

FOR LEASE

*2529 Magnolia Ave
Sanford, FL 32773*



**~ 2,500 - 5,000 SF AVAILABLE
~ FREESTANDING WAREHOUSE/
FLEX SPACE**

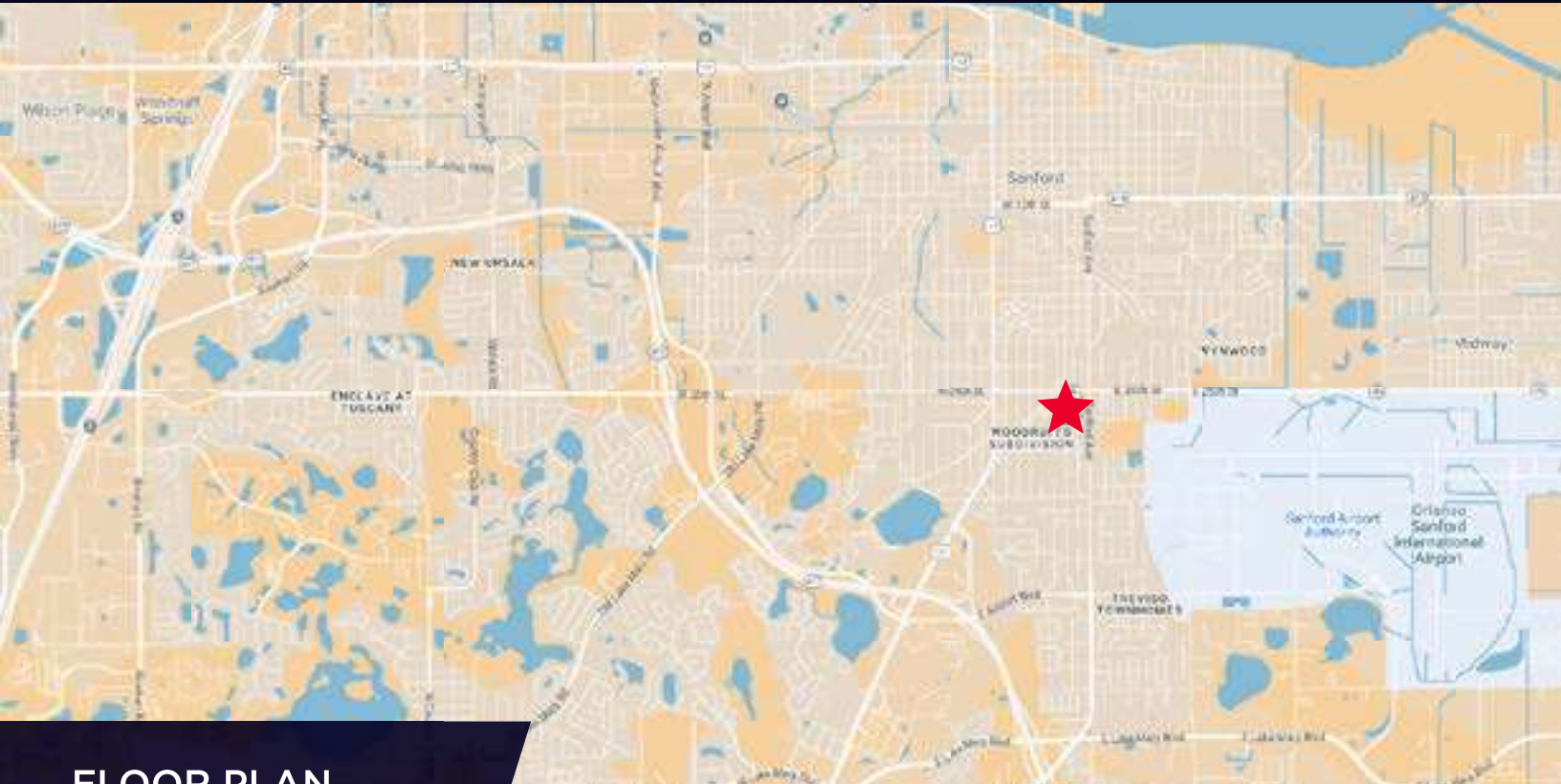
~ LEASE PRICE: NEGOTIABLE

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

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FLOOR PLAN



CONTACT

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