

FOR SALE

## Heavy Industrial Facility with Excess Land

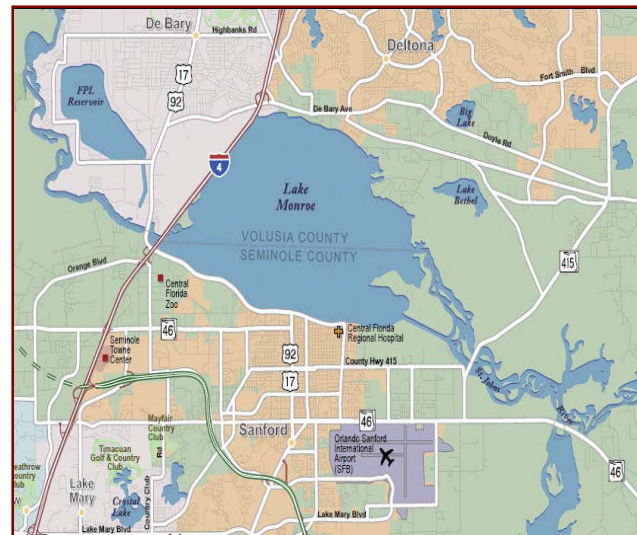


**Address:** 1683 Beardall Avenue

**Location:** In close proximity to Sanford – Orlando International Airport. Convenient to Highway 417 (Greenway)

### FEATURES:

- Multi-Tenant Industrial Building
- +/- 64,000 SF on a +/- 9.16 Acre Site
- Up to 46,100 SF Available for Lease or Occupancy by Buyer
- City Water/Septic
- Heavy power, fire sprinklered, various ceiling heights
- Entire site is security fenced with automatic gates
- Zoning: M-1, Unincorporated Seminole County



**SALE PRICE: \$2,400,000**

For further information contact:

Allison Reynolds  
[allison@dukekroeger.com](mailto:allison@dukekroeger.com)  
Cell: 407-353-6194

[www.dukekroeger.com](http://www.dukekroeger.com)

Duke Kroeger & Company  
1053 N. Orlando Avenue  
Suite 4  
Maitland, FL 32751  
(p) 407-696-3088  
(f) 407-696-3089



Details Contained herein are deemed to be reliable but cannot be warranted by Duke Kroeger or the seller. Subject to errors, omissions, prior sale or withdrawal without notice.

Sales

Leasing

Investment

Consulting