



**COLDWELL BANKER  
REALTY**

## **Offering Memorandum**

**8130 N Orange Blossom Trail  
Orlando, FL 32810**



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## **Legal Disclaimer**

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Prospective purchasers are encouraged to consult with their own legal, tax, and financial advisors before making any investment decisions.

## Executive Summary

Exceptional industrial/commercial opportunity on 1.38 acres zoned I-4 Industrial, strategically located along busy Highway 441 with 700 feet of direct frontage and just 600 feet from the Highway 414 entrance ramp. This high-visibility site benefits from a daily traffic count of approximately 35,000 vehicles, offering outstanding exposure for existing and future businesses. The property features 8,037 square feet of fully leased space, currently divided among three reliable tenants, providing immediate rental income. Additionally, a digital billboard on-site generates consistent advertising revenue, with potential for increased returns through updated leasing terms or expanded digital ad capacity. With established ingress and egress, the site supports smooth traffic flow for both tenants and customers. Investors can continue operating with the current tenant base or unlock additional value by expanding the leased space, introducing new business operations, or developing additional commercial uses—such as storage units, flex space, or distribution facilities. Located in a rapidly growing area with excellent highway access and strong traffic visibility, this property is a rare opportunity to secure a stable, income-producing asset with greater income growth.

## Property Description

- **Zone:** 14 Heavy Industrial in Unincorporated Orange County
- **Frontage:** 700 feet on US 441
- **Four Buildings:** Totaling 8,037 square feet.
- **Structures:** Two Metal Construction Warehouses (3,264 SF/ 3312 SF) 6,576 SF Total, One Office Building Split (600 SF each) 1,200 SF Total, One Office Trailer (8'x 24') and 8 Grade Level Bay Doors.

- **Generous Lot:** 1.38 acres with gated North & South parking lots
- **Strategic Location:** Ingress and egress onto US 441, high visibility at a busy intersection.
- **Three-phase power**
- **High Traffic:** Approximately 35,000 vehicles daily.
- **Unique Features:** Great investment or perfect for owner/user. Large lots at each end have plenty of room for an additional monthly income for parked trucks or boats.
- **Recent Renovations:** One office newly renovated with new AC for both
- **Current Use:** Auto repair shop, Lighting Company, and a Landscape company. Digital billboard brings in monthly income plus annual profit sharing

### **Unique Features:**

- **Fully Leased Space:** The property features 8,037 square feet of fully leased space, currently divided among three reliable tenants, providing immediate rental income.
- **Digital Billboard:** A digital billboard on-site generates consistent advertising revenue, with potential for increased returns through updated leasing terms or expanded digital ad capacity.
- **Generous Lot:** The property sits on 1.38 acres with gated North & South parking lots, providing ample space for additional uses.
- **Recent Renovations:** One of the office buildings has been newly renovated with new AC for both.

## Regional Market Overview

### Orlando Industrial Corridor

- **Location Advantage:** The property sits along US 441, a major commercial artery with approx. 35,000 vehicles daily. It's just 600 feet from SR-414, offering seamless access to I-4 and the broader Central Florida logistics network.
- **Zoning & Use:** Zoned I-4 Industrial, allowing for a wide range of commercial uses including warehousing, distribution, flex space, and light manufacturing.
- **Surrounding Development:** The Lockhart area is experiencing steady growth, with nearby parcels being redeveloped for mixed-use and industrial purposes. This signals rising land values and investor interest.

### Market Trends & Comparables

- **Vacancy Rates:** Orlando's industrial vacancy rate remains low—hovering around 4%—driven by demand from e-commerce, logistics, and small business expansion.
- **Rental Rates:** Industrial rents in the area average \$14/SF annually for similar properties, with upside potential depending on lease structure and tenant improvements.
- **Sales Comparables:** Properties with similar frontage and zoning are trading between **\$280–\$325/SF**, placing this asset competitively at **~\$321/SF**.
- **Investor Appetite:** Month-to-month leases offer flexibility for repositioning, while the digital billboard adds a unique income stream not commonly found in comparable assets.

## Strategic Positioning

- **Income Stability:** Fully leased to three tenants with consistent payment history. Billboard revenue adds passive income with potential for digital ad expansion<sup>2</sup>.
- **Value-Add Potential:** Lease restructuring, tenant upgrades, or subdividing space for higher-yield uses (e.g., storage, showroom, or contractor bays) could significantly boost NOI.
- **Exit Strategy:** Ideal for both owner-users and investors seeking a stable asset with upside. The location and zoning support long-term appreciation and redevelopment options.

## Comparable Properties – Sales Insights

<b>SOLD</b>	<b>ADDRESS</b>	<b>PRICE</b>	<b>SF</b>	<b>PSF</b>
6/5/25	3777 N John Young Pkwy	\$6,750,000	1,903	\$628
5/15/25	4130 N OBT	\$1,400,000	5,240	\$286
4/8/25	6550 Mills Road	\$7,128,000	2,190	
12/26/24	1810 Lee Road	\$1,200,000	10,750	\$631
12/2024	3710 Gardenia Ave.	\$5,950,000	31,000	\$200

## Economic Factors

- **Zoning & Use:** The property is zoned I-4 Industrial, allowing for a wide range of commercial uses including warehousing, distribution, flex space, and light manufacturing .
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## Financial Information

- **Rent Roll:**

Tenant Name	Unit Description	Lease Type	Monthly Rent	Lease Term	Notes
Landscaping	Office Space & Warehouse	Month-to-Month	\$3,520	MTM	Tenant for over 15 years
Electrical Contractor	Office Space & ½ Warehouse B	Month-to-Month	\$2,662	MTM	Tenant for 18 years
Auto Repair	1/2 Warehouse & Office Trailer	Month-to-Month	\$2,530	MTM	Tenant for 5 years

Tenant Name	Unit Description	Lease Type	Monthly Rent	Lease Term	Notes
Clear Channel	Digital Billboard		\$2,625	15 Years	14 years left on lease

 **Notes:**

- All tenants are currently on month-to-month leases which offers flexibility for future lease restructuring or redevelopment.

**Expenses:**

Property Taxes	\$11,940
Insurance	<u>\$6,252</u>
TOTAL	\$18,192

**Projected Cash Flow:**

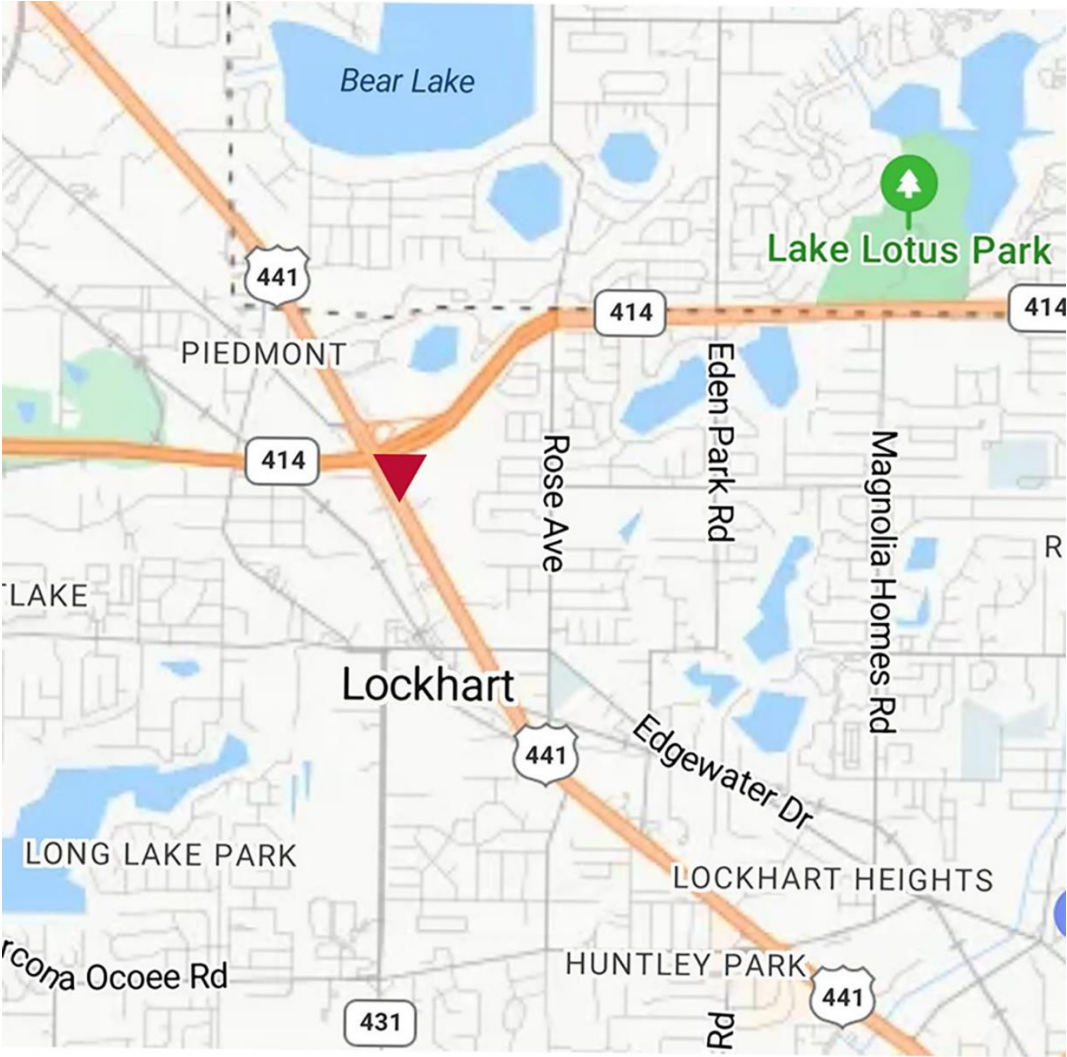
- Total Monthly Income: \$11,337
- Annual Income: \$136,044
- Net Operating Income (NOI): \$117,852 (Annual Income - Total Expenses)

**Financing:** Owner financing available

**Proposed Financing Terms:** TBA

**Appendices**

**Map:**



**Photos:**



