



FOR SALE

Optimal I-4 Industrial Warehouse

3710 GARDENIA AVE

Orlando, FL 32839

PRESENTED BY:

BERLINTE HIRESH, CCIM, SIOR

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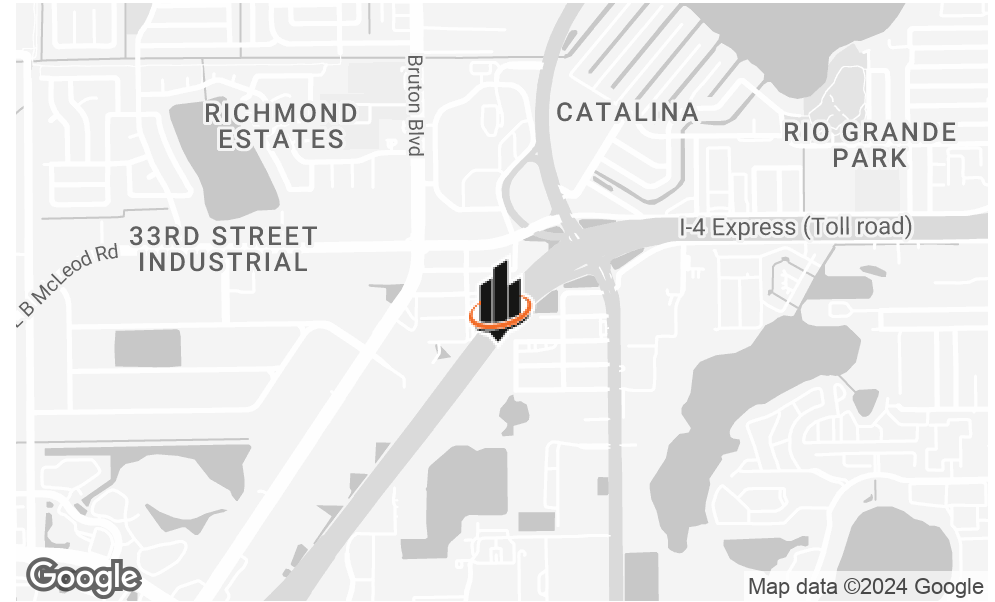
Downtown Orlando 15 ± Minutes

117,500 ±
Cars/Day

Subject



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,000,000
BUILDING SIZE:	31,890 SF
LOT SIZE:	1.96 Acres
PRICE / SF:	\$219.50
YEAR BUILT:	1973
RENOVATED:	1998
ZONING:	IND-2/IND-3
MARKET:	Orlando MSA

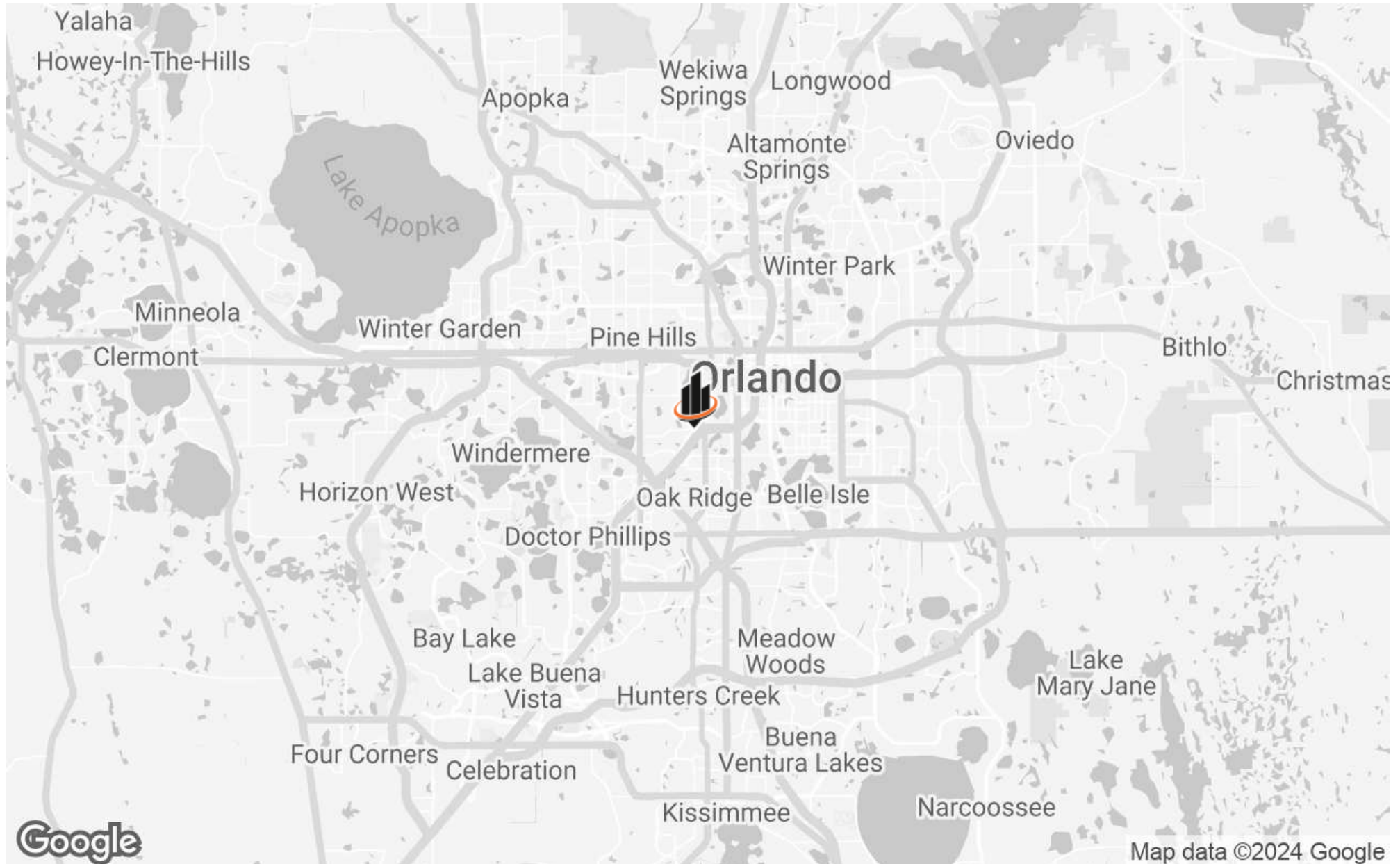
PROPERTY OVERVIEW

3710 Gardenia Ave. is strategically located off Interstate 4 (I-4) in Orlando, FL, a major highway that runs through Orlando, and connects to various key transportation routes. The property benefits from a prime location with excellent accessibility and connectivity to the city's major thoroughfares, including State Road 408 (East-West Expressway) and State Road 417 (Central Florida GreeneWay). Being adjacent to I-4 the property offers efficient transportation making it an attractive choice for businesses involved in logistics, distribution, wholesale, services and manufacturing. The property enjoys excellent visibility from I-4 and features a billboard which can be a tremendous value for businesses that rely on exposure. The warehouse provides ample parking spaces for employees, visitors, and delivery vehicles.

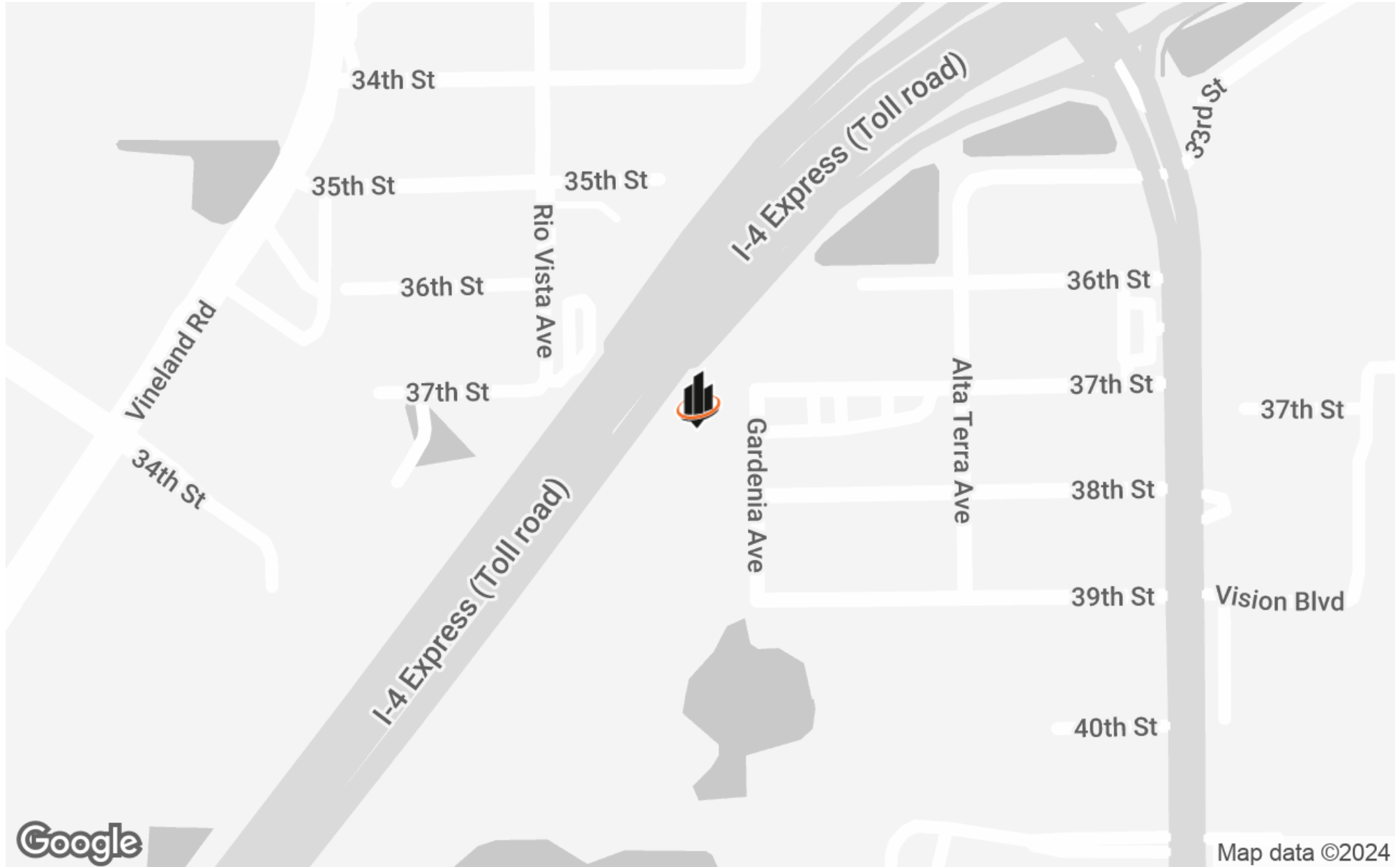
PROPERTY HIGHLIGHTS

- Centrally located off I-4 John Young Pkwy exit.
- High traffic location featuring increased visibility and brand recognition for any business.
- A double side billboard is located on the site providing revenues.
- 7 Grade Level Doors.

REGIONAL MAP



LOCATION MAP



AERIAL



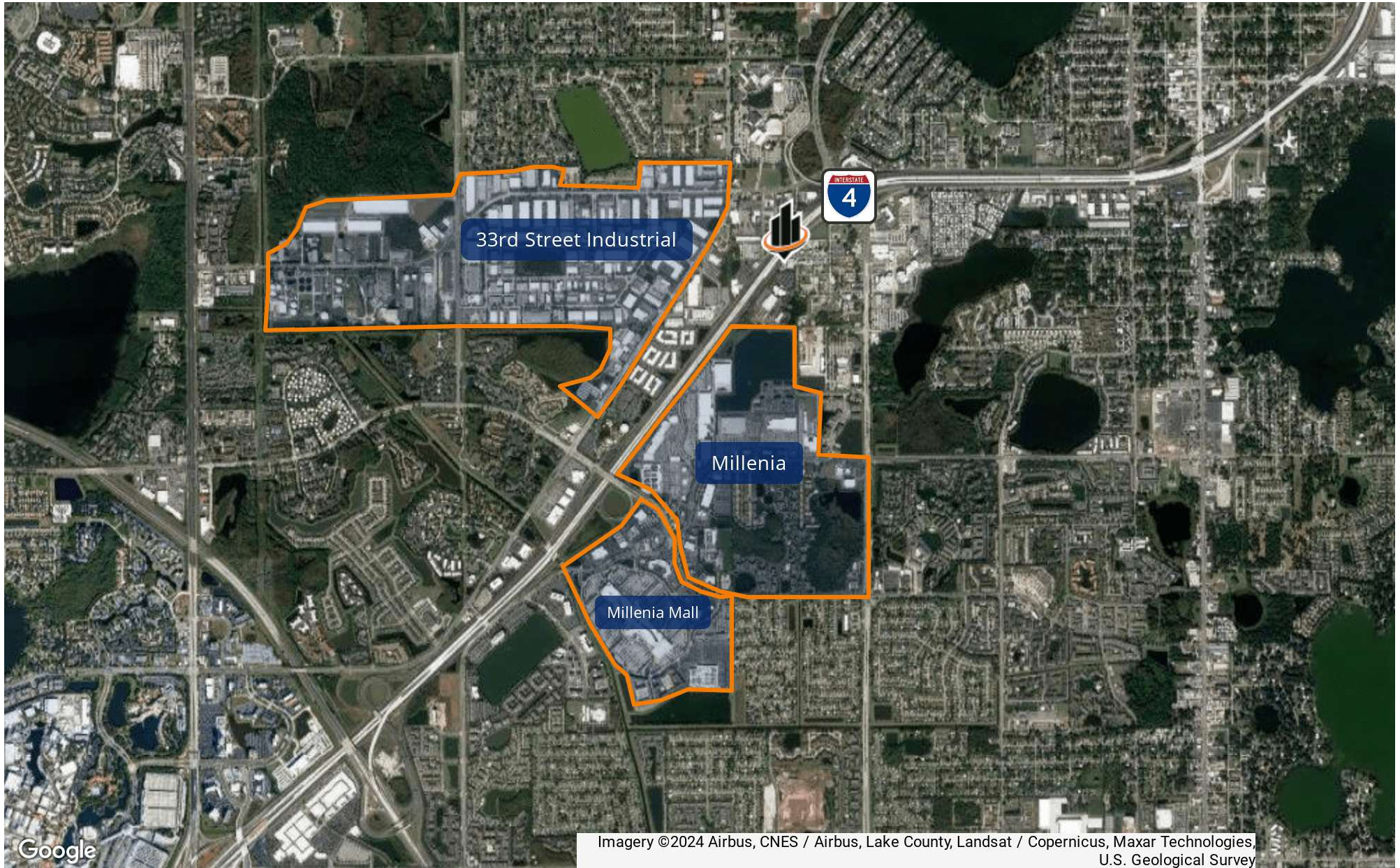
ADDITIONAL PHOTOS



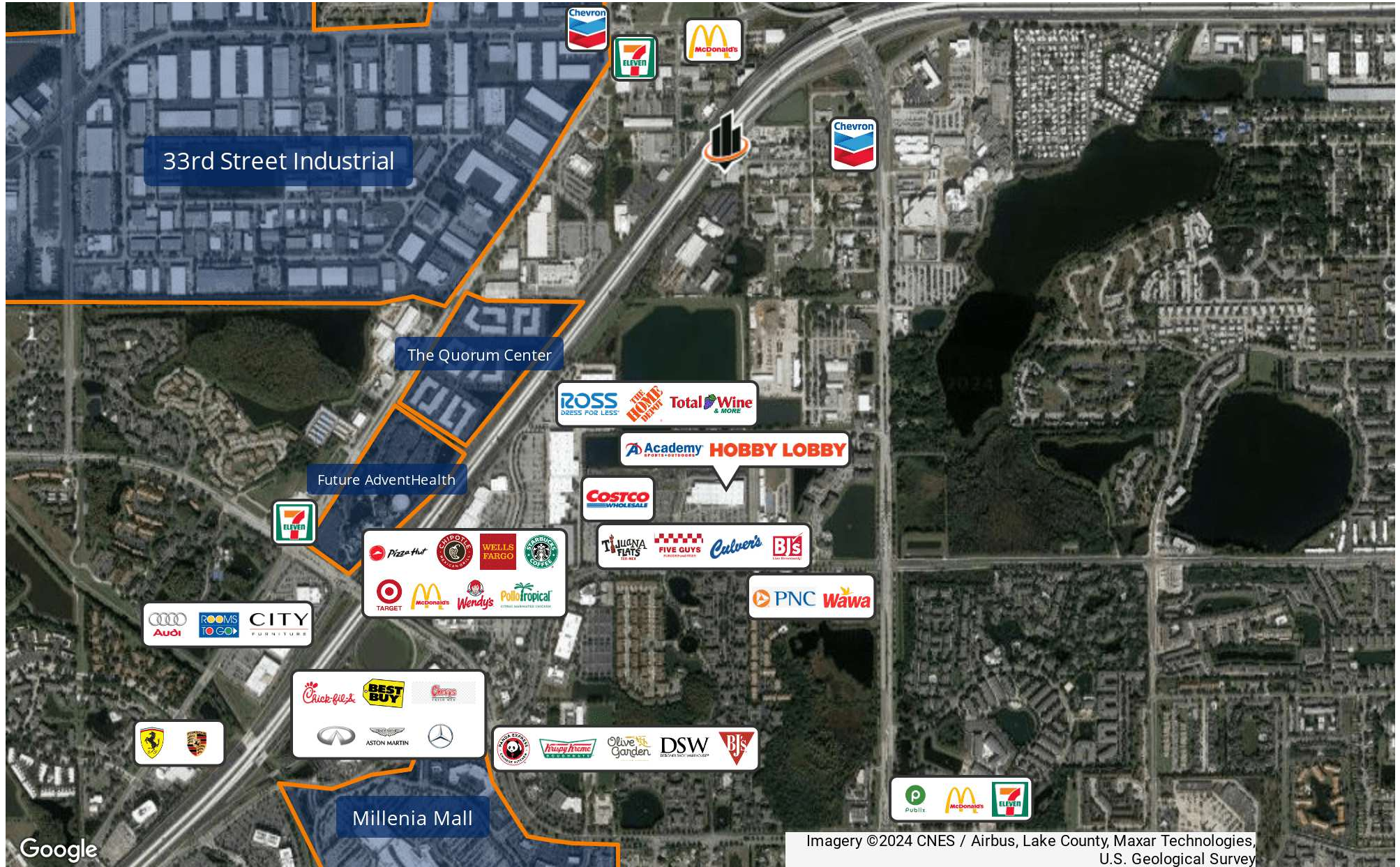
ADDITIONAL PHOTOS



RETAILER MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

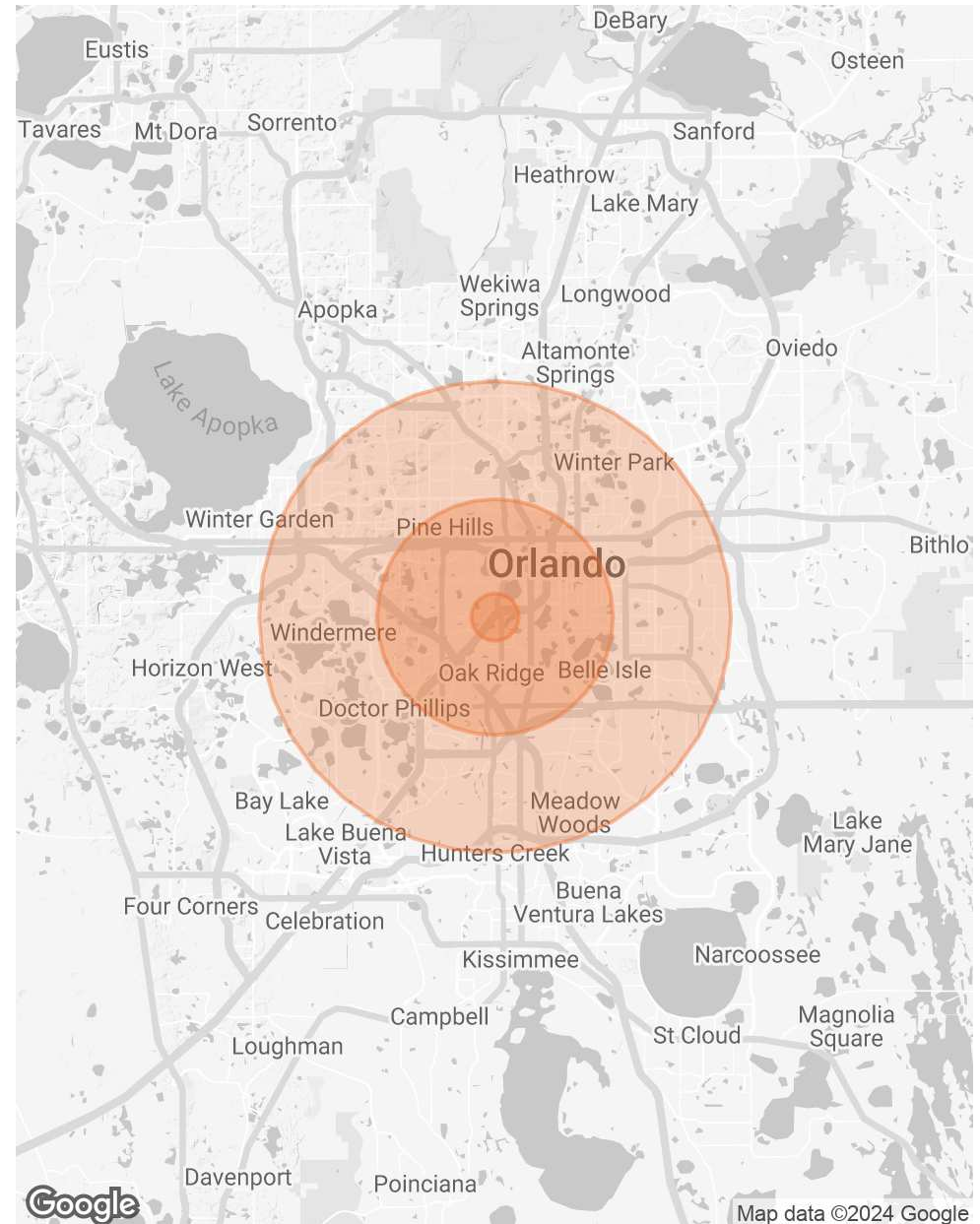
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	12,094	272,942	876,872
AVERAGE AGE	35.3	35.8	37.0
AVERAGE AGE (MALE)	36.2	35.0	36.0
AVERAGE AGE (FEMALE)	34.4	36.3	37.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,996	121,278	367,659
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$39,491	\$61,160	\$71,183
AVERAGE HOUSE VALUE	\$68,735	\$182,483	\$242,992

* Demographic data derived from 2020 ACS - US Census





ADVISOR BIOGRAPHY



BERLINTE HIRESH, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

Berlinte Hires, CCIM, SIOR is a licensed real estate broker in Florida and a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

A seasoned commercial broker, Berlinte brings over twenty years of experience in commercial real estate. Berlinte has an impressive record of multi-million-dollar sales transactions and has represented clients from across the industrial spectrum, such as national and international players in the food processing, cold storage, warehousing, distribution, and logistics markets as well as real estate developers.

A dynamic and resilient expert, Berlinte is a performance-driven professional. She focuses on delivering outstanding results to her highly diverse client base. With her expertise and powerful negotiating skills, Berlinte aims to tap into Orlando's market to drive growth and offer unparalleled services to her clients. Berlinte is perfectly bilingual in English and French.

Berlinte specializes in:

- Investments sales
- Industrial
- Hospitality
- Retail
- Multi-residential
- Land

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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit SVNsaunders.com

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