



CUSHMAN &
WAKEFIELD



1.1 ACRES INDUSTRIAL FOR LEASE

3885 EAST SR 46, SANFORD, FL 32771

PROPERTY SUMMARY



This site presents an outstanding opportunity for tenants seeking a versatile yard tailored for storing machinery, equipment, fleet vehicles, containers, and bulk materials. Ideal for businesses in construction, landscaping, and transportation, the property offers ample outdoor space to accommodate large-scale operations. The owner is committed to making substantial improvements to the site to align with tenant-specific needs, ensuring optimal functionality and efficiency. This site is a rare find for businesses that require reliable, scalable outdoor storage with the flexibility to grow and adapt. Available October, 21, 2025

PROPERTY FEATURES

Site Area:	1.1 Acres	Price:	Call for Price
Building Size:	2,300 SF	Construction:	Metal
Loading:	Grade Level	Power:	Single Phase 200 amp (can be upgraded)
Number of Doors:	2	Clear Height:	16'
Door Sizes:	11 1/2' x 12'	Delivery:	Fenced, lit, stabilized
Owner Improvements:	Owner will be renovating bathroom and office, installing warehouse LED lighting, sealing and coating the warehouse roof and walls, repairing warehouse walls, and stabilizing the yard.		



SANFORD INTL
AIRPORT
5 MINUTES



INTERSTATE 417
LESS THAN
10 MINUTES



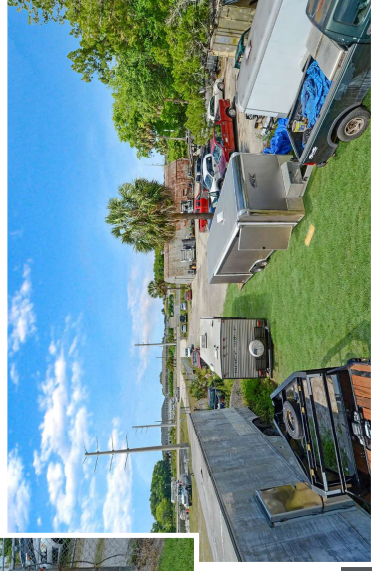
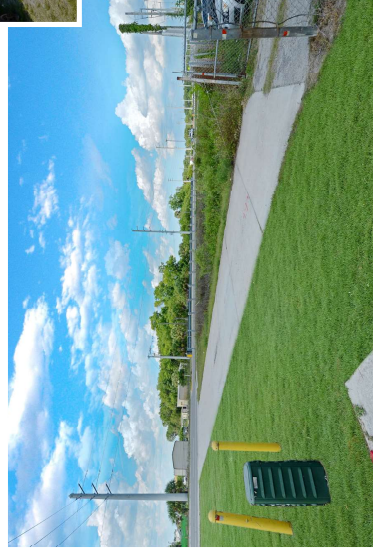
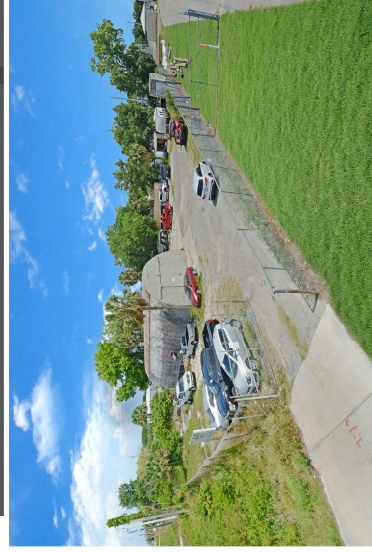
10 MI RADIUS
POPULATION
349,449+

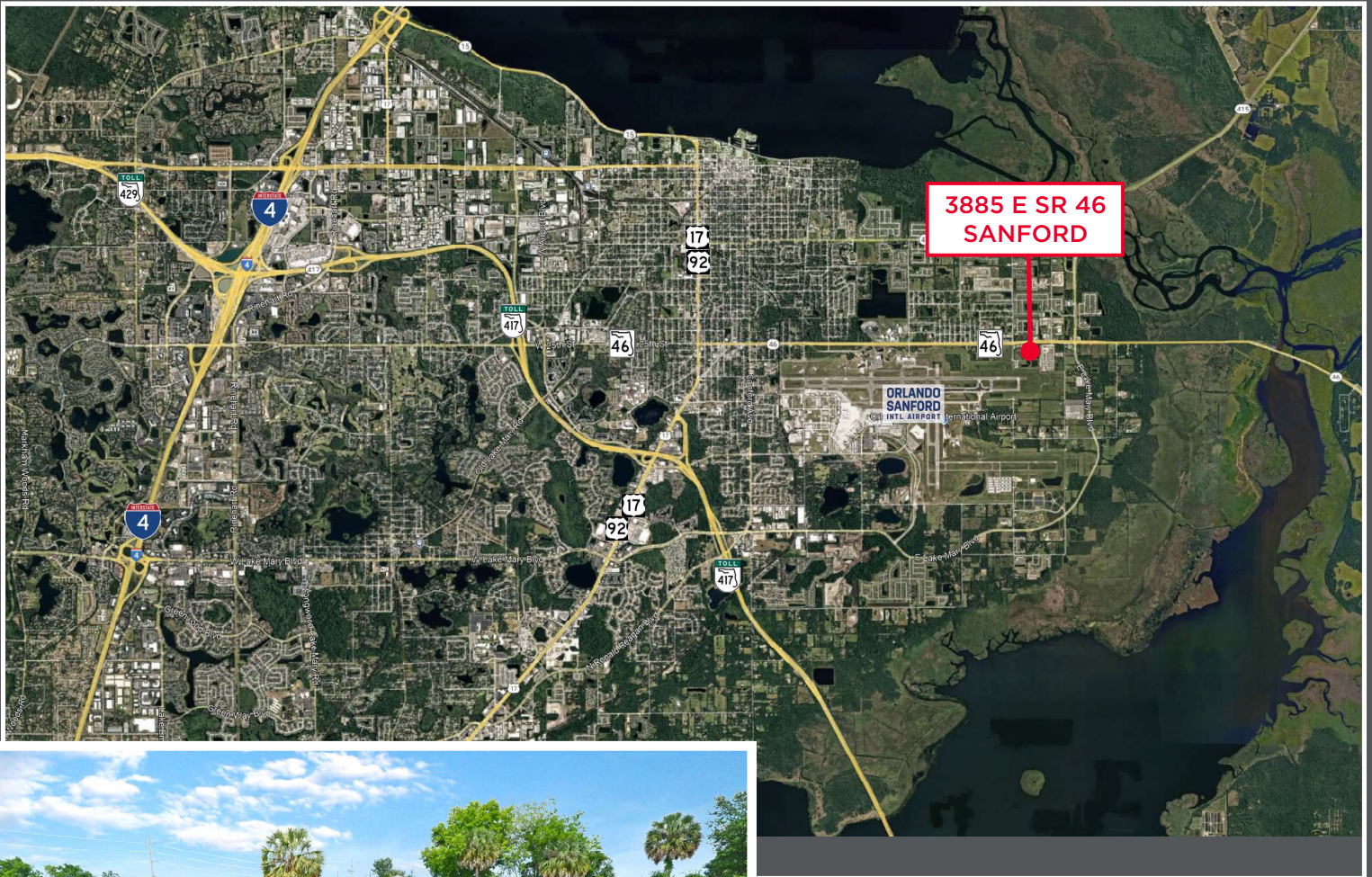


10 MI RADIUS
HOUSEHOLDS
131,081+



10 MI RADIUS
AVG INCOME
\$93,524+





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CONTACT

Sam King

Senior Associate
Sales & Acquisitions | Central FL
Direct: +1 407 949 0898
Cell: +1 407 341 7728
sam.j.king@cushwake.com

Glen Jaffee

Senior Director
Sales & Acquisitions | Central FL
Direct: +1 407 541 4408
Cell: +1 407 353-3426
glen.jaffee@cushwake.com

