



Class A Industrial Park
±822,200 s.f.

Narcissus Avenue | Sanford, FL

Phase I
Now leasing
±277,450 s.f.

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Owned and developed by:





Development overview

NorthPort Industrial is a Class A industrial and office park located in the city of Sanford and offers excellent access to the Central Florida Greenway (SR 417), Interstate 4, State Road 46, and US Highway 17/92. The property is surrounded by numerous amenities including the vibrant and growing downtown Sanford and Riverwalk areas, Seminole Towne Center, and other big box retailers and shopping areas. Transportation options include a nearby SunRail station and the Orlando-Sanford International Airport.



NorthPort by the numbers



Seven buildings,
totaling 822,200 s.f.



30' to 36'
clear height



Building sizes ranging
between 56,250 s.f.
and 220,300 s.f.



50.8
acres



Tilt wall
construction



Dock high and
grade level doors



Rear load and
cross dock



Zoned PD,
City of Sanford

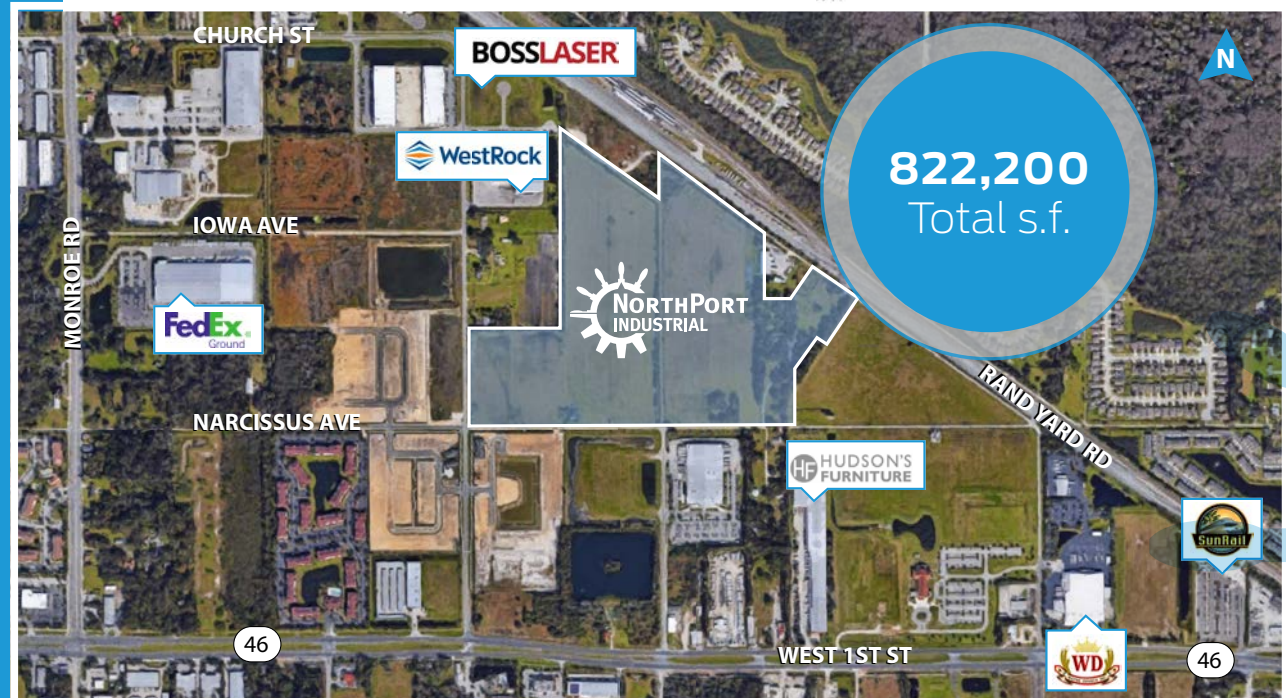
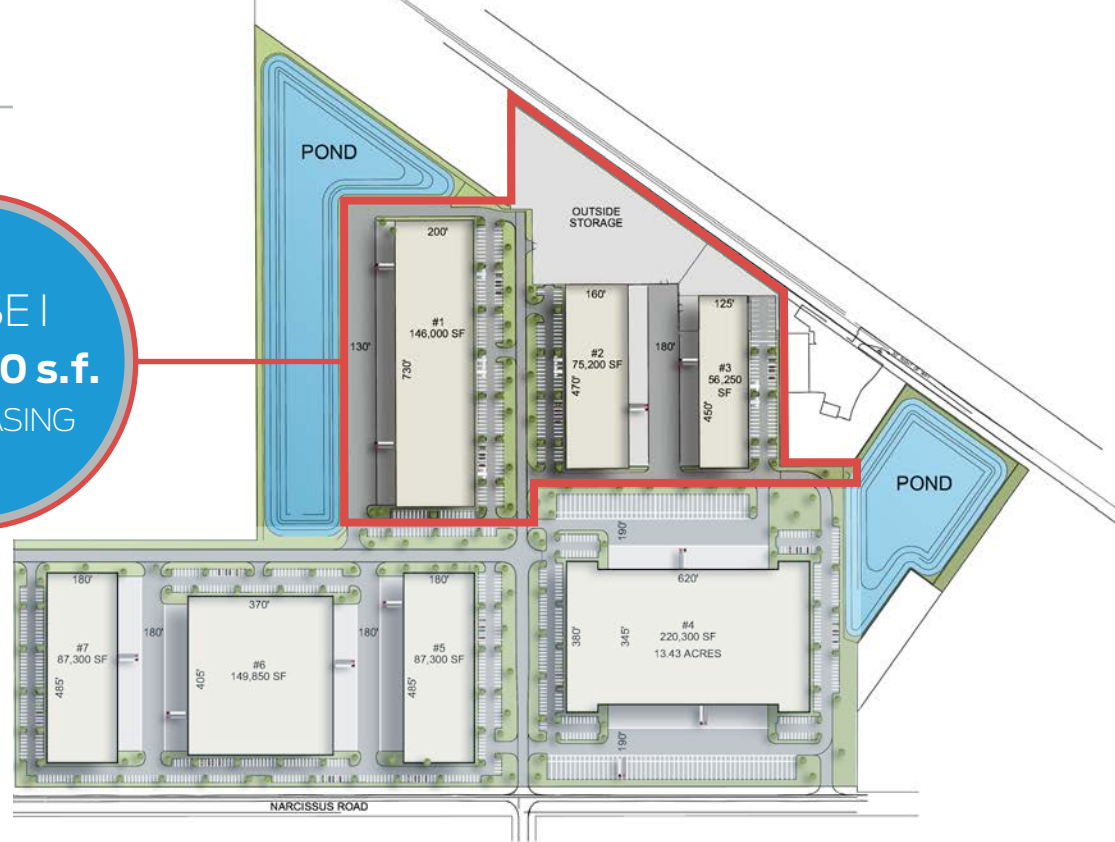
Why NorthPort?

Forty-five percent of all of the industrial product in Orlando is located in South Orlando and the market has been highly picked over for infill industrial sites. The traffic surrounding South Orlando is only getting worse making it difficult to serve the north end of Orlando and further north into Daytona. Couple that with the construction along Interstate 4 that is scheduled to continue for the next seven or more years and the congestion surrounding sites in South Orlando will continue to increase.

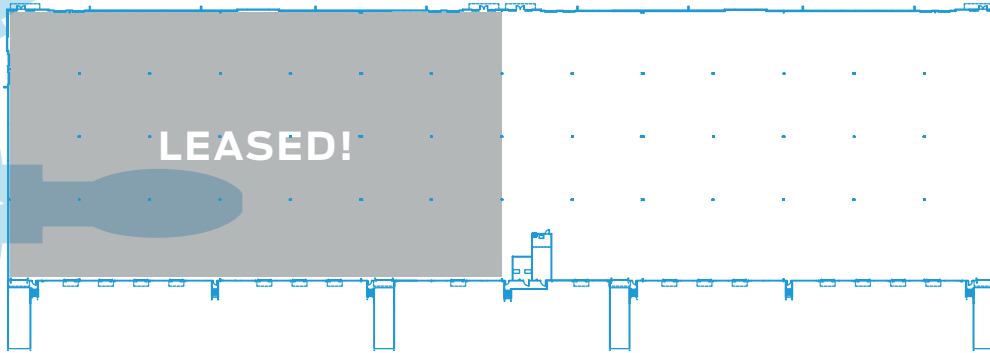
Other benefits of NorthPort Industrial include:

- Access to Highways
- Proximity to Labor
- Proximity to Customers
- Submarket Strength
- Rail (potential)
- Incentives
- Accelerated Permitting
- Local Amenities

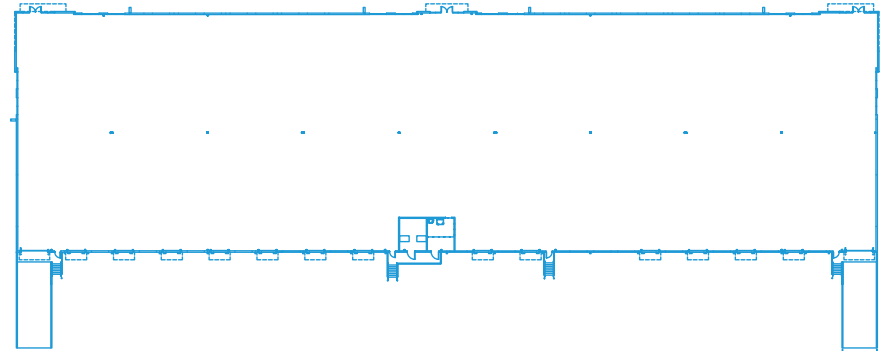
PHASE I
±277,450 s.f.
NOW LEASING



Phase I: ±277,450 s.f.



Building #1: ±146,000 s.f.



Building #3: ±56,250 s.f.



Building 1

Size	146,000 s.f.
Available	72,899s.f.
Office	Build-to-suit
Clear Height	32'
Column Spacing	52' x 60', typical
Building Depth	200'
Dock Doors	46
Ramp Doors	2
Loading	Rear
Car Parking	175
Parking Ratio	1.20/1,000 s.f.
Truck Court	130'
Sprinklers	ESFR
Lease Rate	Negotiable NNN

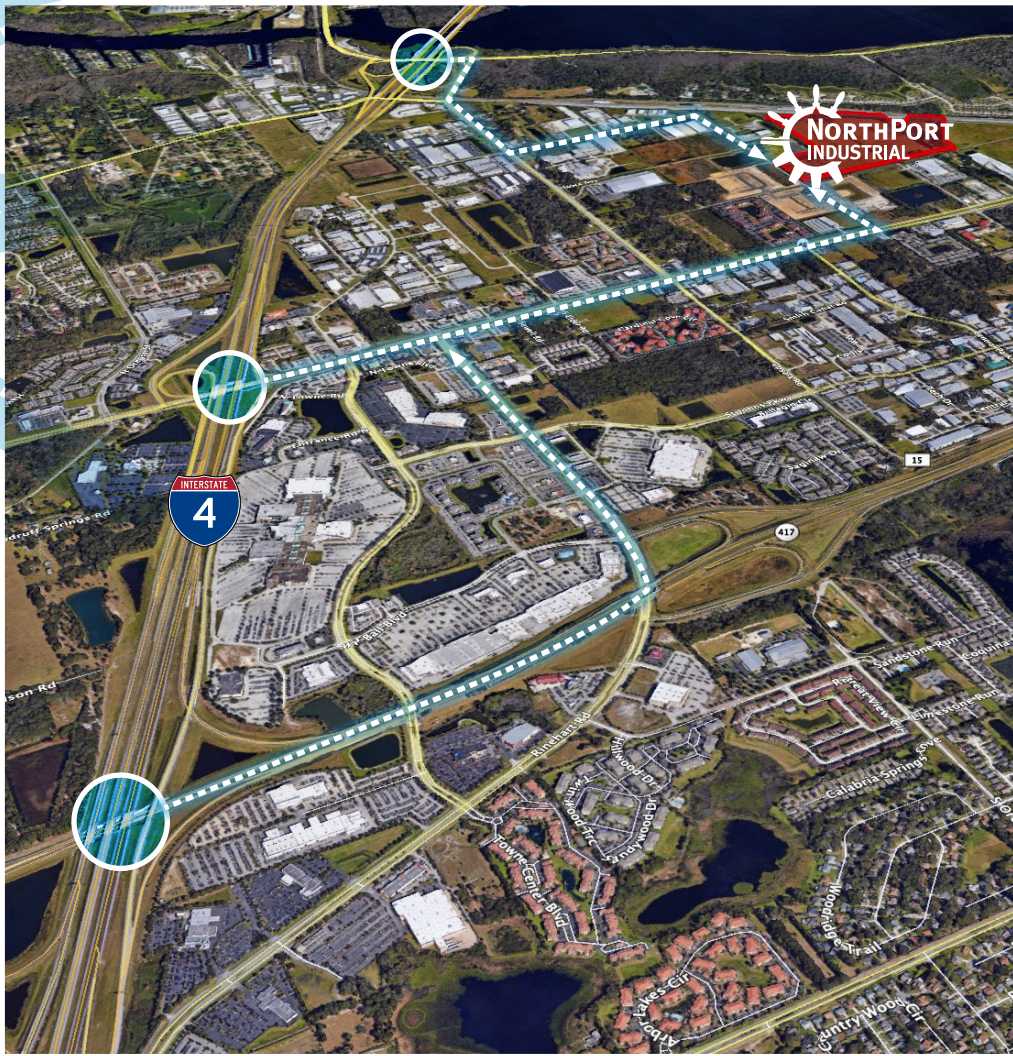


Building 3

Size	56,250 s.f.
Available	56,250 s.f.
Office	Build-to-suit
Clear Height	32'
Column Spacing	50' x 62'6"
Building Depth	125'
Dock Doors	13
Ramp Doors	2
Loading	Rear
Car Parking	70
Parking Ratio	1.24/1,000 s.f.
Truck Court	180' shared
Sprinklers	ESFR
Lease Rate	Negotiable NNN

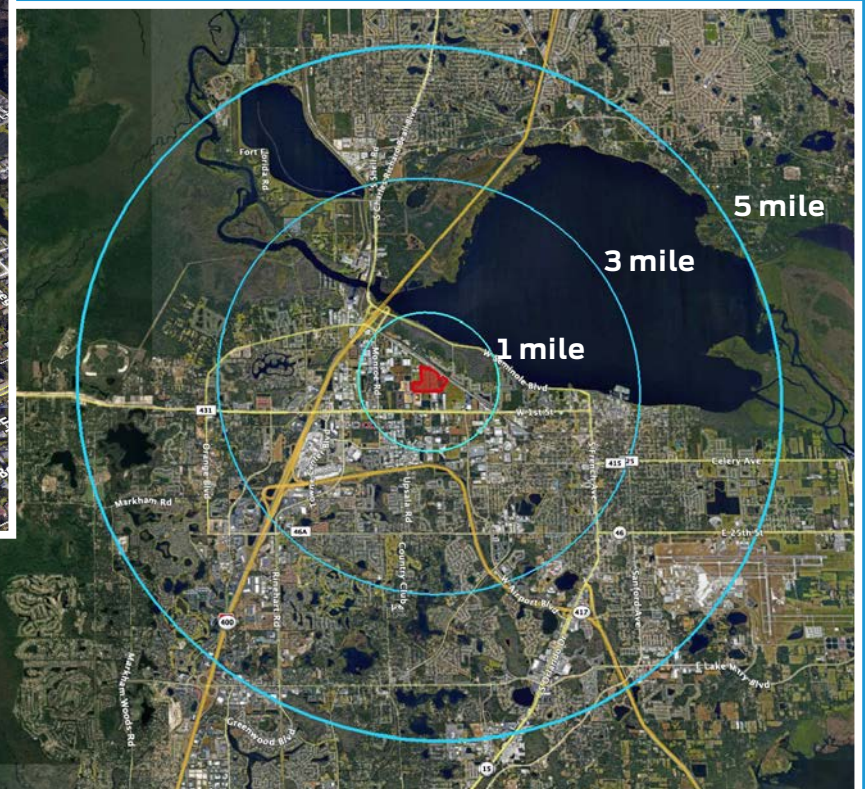


Immediate access to/from I-4



Area demographics

2015 stats	Distance radius		
	1 mile	3 mile	5 mile
Population	4,013	42,013	111,431
Households	1,339	16,351	42,743
Med HH Income	\$41,408	\$46,613	\$52,425
# of businesses	129	2,060	4,594



Drive times

Universal Studios 35 min.

Walt Disney World Resort 40 min.

Orange County Convention Center 45 min.

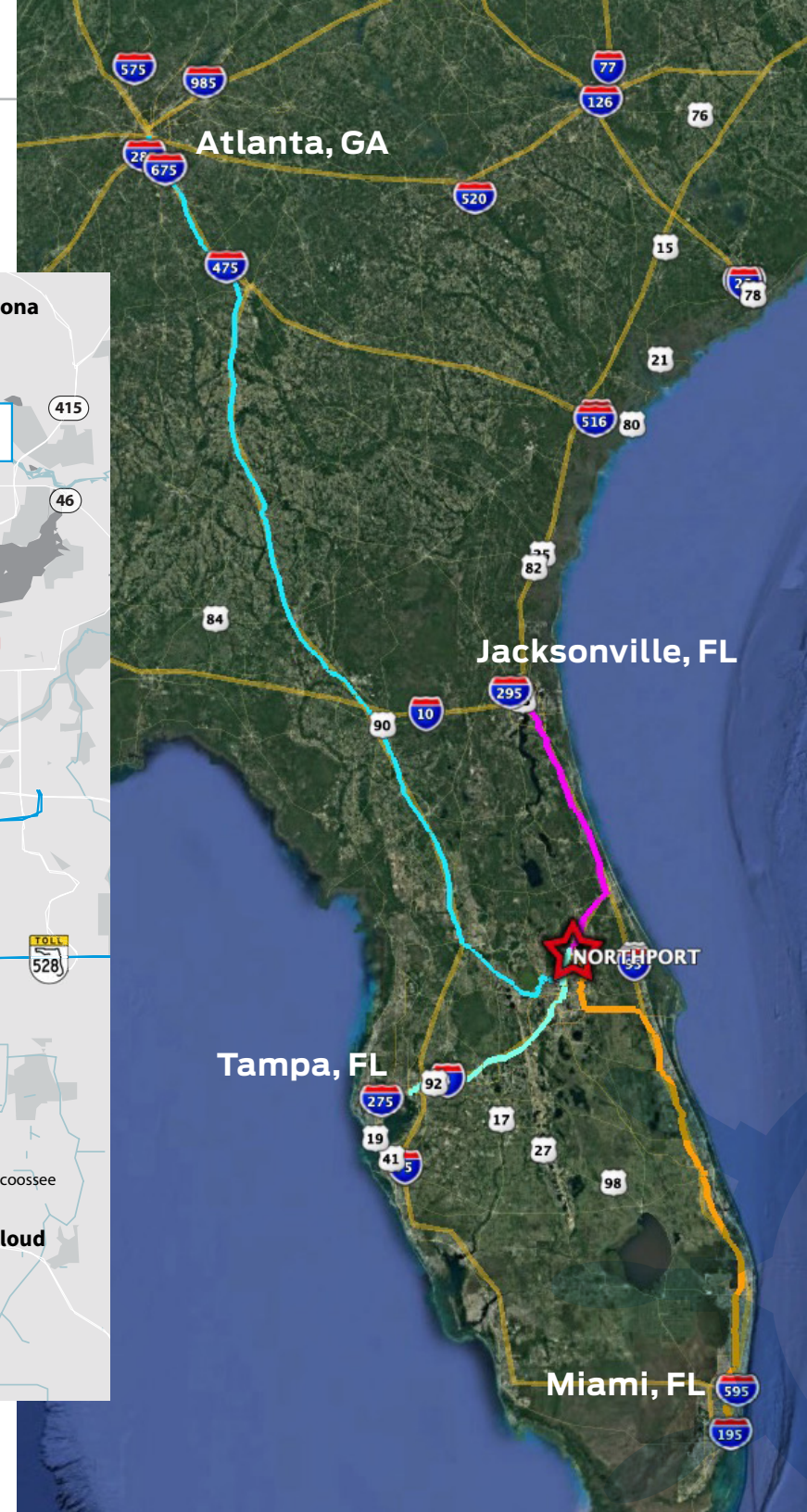
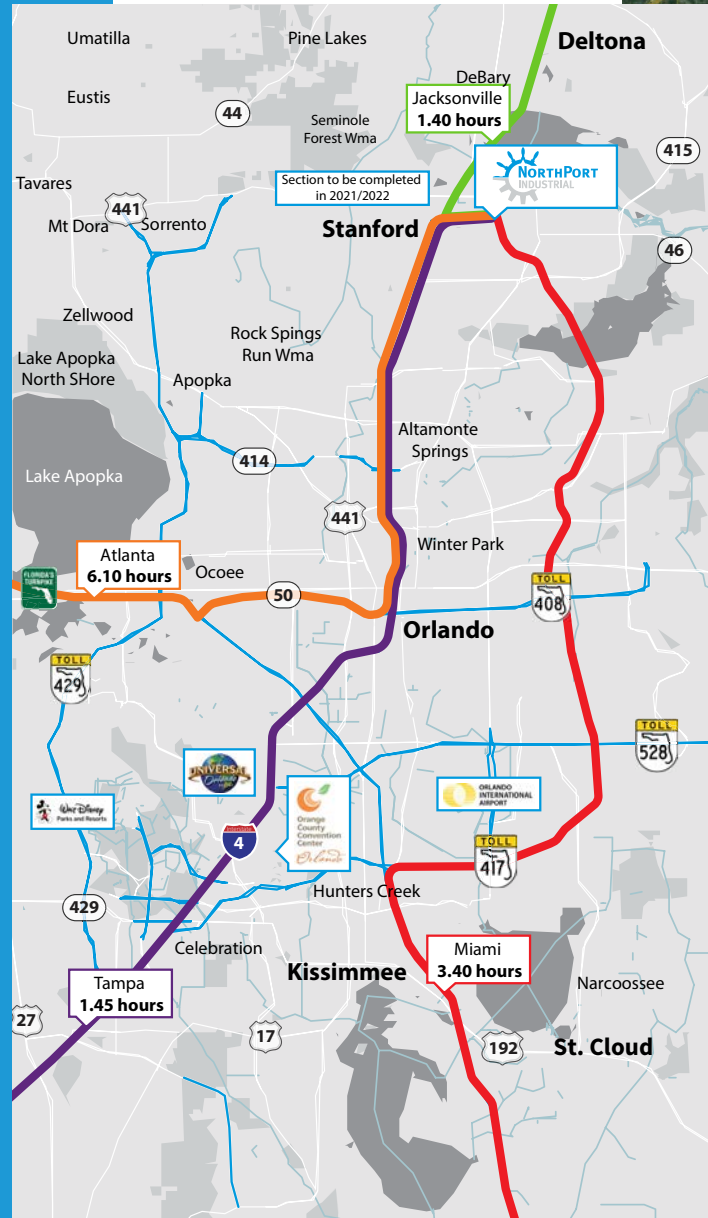
Orlando International Airport 35 min.

Tampa 1.45 hrs.

Jacksonville 1.40 hrs.

Miami 3.40 hrs.

Atlanta, GA 6.10 hrs.





Get in touch

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