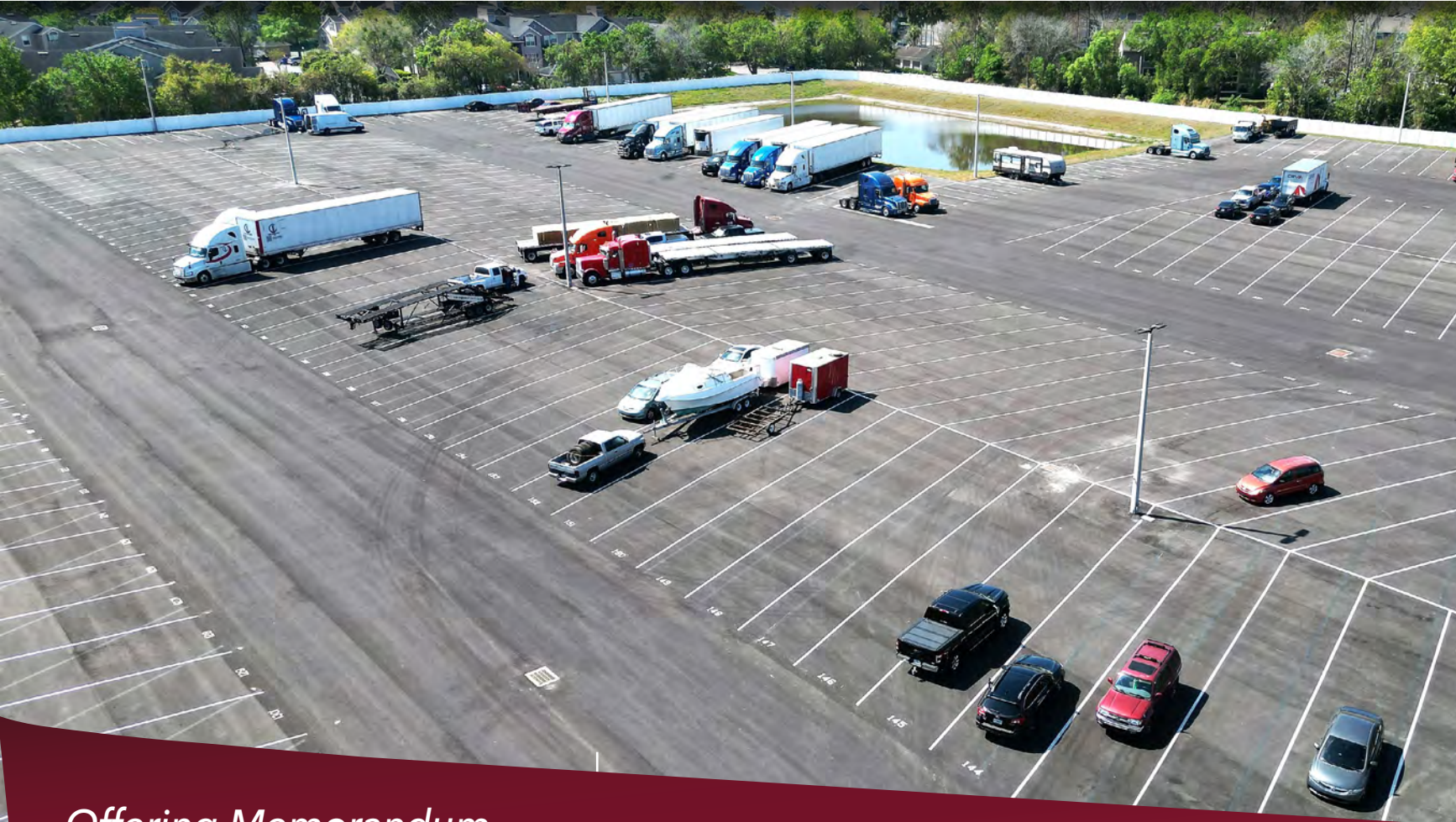


INVESTMENT SALE OPPORTUNITY

In-Fill "A" Location Truck Parking - ±10.15 Acres



EXCELLENT LOCATION
NEAR AIRPORT &
MAJOR HIGHWAYS



250 TRAILER SPOTS



FULLY FENCED & SECURED



WATER/ELECTRIC
THROUGHOUT SITE

Offering Memorandum

6302 SEMINOLE AVENUE, ORLANDO, FL

Additional Acreage Available for Purchase. See details enclosed

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For more information, please contact:

LISTED BY:

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OFFERING MEMORANDUM DISCLAIMER

This offering has been prepared by Lee & Associates Central Florida, LLC . The offering has been prepared in part based upon information supplied by the Owner and in part based upon information obtained by Lee & Associates Central Florida, LLC from sources it deems reasonably reliable. However, the information contained in this offering does not purport to be comprehensive or all-inclusive and each prospective buyer is encouraged to conduct his or her own analysis and due diligence concerning the advisability of purchasing the property. In particular, each prospective buyer is encouraged to consult his or her own legal, financial, engineering and environmental advisors for an independent evaluation of the property. No warranty or representation, express or implied is made by the property owner, Lee & Associates Central Florida, LLC or any of their respective affiliates, and such parties will not have any liability whatsoever concerning the accuracy or completeness of any of the information contained herein or any other matter related to the property, including, without limitation, any matter related to the environmental condition of the property or any physical or engineering condition related thereto. Additional information and an opportunity to inspect the property will be made available upon request by interested and qualified prospective buyers.

This offering may contain economic projections concerning the performance of the property, as well as a summary description of certain legal documents affecting the property. All matters relating to the accuracy of completeness of such economic projections and legal documents should be independently reviewed and evaluated by the financial and legal advisors of each prospective buyer. This offer of property is made subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by Lee & Associates Central Florida, LLC or the owner. The property owner and Lee & Associates Central Florida, LLC expressly reserve the right at their sole discretion, to reject any or all expressions of interest or offers to lease or purchase the property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any prospective buyer reviewing this information making an offer to lease or purchase the property, unless a written agreement for the lease or purchase of the property has been fully executed, delivered and approved by the owner and any conditions to the owner’s obligations hereunder have been satisfied or waived.

THE OFFERING

Lee & Associates Central Florida is pleased to present this opportunity to acquire a rare in-fill truck parking site with all parking infrastructure developed in the heart of Orlando's core industrial market.

The property features 250 parking spots, app-controlled access with redundant entry systems for property management, site lighting, electric service throughout the site, fencing in-place, as well as utilities available for a future modular office. Currently, the property is approximately 33% occupied on a month-to-month basis and marketing began January 1, 2023, indicating that full occupancy should be reached in Q2 2023 on a conservative basis.

THE OFFERING PROCESS

- This offering is not being priced. The owner has elected to allow the market to price this asset.
- The bid deadline will be **March 31, 2023**
- Best and Final will be due **April 12, 2023**

Buyer's Agent, if any, shall be compensated solely by the Buyer. There is no commission available from the Seller for a Buyer's Agent.

Additional Parcels

Those interested in submitting a bid may also consider additional parcels available for sale by the Seller, which are further described herein and total ± 4 acres.

Investment Summary

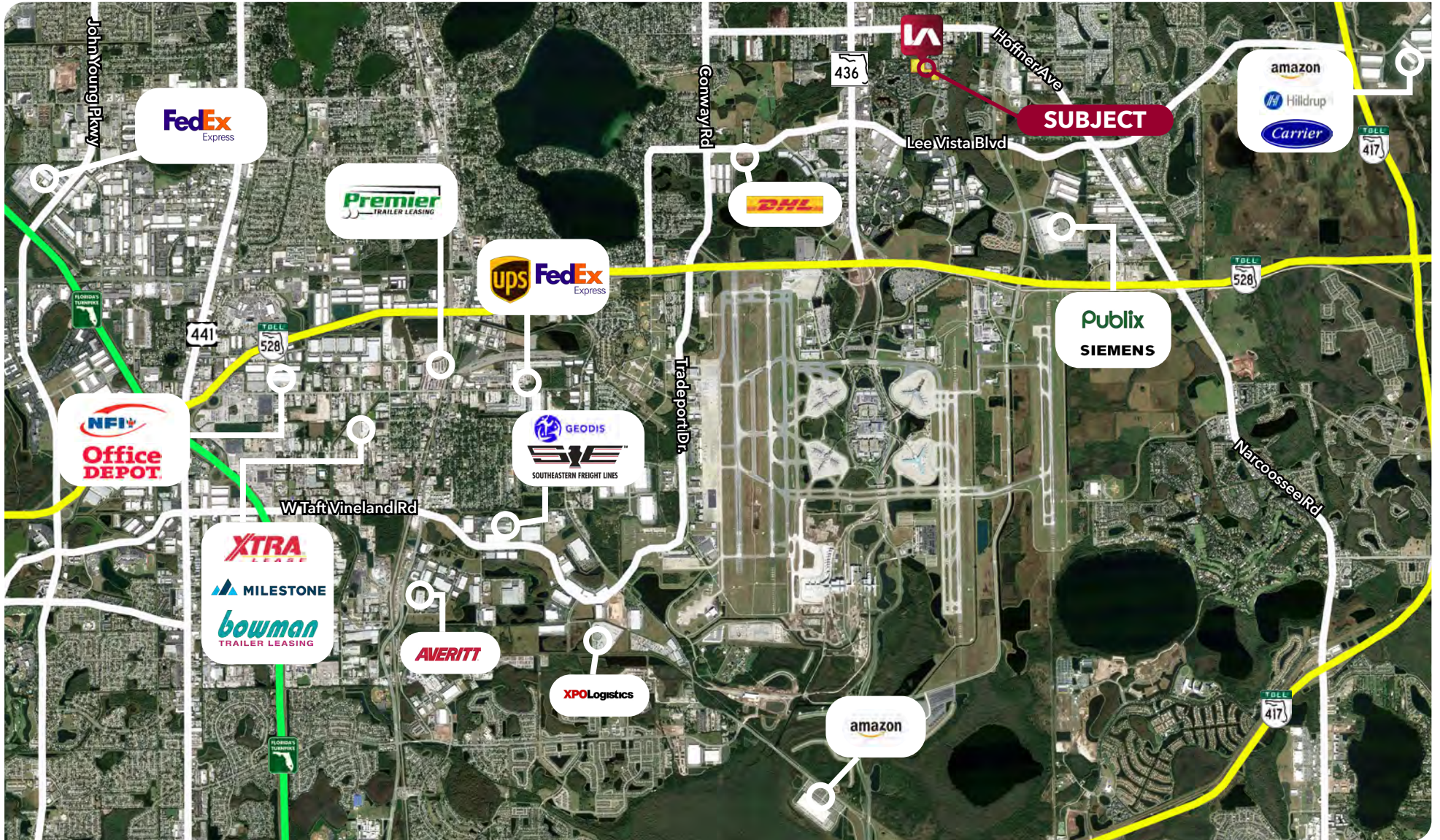
Address:	6302 Seminole Avenue, Orlando, FL
Site Size:	10.15 Acres
Site Condition:	Brand New Paving, Fully Fenced
Paved Acreage:	6.64 Acres
Parking Spaces:	250
Semi Trucks:	220
Box/Other:	30
Access Control:	Automatic
Site Lighting:	Yes
Utilities:	Water/Electric Access Throughtout Site

PROPERTY SUMMARY

Property Address	6302 Seminole Avenue, Orlando, FL 32822	
Site Size	10.15 Acres	
Site Condition	Brand New Paving	
Paved Acreage	6.64 Acres	
Retention	On-site	
Access Control	Automatic	
Security	Security Cameras Throughout the Site	
Site Lighting	Yes	
Zoning	Ind-1/Ind-5 (Unincorporated Orange County)	
Utilities	Water/Electric Access Throughout Site	
Future Land Use	Industrial	
Parking Spaces	250	
Semi Trucks	220	<i>Dimensions 12' x 70'</i>
Box/Other	30	<i>Dimensions 10' x 30'</i>



AREA OVERVIEW



PRO FORMA ECONOMICS

Parking Spaces		Price	Annual Rent
Semi Trucks	220	\$350.00	\$924,000.00
Box/Other	30	\$325.00	\$117,000.00
		Total	\$1,041,000.00
Current Approximate Occupancy			33.00%
Development Date			1/1/2023
Stabilization Date			Q2 2023
Lease Status			Month-to-Month

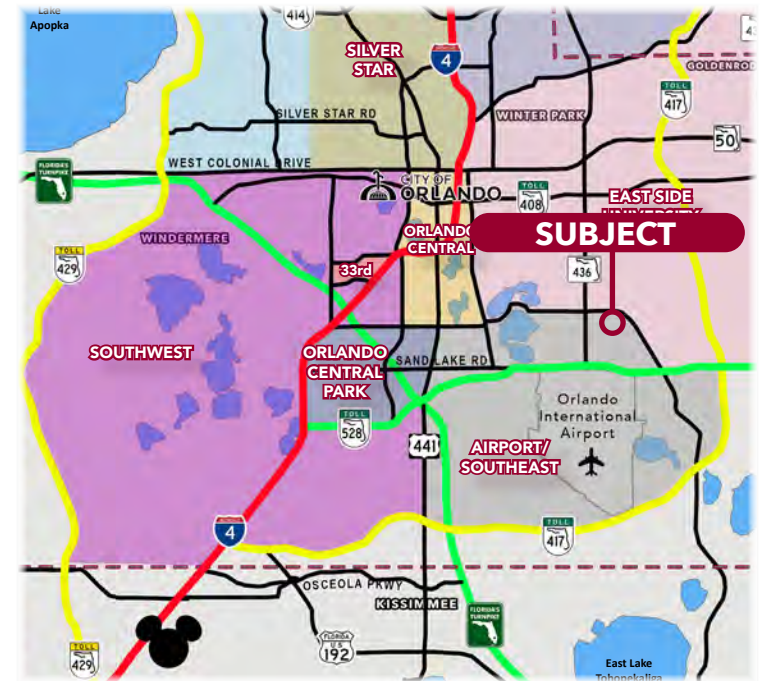
MARKET OVERVIEW

While most may know Orlando for Disney, the area has had significant growth in its industrial market and overall dynamics as population continues to rise throughout the MSA, and Florida as a whole. Located along the Interstate 4 corridor between Tampa and Daytona Beach, and right off of the Florida Turnpike, Orlando's location in the center of the state continues to be a favorable for warehousing and logistics users that desire to be in Florida.

As of Q4 2022 Orlando's industrial market totaled nearly 134m SF with vacancy rates at just 1.78% market wide.

The subject property is extremely well-located in the South Orlando area which comprises the Orlando Central Park, Airport/Southeast, and Southwest submarkets, totaling just over 68m SF and sitting at 1.31% vacant, creating an extremely tight market.

Additionally, there are 10,805,575 SF of new buildings which will be delivered. With all of our new buildings, and the tight industrial market, there is one thing that is ever-increasingly in demand, and for which there is a lack of supply- truck parking.



ADDITIONAL PROPERTY AVAILABLE FOR SALE

Additional Parcel 1

Address 5284 Patch Road, Orlando, FL 32822

Site Size 2 Acres

Site Condition Stabilized, Fully Fenced, Paved Parking

Improvements

Office 3,842 SF built in 1986

Features multiple private offices, breakroom, and multiple restrooms

Warehouse 3,200 SF total built in 2004

800 SF of covered storage

2,400 SF of enclosed shop space

16' Clear

Access 2 Points of Ingress/Egress from the Lot

Zoning Ind-1/Ind-5 (Unincorporated Orange County)

Future Land Use Industrial

Additional Parcel 2

Address 5282 Patch Road, Orlando, FL 32822

Site Size 2 Acres

Site Condition Stabilized, Fully Fenced

Improvements 1,739 SF Office, Built 1986

Zoning Ind-1/Ind-5 (Unincorporated Orange County)

Future Land Use Industrial



The parcels noted above could be purchased together with the truck yard or separately. Please contact us for additional information.

ADDITIONAL PROPERTY PHOTOS




ADDITIONAL PROPERTY FOR SALE - PARCEL #1



ADDITIONAL PROPERTY FOR SALE - PARCEL #2





For more information, please contact one of the following individuals:

CONTACT

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