

For Sale

Industrial Investment Opportunity

37,800 SF | \$6,000,000



SR 46 / East 25th Street



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

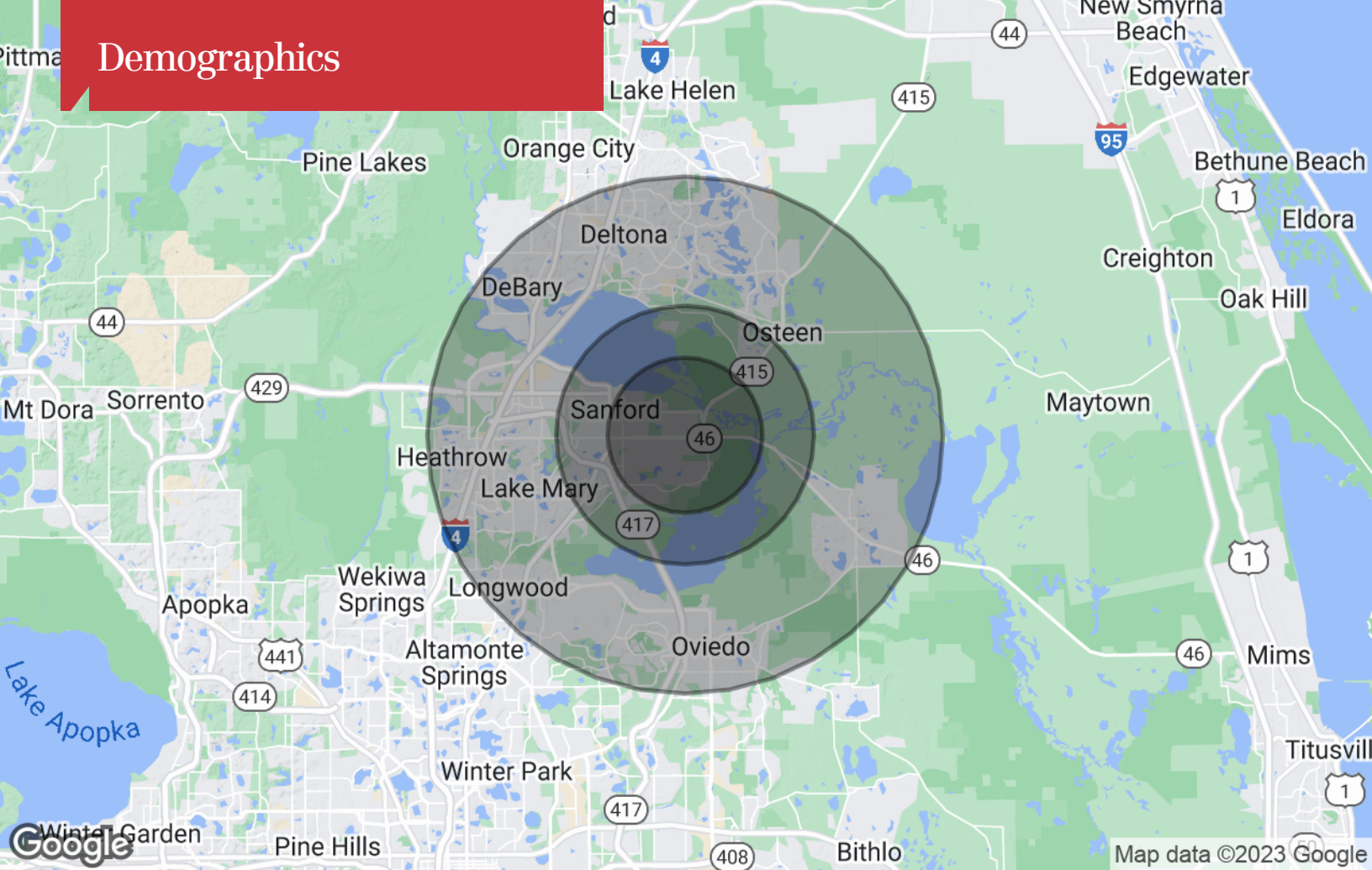
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Property Photos





Demographics



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

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