

2175-2185 W 25th Street, Sanford, FL 32771

ZONING IN PLACE FOR 29,000 SQ FT OF SMALL BAY WAREHOUSE OR 90,000 SQ FT OF 3-STORY A/C STORAGE.



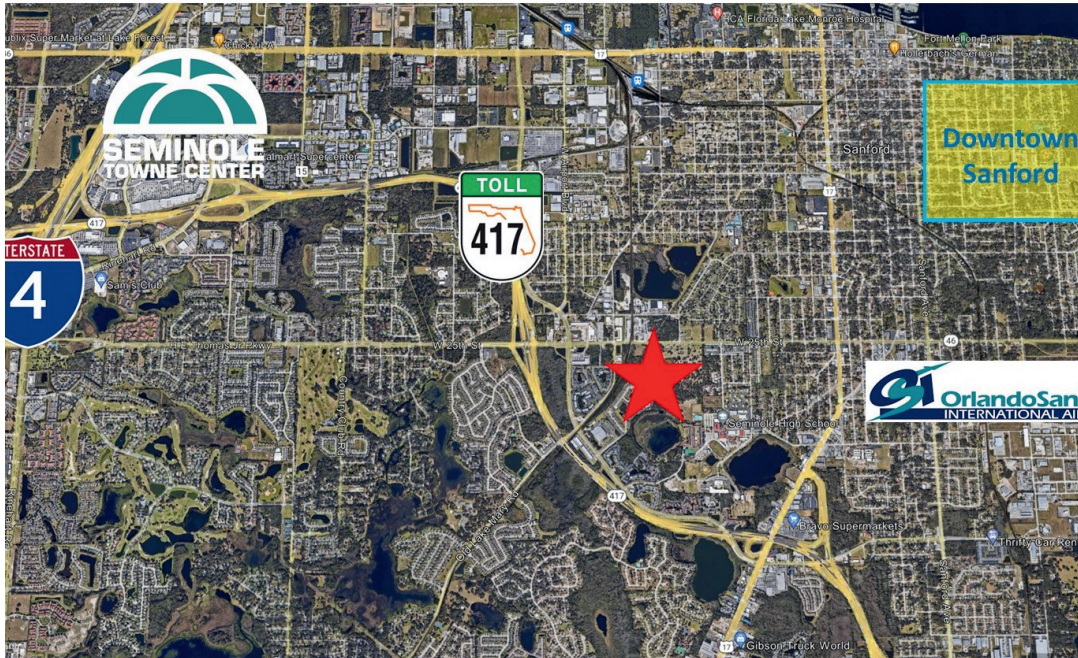
HIGH AND DRY +/- 1.98 BUILDABLE ACRES
ON 2 LOTS WITH SANFORD RI-1 INDUSTRIAL
ZONING. ALREADY ZONED FOR
WAREHOUSE OR SELF-STORAGE.

- Price : \$999,999
- Property Type: Land
- Zoning: RI-1 - Restricted Industrial
- Total Land Area: 1.98 AC



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2175/2185 W 25Th St Sanford - 1.98 acres RI1 Industrial



INVESTMENT HIGHLIGHTS

- Seller will consider owner financing or Build to Suit. A 3-story storage facility is allowed and would increase the square footage (up to 90,000 ft).
- New road and water and sewer being provided, and monument sign permitted on 25th St.
- Entitlements underway for climate-controlled self-storage on 2175, potential for boat/rv storage on 2185 under current permitted uses.

- Other uses include warehouse space with rare outside storage permitted. Also ideal for a fleet-based business or those requiring outside storage.
- Easy access to the SR 417, I-4, and 17-92 to Sanford and nearby Lake Mary. Plans & surveys available.

*** Tenants on site ***

OFFICE PORTFOLIO LISTING INFO