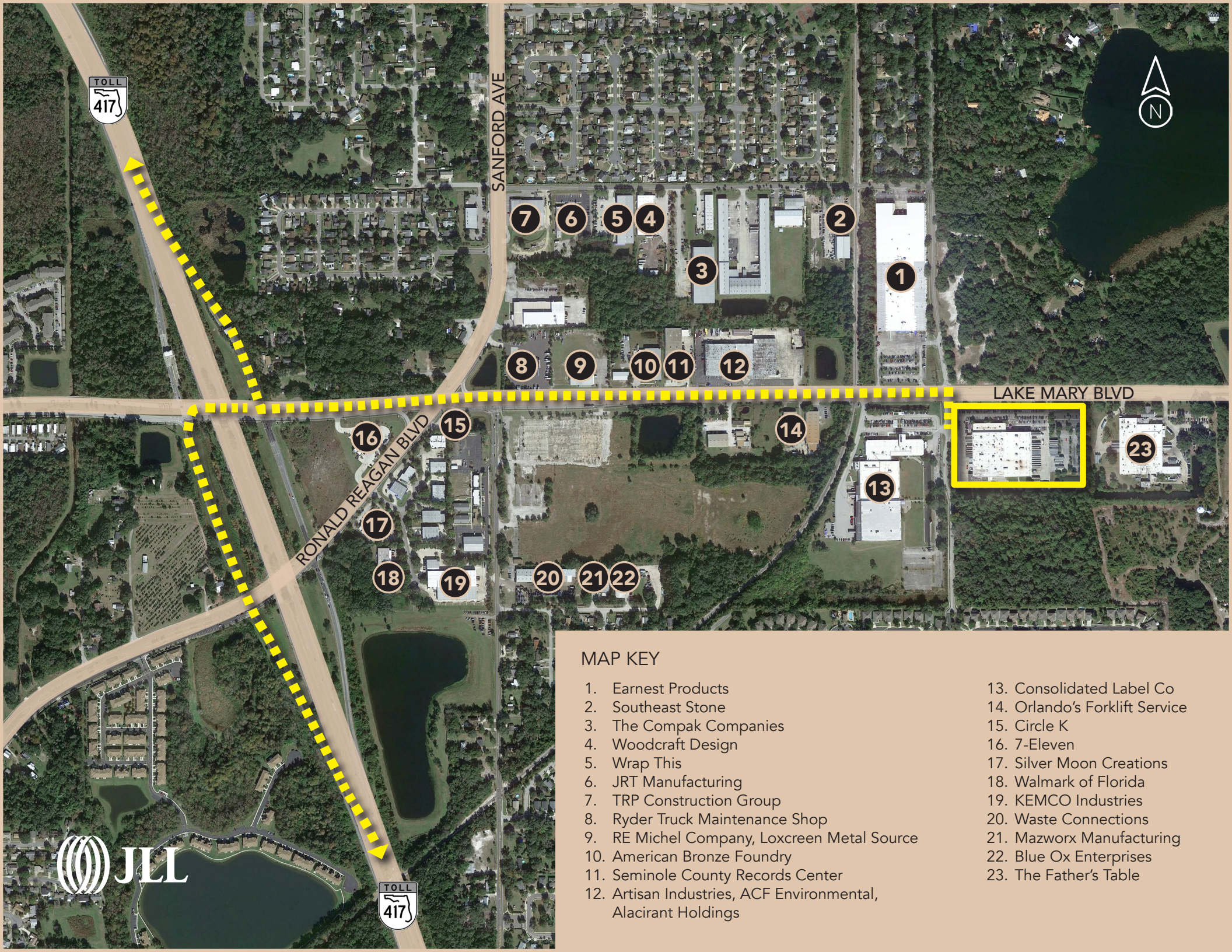
Warehouse - 104,942 SF
Office - 11,398 SF
Total Building - 116,340 SF

100'± truck court

165'± truck court

MELLONVILLE AVE





SANFORD AVE

LAKE MARY BLVD

RONALD REAGAN BLVD



MAP KEY

- | | |
|---|--------------------------------|
| 1. Earnest Products | 13. Consolidated Label Co |
| 2. Southeast Stone | 14. Orlando's Forklift Service |
| 3. The Compak Companies | 15. Circle K |
| 4. Woodcraft Design | 16. 7-Eleven |
| 5. Wrap This | 17. Silver Moon Creations |
| 6. JRT Manufacturing | 18. Walmark of Florida |
| 7. TRP Construction Group | 19. KEMCO Industries |
| 8. Ryder Truck Maintenance Shop | 20. Waste Connections |
| 9. RE Michel Company, Loxcren Metal Source | 21. Mazworx Manufacturing |
| 10. American Bronze Foundry | 22. Blue Ox Enterprises |
| 11. Seminole County Records Center | 23. The Father's Table |
| 12. Artisan Industries, ACF Environmental, Alacirant Holdings | |



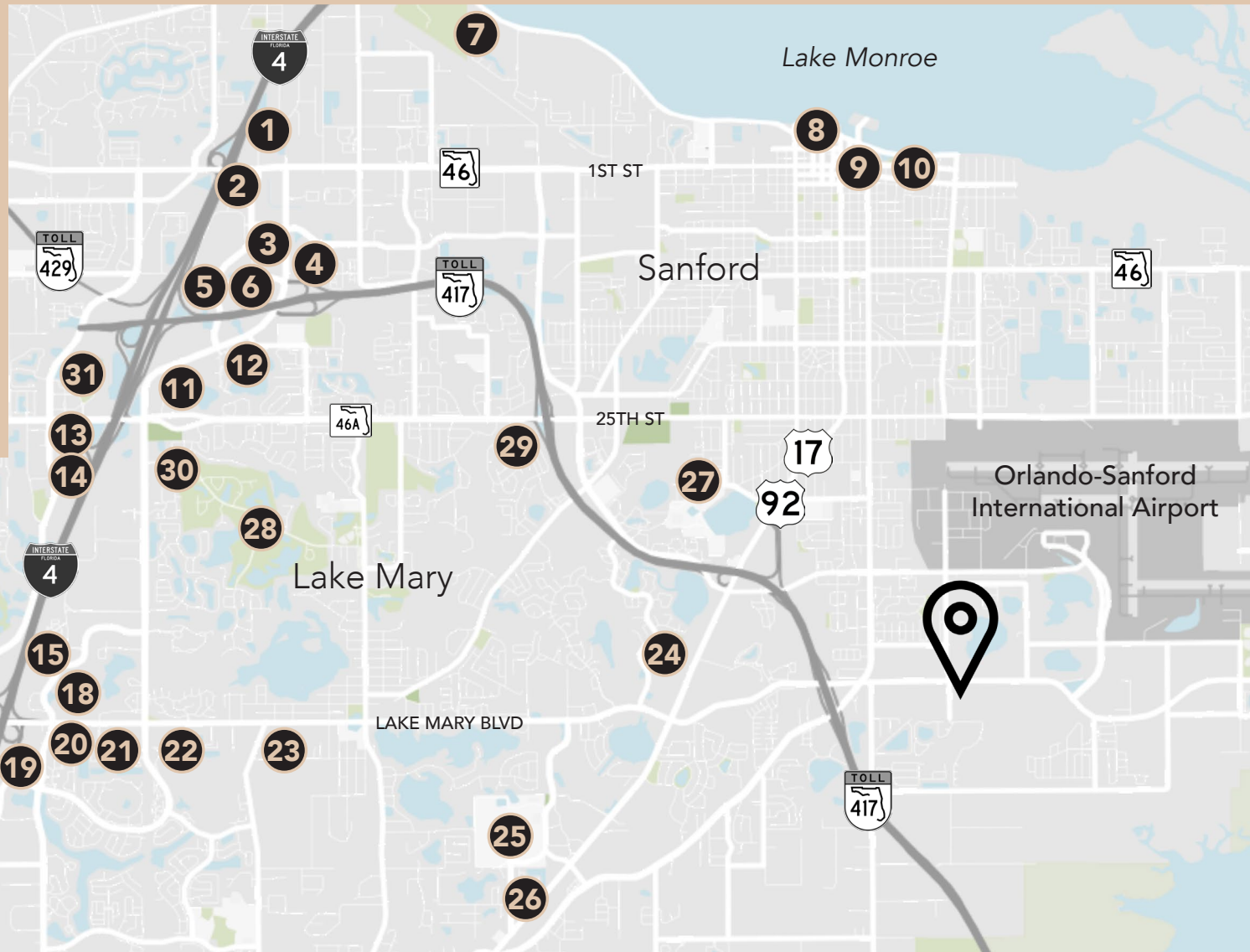
INTERIOR AND EXTERIOR IMPROVEMENTS RECENTLY COMPLETED!



2101

EAST LAKE MARY BOULEVARD

AREA AMENITIES



MAP KEY

- | | | | |
|--|-------------------------------|-------------------------------|----------------------------|
| 1. Cracker Barrel | 8. Sanford Riverwalk | 16. Courtyard by Marriott | 24. Lowe's |
| 2. Texas Roadhouse | 9. Historic Downtown Sanford | 17. Hyatt Lake Mary | 25. Seminole State College |
| 3. Cheddar's Scratch Kitchen / Bahama Breeze | 10. Fort Mellon Park | 18. The Home Depot | 26. Publix |
| 4. Walmart Supercenter | 11. Sam's Club | 19. Top Golf | 27. Seminole High School |
| 5. Seminole Towne Center | 12. Kohl's | 20. Academy Sports + Outdoors | 28. Timacuan Golf Club |
| 6. Target | 13. Marriott Lake Mary | 21. Publix / Target | 29. Walmart |
| 7. Central Florida Zoo | 14. Residence Inn by Marriott | 22. TJ Maxx | 30. Publix |
| | 15. Hilton Garden Inn | 23. Planet Fitness | 31. Publix |



Market OVERVIEW:

Area Demographics

	30 min	60 min	120 min
Total Population	1,271,387	3,414,060	8,018,567
Total Households	493,439	1,307,293	3,158,425
Average Household Income	\$100,279	\$95,504	\$93,377
Total Businesses	61,267	147,382	317,915
Total Employees	621,438	1,516,767	3,287,514

Drive time and distances

	Location	Time	Distance
	Interstate 4	9 min	7 miles
	Interstate 95	35 min	38 miles
	State Road 417	4 min	1.3 miles
	State Road 429	20 min	11 miles
	Orlando-Sanford Int'l Airport	5 min	2.3 miles
	Orlando Int'l Airport	33 min	32 miles
	Port Canaveral	1 hour	66 miles
	Orlando	26 min	25 miles
	Tampa	1.75 hours	110 miles
	Jacksonville	2 hours	130 miles
	Miami	4 hours	246 miles
	Atlanta, GA	75 hours	462 miles

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