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# 201 HICKMAN DR. SANFORD, FL 32771

92,000 S/F OFFICE/WAREHOUSE/SHOWROOM

5.9 ACRES OF LAND



## PROPERTY DESCRIPTION

92,000 s/f of metal building located in most convenient and well known parts of Seminole County. Building 2 minute drive time to I-4, 5 minute drive time to 417. Located in the Hickman Industrial park. The area has turned into a dynamic mix of retail, wholesale, and industrial uses. Retail businesses in direct surrounding area include McDonalds, Cracker Barrel, Outback Steakhouse, Wawa, Starbucks, and Harley Davidson. A new Woodspring Suites is being developed directly south of the property. The ideal use of the building is grade level distribution, wholesale/retail, light manufacturing or re-development for mixed use retail. Building benefits from access to major highways which makes the location easy for advertising to become a destination. Many new businesses have come to the industrial park because of proximity to I-4. Building has one dock high door, more dock high doors can easily be added if user is in need for larger scale dock high distribution.

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## 8 GREATS

1

Located 1 mile from I-4 with direct connection to 95. 3 Miles from Sunrail Connection.

2

Located in up and coming area of Sanford with new retail and industrial development in direct surrounding areas.

3

1 acre undeveloped lot included can be used for expansion of office, showroom, or cleared for additional outside storage.

4

Building excellent for grade level loading and unloading. Large doors on all sides make easy retrofit for many uses. High ceilings allow for optimal warehouse use or can be retrofitted to many different uses. Large clear spans throughout building.

5

Located on border of Volusia County and Seminole County. Ideal location to service Lake, Seminole, Orange, Brevard with direct highways access within minutes.

6

Located in up and coming area. New residential development within 5 miles has contributed to population growth and turned area in know retail corridor. Seminole Town Center Mall 1.5 miles south on Hickman.

7

Great parking and extra lot allows for redevelopment opportunity and great parking ratio.

8

Building in excellent shipping lane, ideal for online business sales for LTL and TL shipping rates.



<b>Property Address</b>	201 Hickman Dr.Sanford, FL 32771
<b>Location</b>	
<b>County</b>	Seminole
<b>Zoning</b>	I-3
<b>Nearest Intersection</b>	Hickman Dr. and CR 46
<b>Access</b>	2 Curb Cuts on Hickman Dr.
<b>Building Features</b>	
<b>Asset Type</b>	Retail/Warehouse
<b>Building Size</b>	92,000 S/F
<b>Land Size</b>	
<b>Frontage/Access</b>	800' on Hickman Dr.
<b>Parking</b>	120 Plus
<b>Doors</b>	11 Grade + 1 Dock High
<b>Roof</b>	Metal
<b>Construction</b>	Metal
<b>Year Built</b>	1972/1985
<b>Signage</b>	Building





