

## FOR LEASE

*2529 Magnolia Ave  
Sanford, FL 32773*



**~ 5,000 SF  
~ FREESTANDING WAREHOUSE/  
FLEX SPACE  
~ LEASE PRICE: \$7,000/MO NNN**

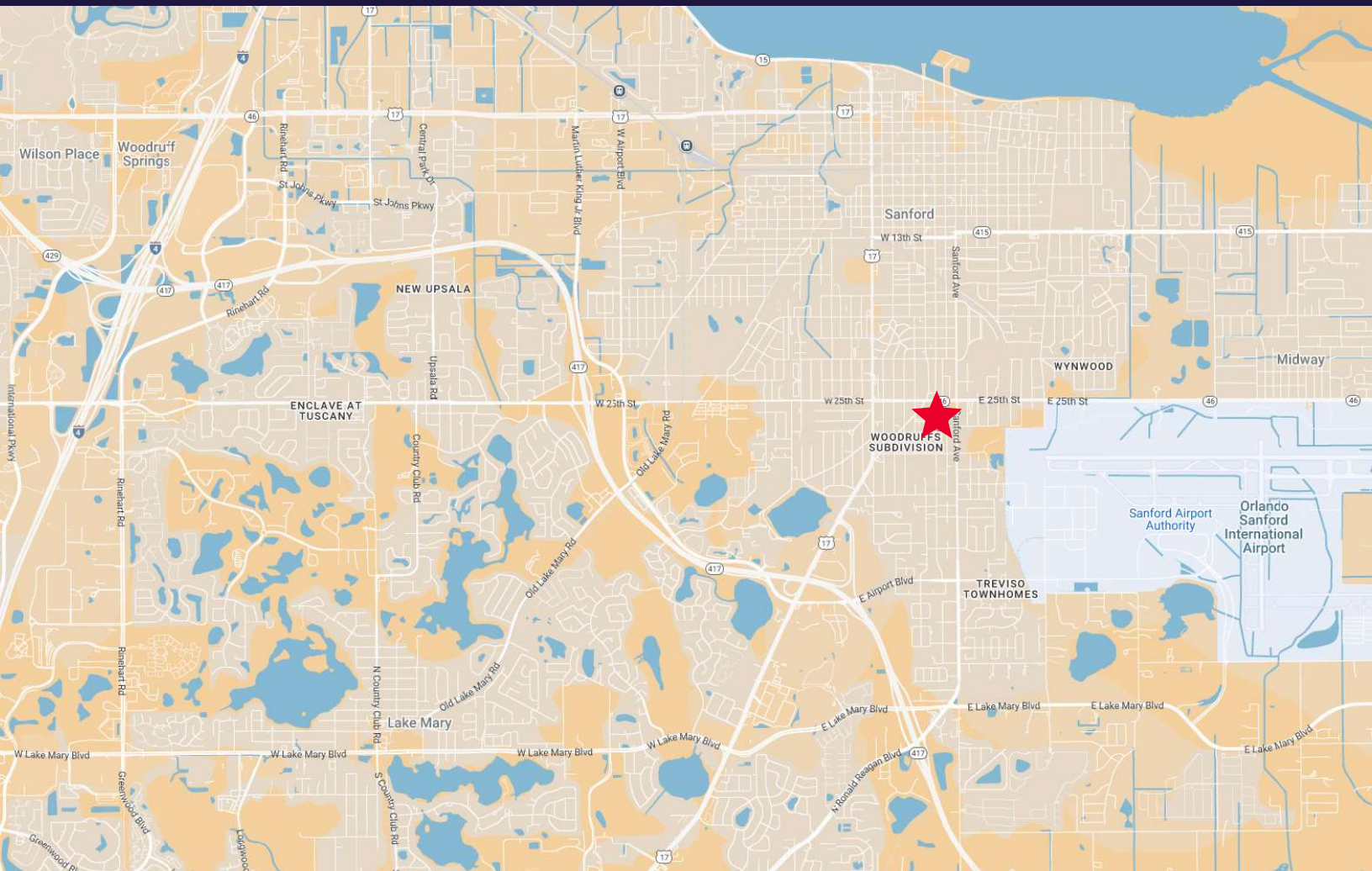
## PROPERTY HIGHLIGHTS

This site presents a prime opportunity for businesses in need of a freestanding facility with outdoor space. Featuring extensive paved and fenced site, the property is ideally suited for vehicle parking or equipment and fleet storage. Its layout and infrastructure make it particularly attractive for construction-related operations or other commercial enterprises requiring secure, accessible, and scalable space. This standalone property offers enhanced privacy and operational autonomy, while the secure perimeter supports safety and asset protection. Located just minutes from SR 417 and US 17-92, the site provides excellent connectivity, allowing tenants to efficiently serve all Seminole County within a 20-minute radius. This strategic location supports streamlined logistics, and convenient access to key markets across Central Florida.

- Building Square Footage: 5,000SF
- Property Size: .46 Acres
- Loading: Grade Level
- Number of Doors: 5
- Door Size: 12'x12'
- Construction: Metal
- Power: Single Phase 200 amp
- Clear Height: 15'
- Zoned: GC2
- Site Condition: Fenced, Paved, Gated



**2529 Magnolia Ave**  
**Sanford, FL 32773**



## CONTACT

### SAM KING

Senior Associate

+1 407 949 0898

[sam.j.king@cushwake.com](mailto:sam.j.king@cushwake.com)

### CUSHMAN & WAKEFIELD

20 N. Orange Ave, Suite 300

Orlando, FL 32801

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.