

For Sale

# Fern Street Industrial Property

106,178 SF | \$9,999,000

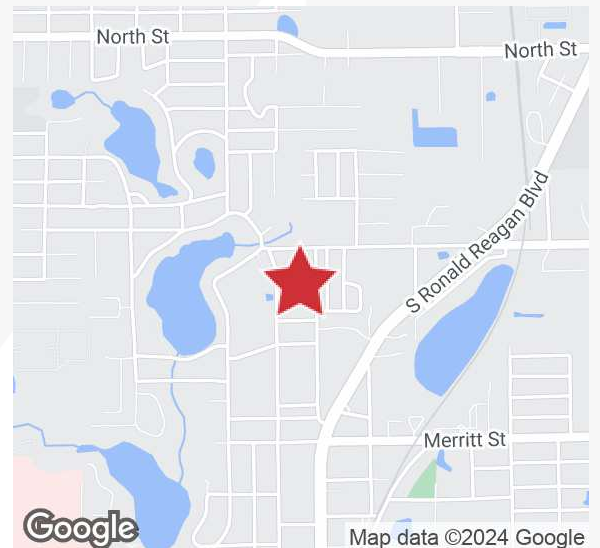


## 927 Fern Street

Altamonte Springs, Florida 32701

### Property Highlights

- 3 industrial buildings totaling 106,178± SF (66,508± SF open office, 25,670± SF warehouse and 14,000± SF manufacturing)
- 4 dock-high doors and 4 grade-level overhead doors
- Fully renovated within the past year; 3-phase power
- Total of 5.59± acres: 3.49± acre site with building and 3 vacant land parcels (2.1± acres)
- Vintage Ironworks is one of the long-term tenants (14,000± SF)
- Current occupancy: 53% with \$348,000 NOI
- Excess vacant land for future expansion/development or truck/car parking
- Zoning: MOI-1 (allows industrial, office and warehouse uses)
- Located just off Ronald Reagan Blvd and north of Altamonte Springs City Hall; Minutes to SR 436 (Semoran Blvd), I-4 and SR 434
- Great opportunity for owner-user with terrific upside in the heart of Altamonte Springs
- Spaces also available for lease



**Sale Price: \$9,999,000**

For more information

**Paul P. Partyka, CCIM, MiCP, CIPS**

O: 407 949 0758  
ppartyka@realvest.com

**Ali Musleem**

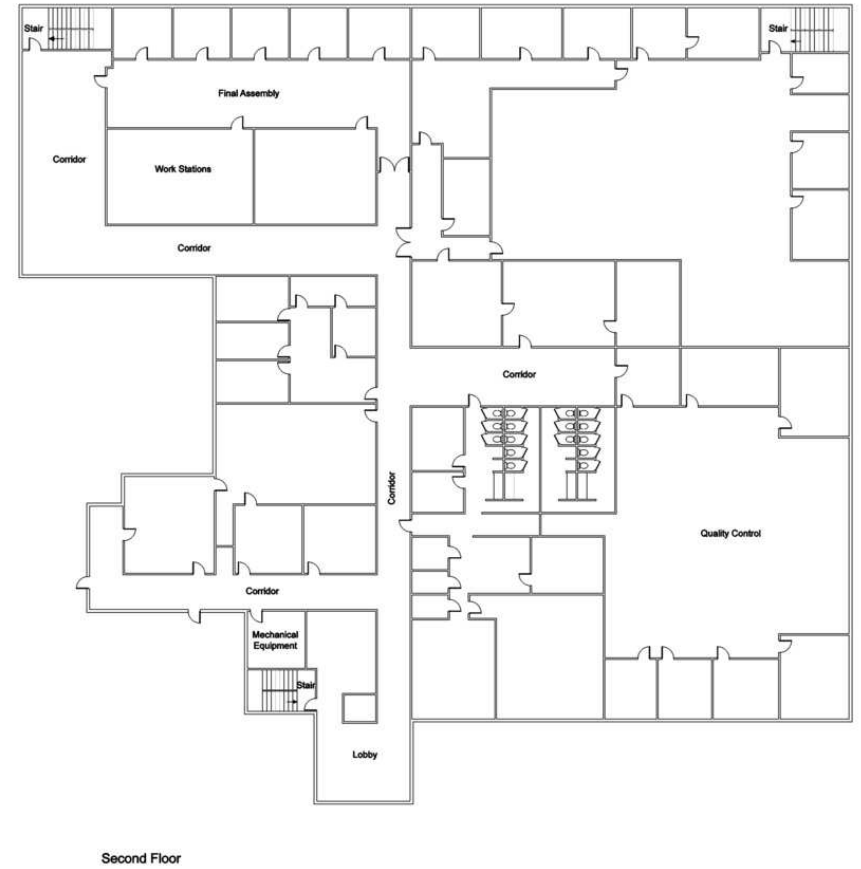
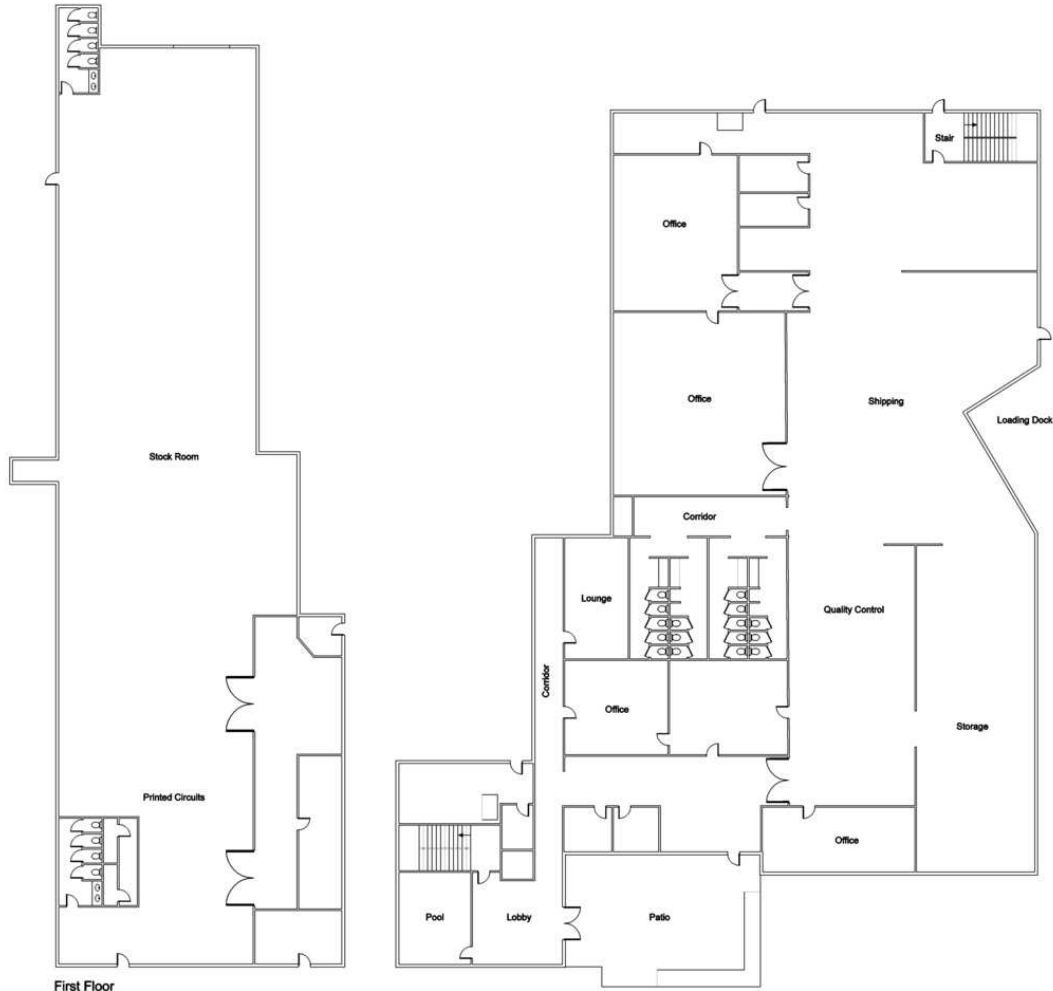
O: 407 949 0702  
amusleem@realvest.com



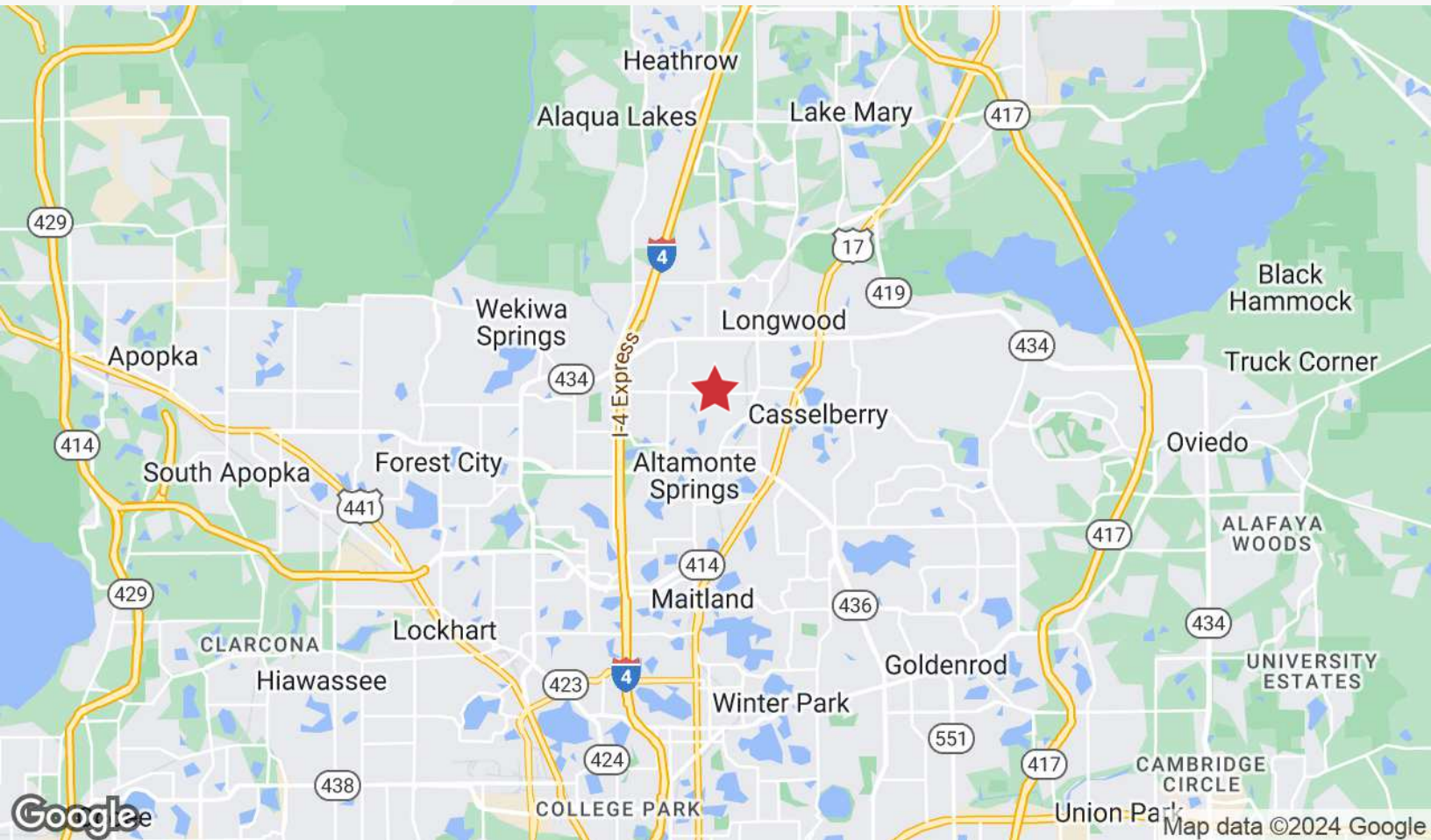
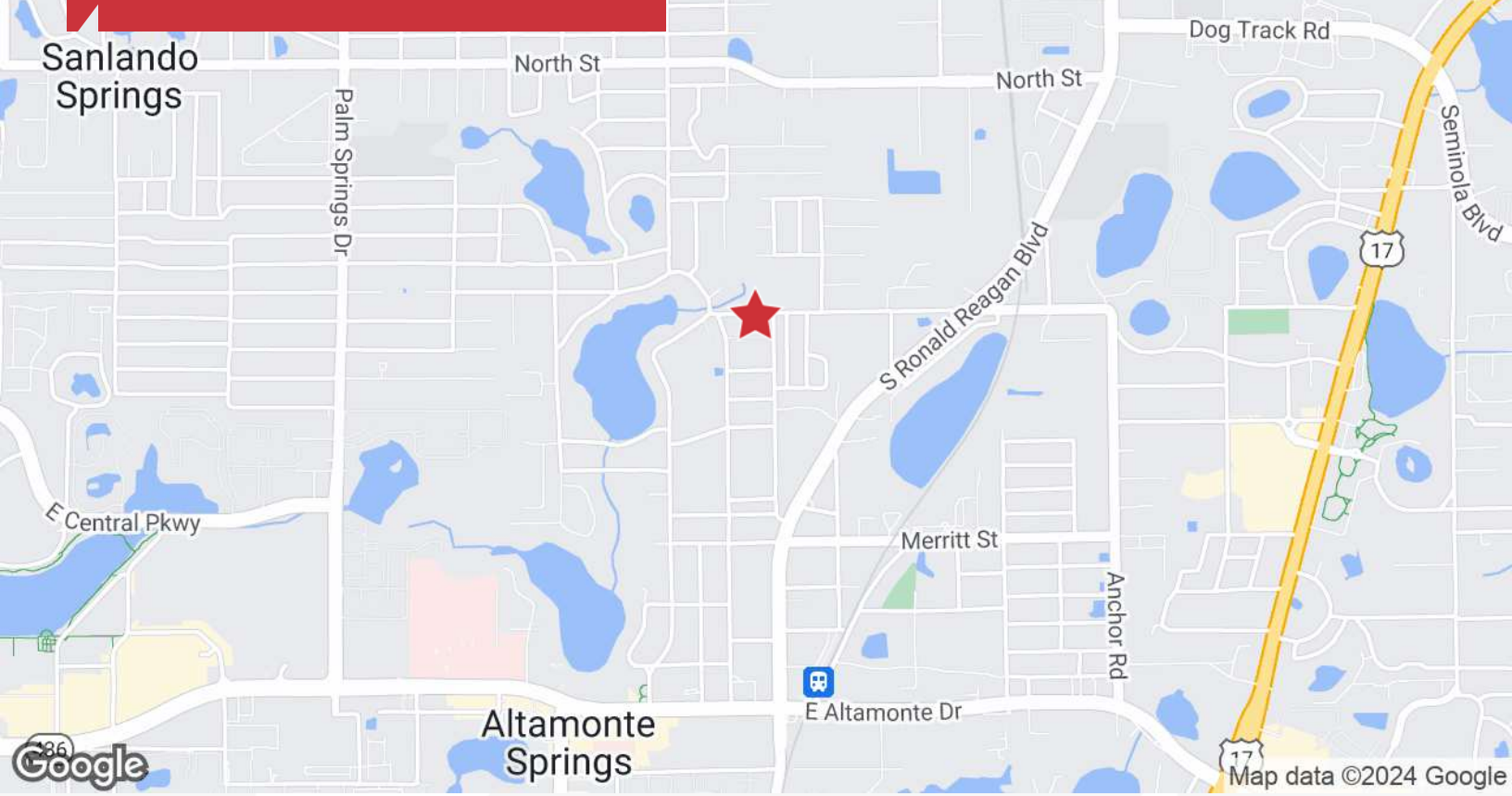
# Property Photos



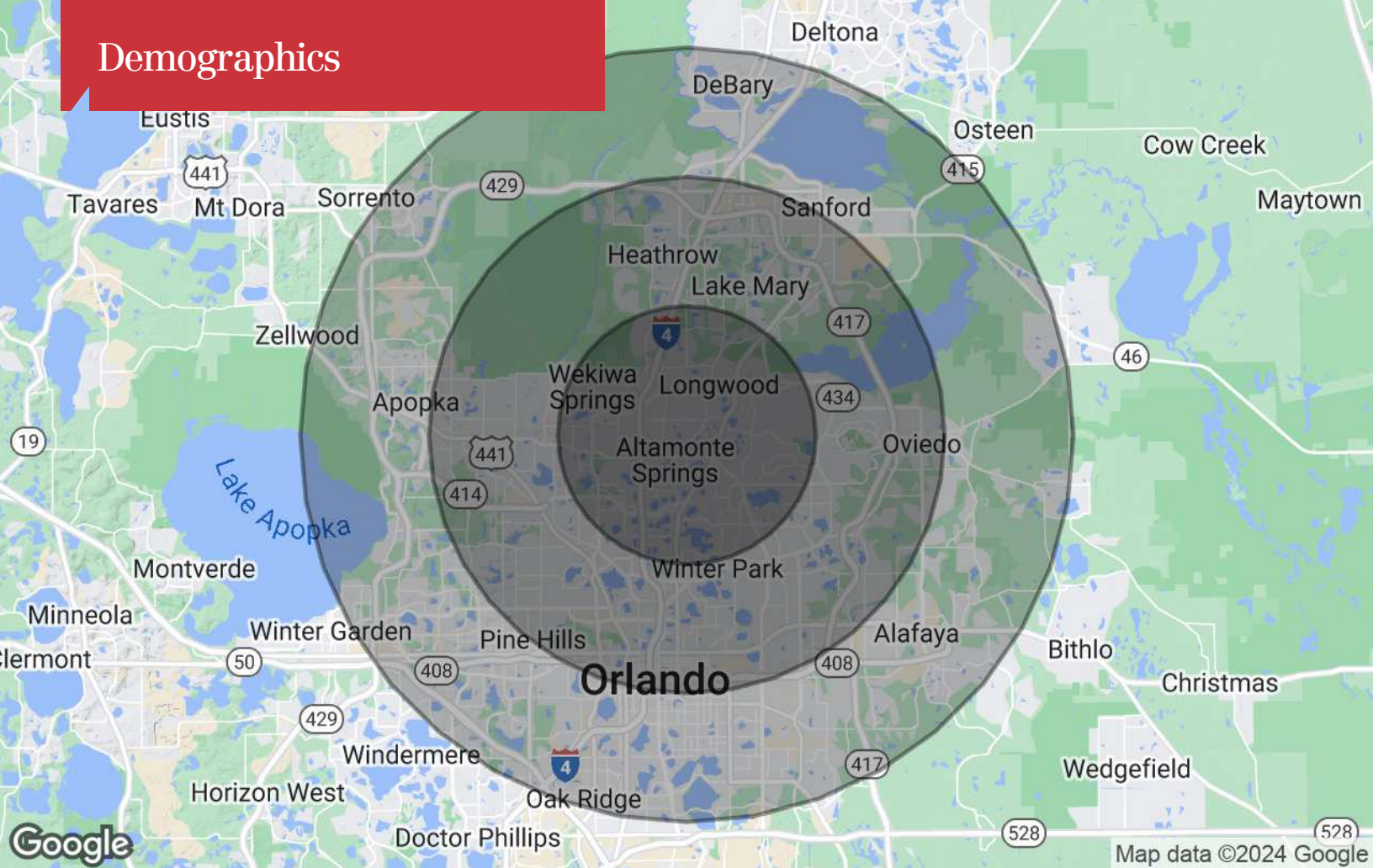
# Floor Plan



# Location Maps



# Demographics



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	232,668	812,973	1,465,465
MEDIAN AGE	42	40	40
MEDIAN AGE (MALE)	40	39	38
MEDIAN AGE (FEMALE)	43	41	41

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	97,043	318,561	553,740
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$101,450	\$103,813	\$98,636
AVERAGE HOUSE VALUE	\$412,215	\$420,697	\$392,435

\* Demographic data derived from 2020 ACS - US Census