

FOR SALE
SINGLE-TENANT WAREHOUSE
INVESTMENT PROPERTY



2642 FLORAL AVENUE, APOPKA FL 32703



8,500 SF Warehouse plus 1,850 SF Open Shop Building

Property Details:

- Demised with Separate Offices, Restrooms and Electrical for 5 Tenants
- Entire Space Currently Leased to 1 Tenant
- Includes 1,760 SF Office
- (8) Grade Level Doors
- Zoned C-3, Commercial Orange County
- Excellent Access Located at Intersection of Hwy 441 (NOBT) and Hwy 414 (Maitland Blvd)

Investment Highlights:

- Asking Price \$699,000
- NOI (2017) \$55,923.86
- Cap Rate: 8%



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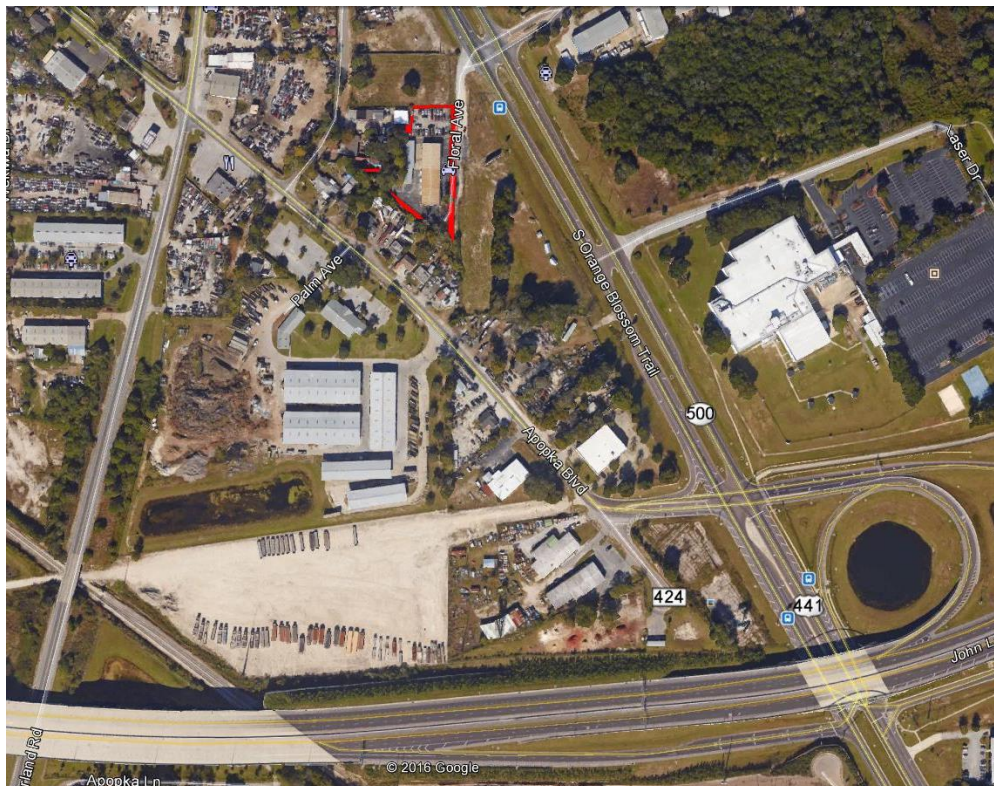
Lease and Tenant Information:

Tenant is National Design and Millwork, a custom maker of cabinetry, high-end casework, booths and tables for restaurants, hotels, theme parks and lounges. Clients include Denny's, I-Hop, Ruth's Chris Steakhouse, UNO Chicago Grill, Hampton Inn & Suites, Garibaldi's, Holiday Inn Express, and others.

Their Website is: www.nationaldesignandmillwork.com

National Design and Millwork was formed in 2011 and sold to its current owner in 2016. The original owner still operates the business and owns the property.

The lease term is from 09/15/2016 to 09/14/2021 with one 5-year renewal option. The lease rate is \$5,700 per month in year 1 with 1% annual escalations. Rental rate equals \$7.26 psf for the main warehouse and \$3.63 psf for the open shop building.





PROPERTY SPECIFICATIONS
2642 Floral Avenue, Apopka, FL 32703
Near Intersection of N. O. B. T. and Maitland Blvd., Orange County

BASIC SPECIFICATIONS

Main Warehouse:

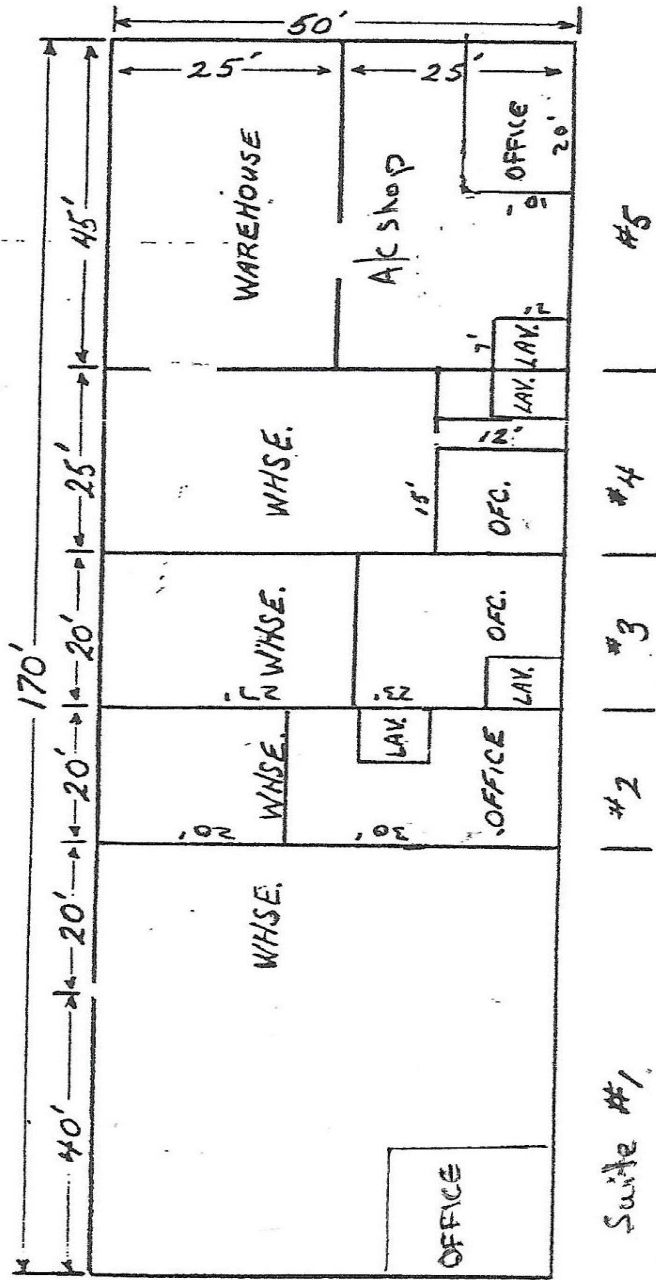
SIZE: 8,500 square feet
DIMENSIONS: 50' x 170'
LAND SIZE: 0.87 acres
OFFICE AREA: 1,760 square feet
DOORS: (6) 10' x 12' high grade-level doors
CEILING HEIGHT: 14' – 16' clear
CONSTRUCTION:
Walls: Metal
Columns: Clear span
Roof: Standing seam metal
YEAR BUILT: 1984
POWER: Three-phase, 225 Amps; & Single-phase 600 Amps
SPRINKERED: No
LIGHTING: Fluorescent
WALL FANS: One
RAIL: No

Open Shop Building:

SIZE: 1,850 square feet
DIMENSIONS: 25' x 75'
DOORS: (2) 10' x 10" high grade-level doors

Property Specifications:

WATER: Private well
SEWER: Septic
ZONING: C-3, Commercial (Orange County)
PARCEL ID: 30-21-29-0348-05-101
PROP TAXES: \$6,476.20 (2016)
SALE PRICE: \$699,000



BUILDING SKETCH