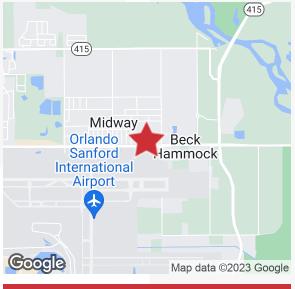


3650-3735 Naseem Lane

Sanford, Florida 32771

Property Highlights

- Rare industrial investment opportunity in fast-growing Sanford Airport area
- 100% leased | Year 1 NOI is \$380,000 | 6.3% Cap Rate
- Delphini Industrial Park consists of 10 individual condo buildings totaling 37,800 SF on 2.33 acres
- Multiple options for buyer: buy and hold or sell individual buildings
- Construction: metal buildings and roofs; Electrical (all buildings): 3-phase, 400 amps
- 14' x 12' grade-level overhead doors; Clear height: 18'
- Zoning: GC-2 (allows commercial and light industrial uses)
- Directly across the street from Orlando Sanford
 International Airport
- Easy access to SR 46, Lake Mary Blvd, US Hwy 17-92, SR 417 (GreeneWay) and I-4



Sale Price: \$6,000,000

For more information Paul P. Partyka, CCIM, MiCP, CIPS 0: 407 341 0805 ppartyka@realvest.com



US.26.23 The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. 1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel nairealvest.com



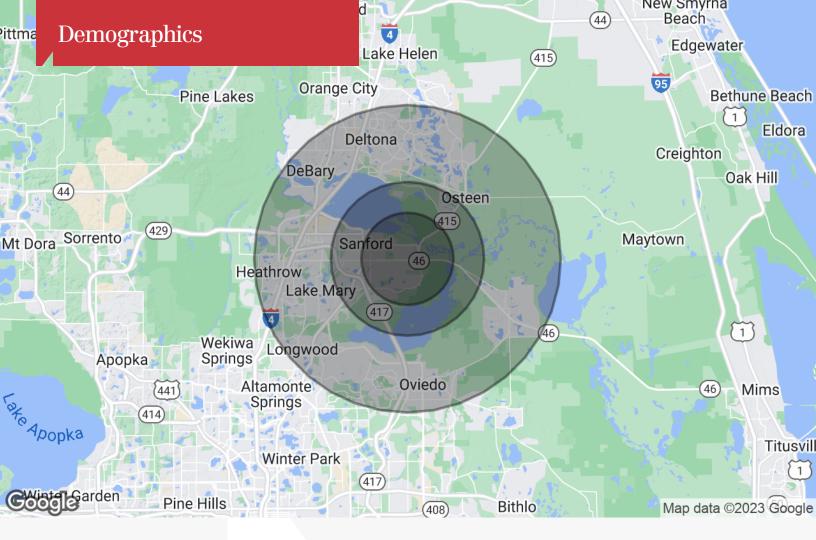
NRealvest[®]

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. 1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel nairealvest.com 7





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. 1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel nairealvest.com



Population	3 Miles	5 Miles	10 Miles	
TOTAL POPULATION	21,856	56,794	337,022	
MEDIAN AGE	38.2	37.7	40.7	
MEDIAN AGE (MALE)	37.2	36.1	39.2	
MEDIAN AGE (FEMALE)	39.0	39.0	41.7	
		F 3 6 1		
Households & Income	3 Miles	5 Miles	10 Miles	
TOTAL HOUSEHOLDS	8,513	22,996	134,448	
# OF PERSONS PER HH	2.6	2.5	2.5	
AVERAGE HH INCOME	\$68,853	\$61,809	\$80,233	
AVERAGE HOUSE VALUE	\$176,935	\$172,120	\$238,424	

* Demographic data derived from 2020 ACS - US Census



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. 1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel nairealvest.com