



301 Ryder Ln, Casselberry, FL 32707

\$570,000

Flex/ Warehouse Investment or Owner User Opportunity

Investment or Owner User Opportunity



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Listing Added: Yesterday

Listing Updated: Today



Details

Asking Price	\$570,000	Property Type	Industrial, Mixed Use
Subtype	Flex, Manufacturing, Warehouse	Investment Type	Net Lease
Class	B	Lease Type	NNN
Tenant Credit	Credit Rated	Tenancy	Single
Lease Term	5 years	Lease Expiration	11/30/2026
Remaining Term	2 years	Square Footage	2,400
Net Rentable (sq ft)	2,400	Cap Rate	7.15%
Occupancy	100%	NOI	\$40,742
Units	2	Year Built	2006
Buildings	2	Stories	1
Permitted Zoning	I	Parking (spaces)	6
Rent Bumps	2%	Broker Co-Op	Yes
Lease Options	3 optional renewals of 3 years	Loading Docks	2
Ceiling Height	22-24'		

Marketing Description

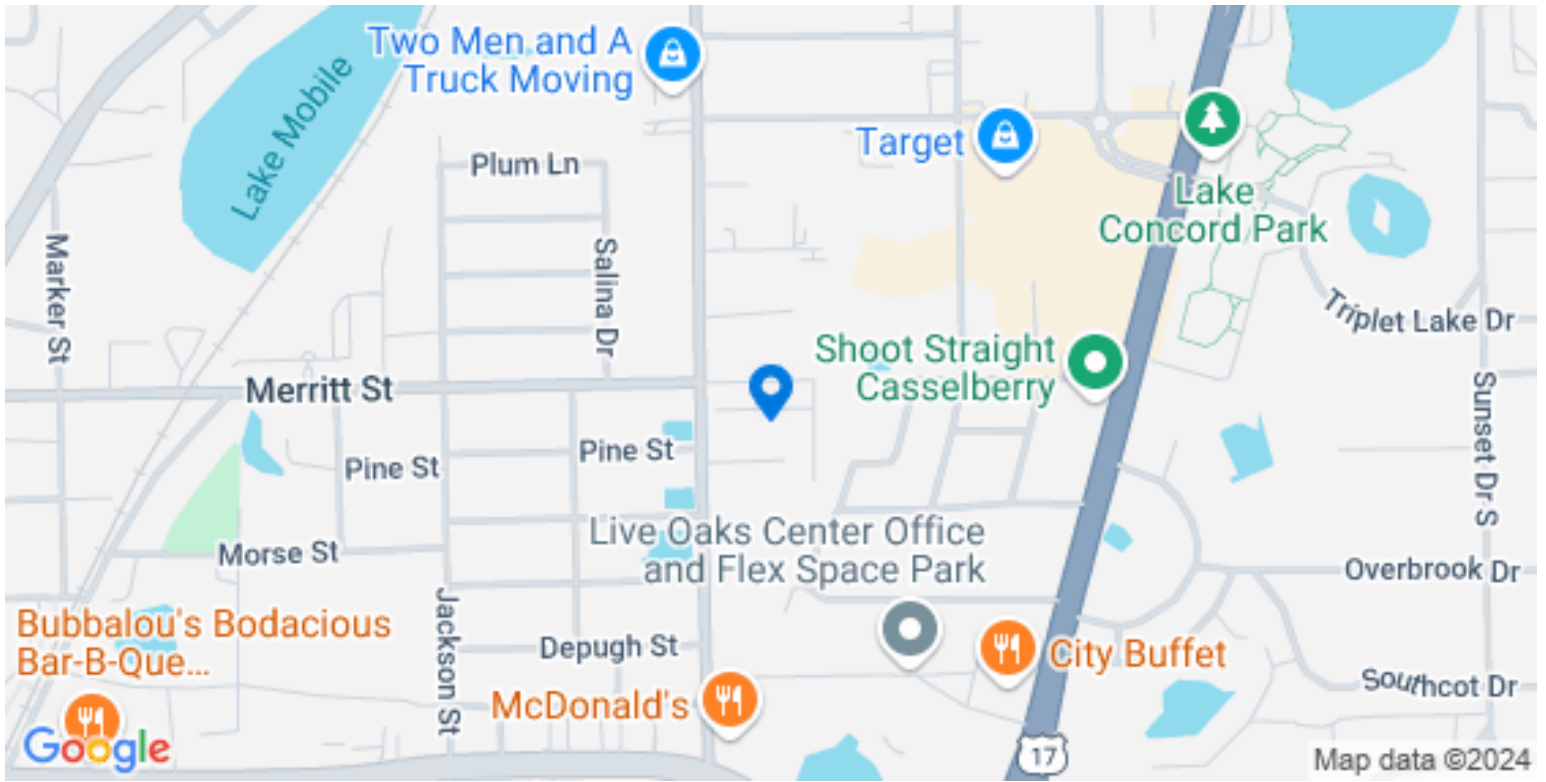
JOHN SADRI & COMPANY is proud to present this versatile flex space which houses a state-of-the-art ghost or catering kitchen. It features Captive Aire Exhaust Hood and Grease Fire Suppression System and Extinguisher, gas water heater, enhanced grease trap system and high-quality kitchen-grade water-resistant flooring. The space includes two entrances, two ADA-compliant restrooms, two office spaces for order processing, and two grade-level roll-up doors with loading bays providing drive-in garages for vehicle or equipment storage with EV charging. This space is comprised of two adjoining units; unit 1131 & 1125.

The current CAP RATE is at 7.15% and will be 7.33% as of 12/1/24. The tenant is a strong corporate entity and has been there since August 2021 and the lease is set for renewal in December 2026. Tenant is obligated to stay on till the renewal date but also has agreed to VACATE with a 30-day notice. The property is centrally located off of SR 436, in the Anchor Road Commerce Center and is in close proximity to other major transportation routes such as I-4 and US Hwy 17-92. Demographics include population of over 100,000 and median household income of over \$60,000 a year within a three-mile radius.

Investment Highlights

- Investment or Owner-User Opportunity
- State of the Art, Modern Ghost Kitchen
- Strong Lease with Personal Guarantee
- 7.15% CAP, as of Dec 2024, CAP will be 7.33%
- Central Location: Near major routes, SR 436, I-4 and US Hwy 17-92
- Loading and Access: Features two grade-level roll-up doors with loading bays, OR
- Storage Solutions: Drive-in garages for vehicle or equipment storage with EV charging

Location (1 Location)



Property Photos (5 photos)

