

20,716 SF AVAILABLE



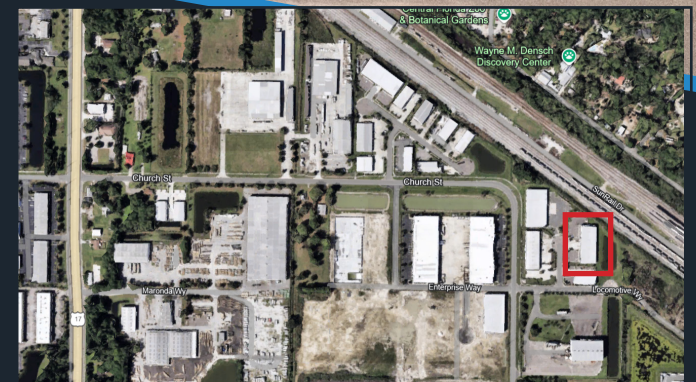
AVAILABLE

## FOR SUBLEASE

623 Trestle Point, Sanford, FL 32771

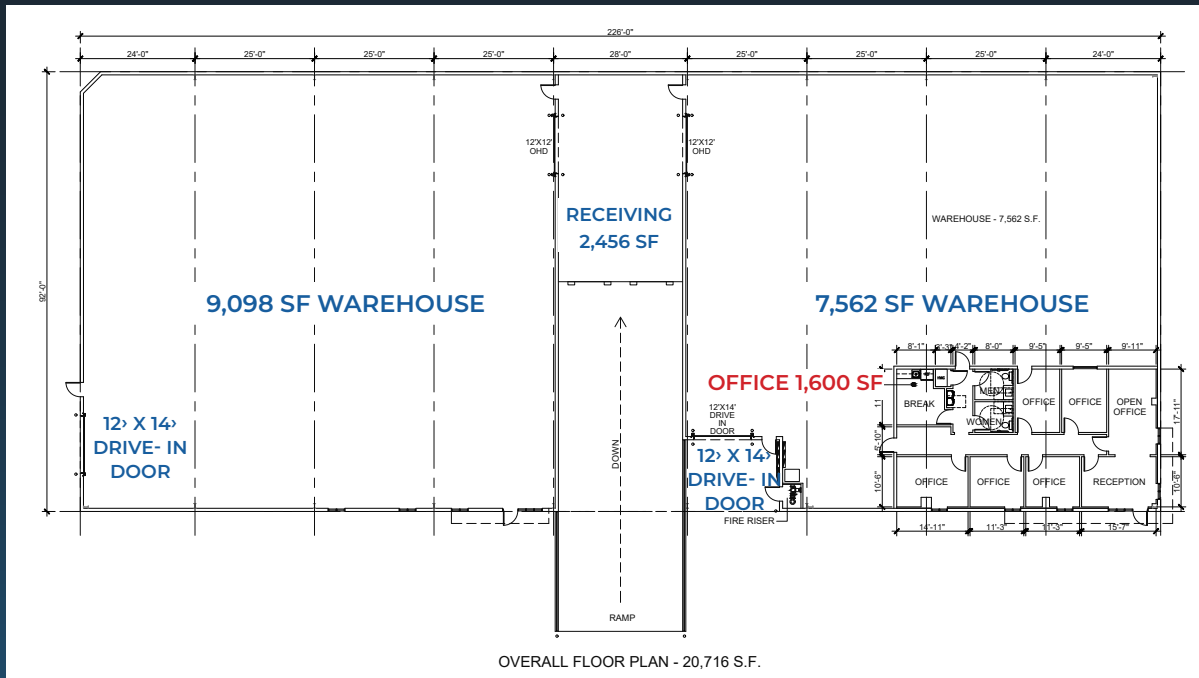
## HIGHLIGHTS

- SUBLEASE EXP: 6/30/2029
- 20,716 SF Available
- 1,600 SF Office
- 22' clear height
- 2 Internal Docks and 2 Drive-Ins
- Industrial Zoning



# BUILDING SPECIFICATIONS:

TOTAL WAREHOUSE - 20,716 SF

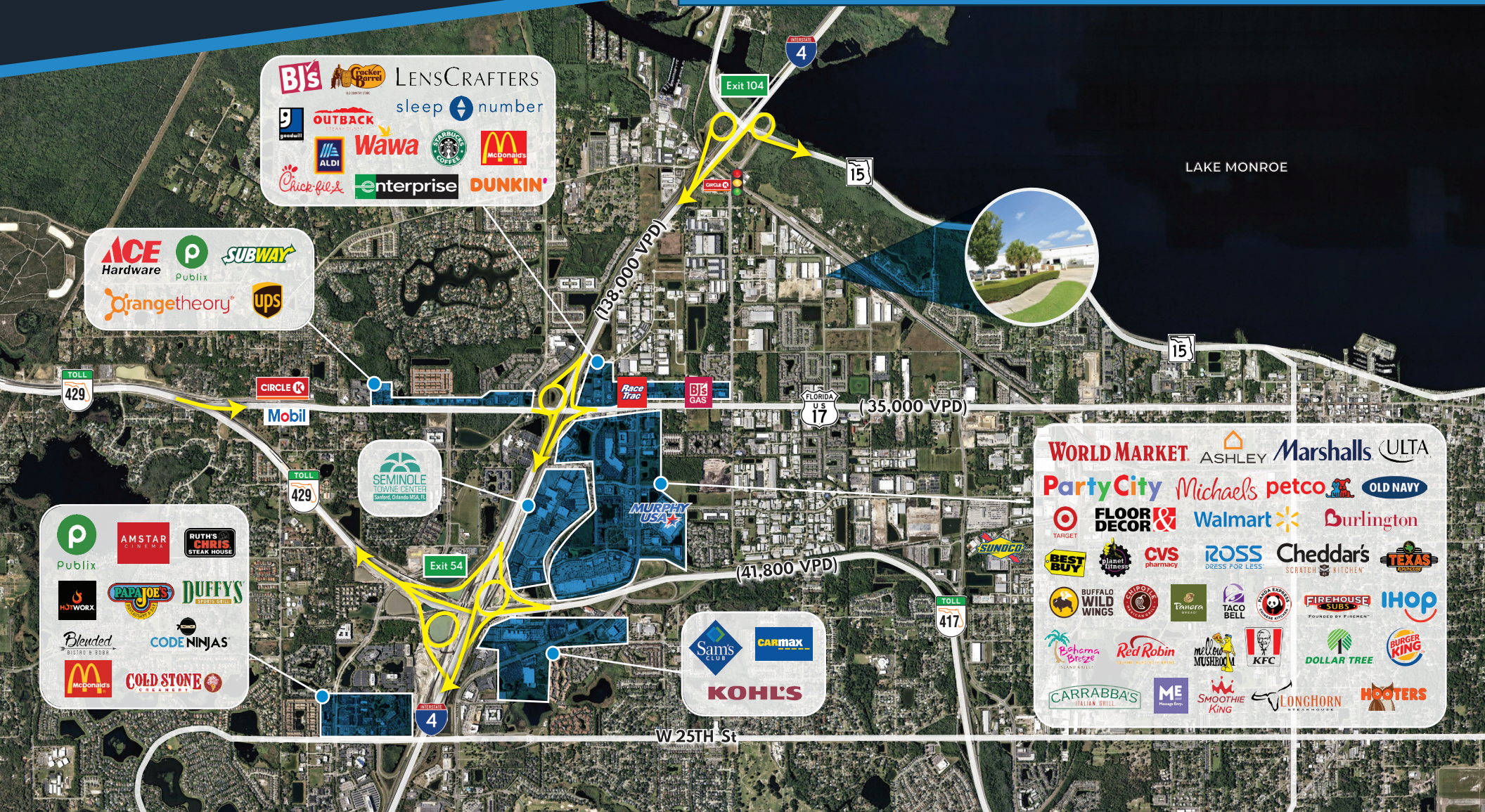


<b>Master Lease Expiration:</b>	June 30, 2029
<b>Available Size:</b>	9,098 - 20,716 SF
<b>Building Size:</b>	20,716 SF
<b>Loading:</b>	Front Load
<b>Building Dimensions:</b>	226' x 92'
<b>Ceiling Height:</b>	22'
<b>Office Space:</b>	1,600 SF
<b>Loading Doors:</b>	2 Dock High Doors
<b>Drive-Ins:</b>	2 (12' x 14' Drive Ins)
<b>Column Spacing:</b>	48' x 50'
<b>Employee Parking:</b>	28 Spaces
<b>Sprinkler System:</b>	ESFR
<b>Warehouse Lighting:</b>	LED
<b>Power:</b>	1,200 Amps, 3 phase
<b>Zoning:</b>	Industrial

# AMENITIES MAP

- Manufacturing
- Distribution
- Outside Storage

A spacious warehouse for sublease is available at 623 Trestle Point, Sanford, FL 32771, offering excellent access to key highways. Located just minutes from US-17, I-4, and the 429 Expressway, this property provides easy connectivity to major transportation routes, making it ideal for businesses looking for efficient logistics and distribution options in Central Florida. Its strategic location ensures quick access to both local and regional markets, enhancing operational flexibility.



# LOCATION OVERVIEW

Located at 623 Trestle Point in Sanford, Florida, this warehouse space offers significant advantages for businesses looking to streamline logistics and grow their operations. Its prime location provides direct access to major highways, including Interstate 4, ensuring seamless connections to key markets across Central Florida and beyond.

# REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	17,103	121,615	330,102
Households	6,756	47,062	125,634
Employees	15,742	64,613	135,826
Ave. HH Income	\$84,297	\$93,278	\$91,105



# LOCATED IN FLORIDA'S EPICENTER

## KEY DRIVE TIMES

### MAJOR CITIES

Orlando .....	20 Miles
Tampa .....	107 Miles
Miami.....	256 Miles
Jacksonville.....	120 Miles
Savannah.....	258 Miles
Atlanta.....	461 Miles

### MAJOR TRANSPORTATION HUBS

Orlando Int'l Airport.....	35 Miles
Port Canaveral.....	64 Miles
Port of Tampa .....	106 Miles
Tampa Int'l Airport.....	112 Miles

### MAJOR HIGHWAYS

US-17 .....	0.7 Miles
I-4 .....	2.4 Miles
FL-417 .....	2.9 Miles
SR 429 .....	4.1 Miles
SR 423.....	16 Miles
FL Turnpike.....	29 Miles
I-95 .....	30 Miles
US 27 .....	41 Miles
I-75 .....	81 Miles


**623 Trestle Point**

# YOUR PARTNERS IN COMMERCIAL REAL ESTATE



JOE HILLS

Principal

 +1 407-718-3096

 [JHills@HLIPartners.com](mailto:JHills@HLIPartners.com)

JOSH LIPOFF

Principal

 +1 856-535-6973

 [JLipoff@HLIPartners.com](mailto:JLipoff@HLIPartners.com)

DISCLAIMER: HLI Partners LLC, a licensed real estate broker. Although information has been obtained from sources deemed reliable, neither Owner nor HLI makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor HLI accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. HLI Partners is presenting available properties but may not be representing the ownership of all of the presented properties. ©2023. HLI Partners, LLC. All rights reserved.