

INDUSTRIAL / FLEX

1490 Tropic Park Drive

TROPIC PARK DRIVE · SANFORD, FLORIDA 32773

±1,440 SF · \$2,000/MO · MODIFIED GROSS



THE SUITE

A 1,440 SF office and warehouse flex unit with a grade-level roll-up door

1490 Tropic Park Drive offers 1,440 SF of versatile office and warehouse space in Sanford, FL, divided into an air-conditioned office with a glass door and oversized bay window, and a warehouse with 15-foot clear ceiling height, a bathroom, and a grade-level roll-up door.

Ideal for light manufacturing, warehousing, or service-based operations, with easy access to I-4, US-17/92, and SR-417.

PROPERTY HIGHLIGHTS

± 1,440 SF
RENTABLE AREA

\$2,000/mo
LEASE RATE

Modified Gross
LEASE TYPE

3–5 Years
LEASE TERM

± 700 SF
OFFICE WITH HVAC

± 700 SF
CLEAR-SPAN WAREHOUSE

15' Clear
CEILING HEIGHT

Grade-level
ROLL-UP DOOR

LOCATION & ACCESS

Located in Tropic Park Business Center on US Highway 17-92 in Sanford, just south of Lake Mary, with easy access to SR 417 and I-4.

PROPERTY PHOTOS



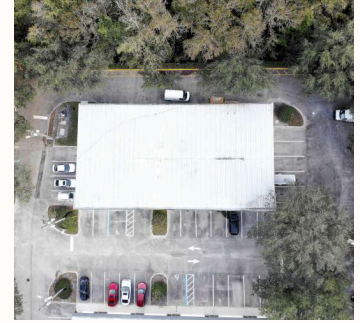
OFFICE



BUILDING EXTERIOR



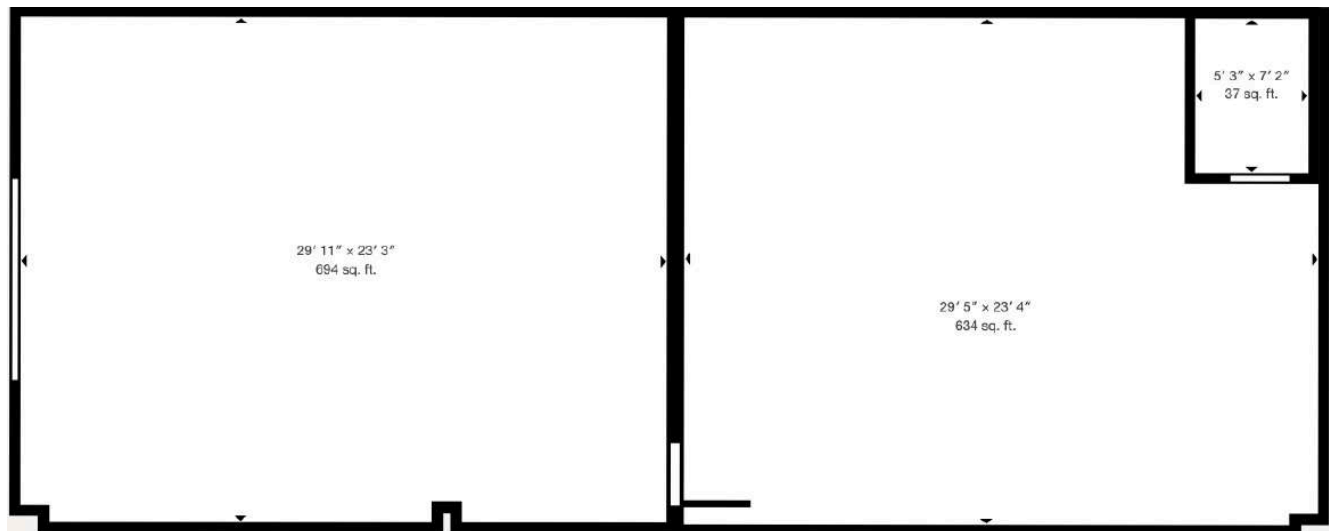
RESTROOM



AERIAL VIEW

FLOORPLAN

1490 TROPIC PARK DRIVE · SANFORD, FL



Suite layout

Plan taken from the official building drawings for this suite.

Dimensions are approximate. Tenant to verify all measurements.

EXCLUSIVELY LISTED BY



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