

FOR SALE MOTION INDUSTRIES

17 S. Westmoreland Drive • Orlando, FL 32805



Investment Highlights



Offering Price	\$2,295,000
NOI	± \$149,800
NYSE Publicly Traded Parent Company	GPC
Cap Rate	6.5%
Term	5 year renewal beginning 1/1/2017
Lease Structure	Single Tenant / NN
Annual Increases	CPI
Building SF / Parcel Size	± 20,000 SF / ± 1.7 acres
FL has no state income tax	

CITY COMMERCIAL

Lee Zerivitz, CCIM, Managing Partner
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CITY Commercial is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

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Highlights

- Motion Industries ([website](#)) is a wholly owned subsidiary of Genuine Parts Company ([website](#))
- GPC (\$15B sales) is Fortune 250 Company (#183)
- Motion Industries (\$4.6B sales) is a leading industrial supply distributor with 500+ locations - GPC's 2nd largest subsidiary
- Former Miller Bearings HQ (acquired by Motion in 2015)
- 50+ year, well established history at this location. Buildings are 100% HVAC office/flex.
- ± 600 feet from the new Orlando City Lions Soccer Stadium (2017 opening)
- Excellent long term redevelopment location



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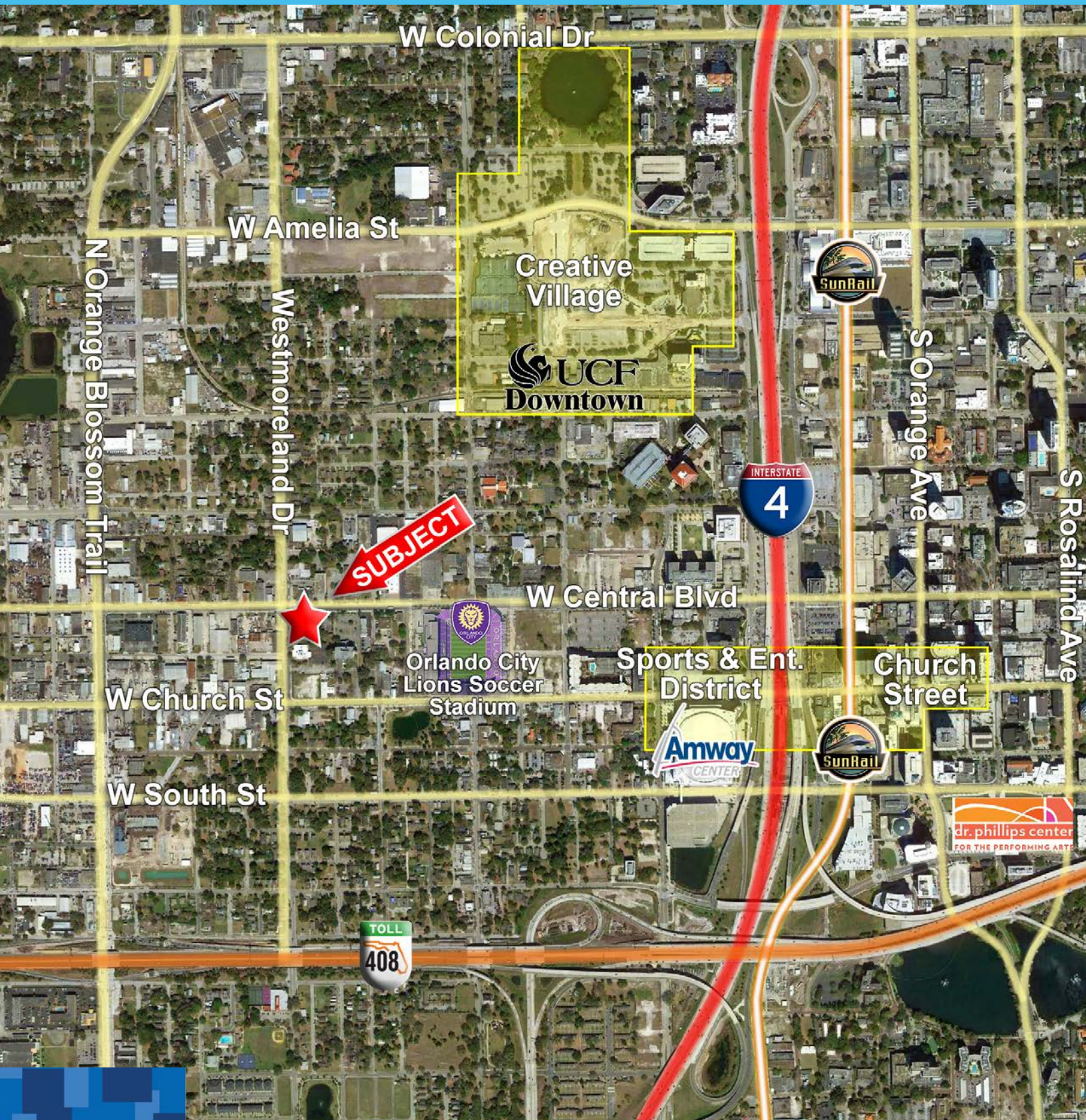
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CITY OF ORLANDO DOWNTOWN CRA

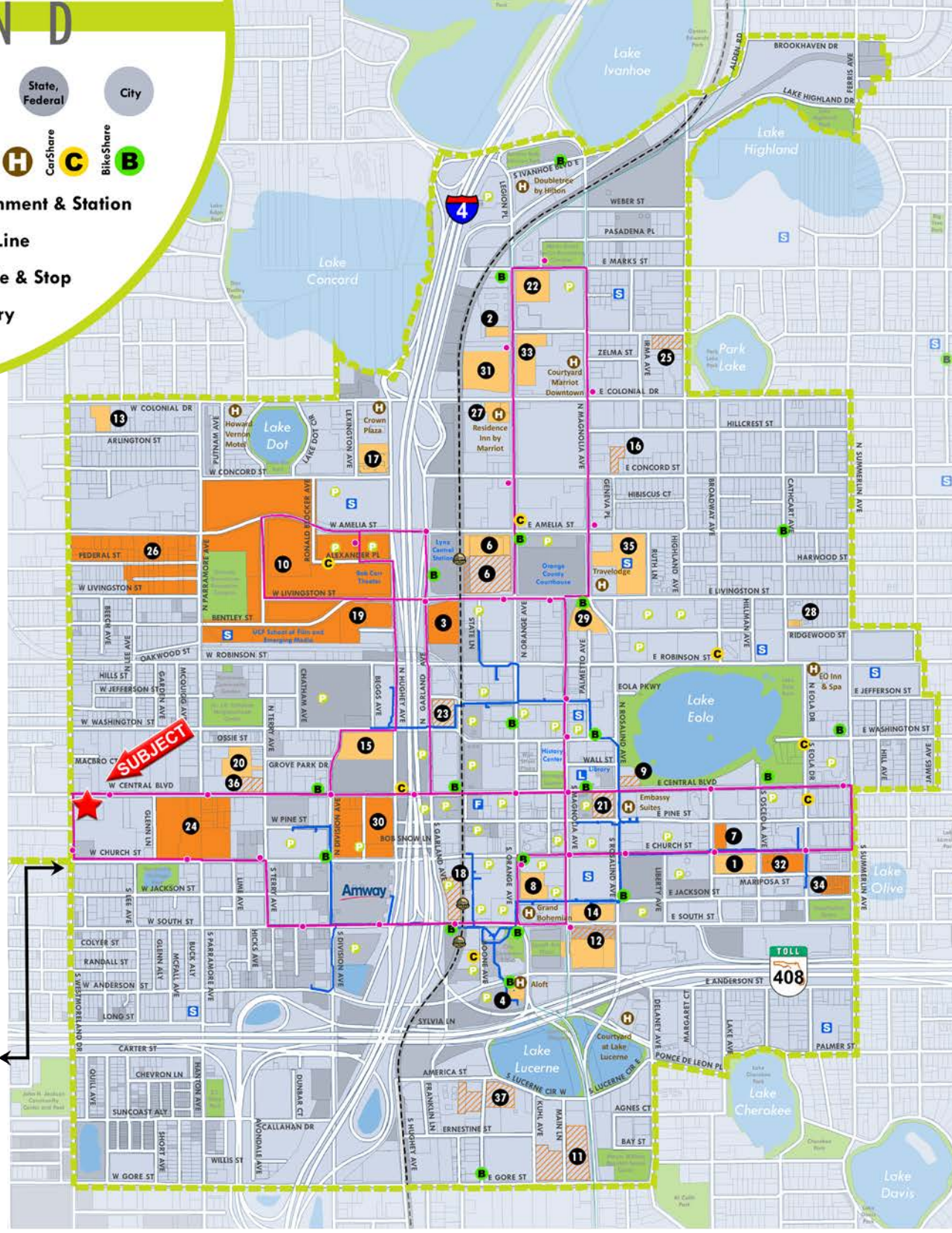
Proposed Under Construction Completed

LEGEND

- Park
- Water
- Parcel
- State, Federal
- City
- School
- Fire Station
- Post Office
- Parking
- Hotel
- CarShare
- BikeShare
- SunRail Alignment & Station
- OUC Chiller Line
- LYMMO Route & Stop
- CRA Boundary

PROJECTS

- 1 420 East
- 2 800 North Orange
- 3 Ace Cafe
- 4 Aloft
- 5 Camping World Stadium
- 6 Central Station - Phase II
- 7 Central Station - Phase I
- 8 Citi Tower
- 9 Citrus Center Improvements
- 10 City Centre
- 11 Creative Village
- 12 Crescent Lucerne
- 13 Dr. Phillips Center - Phase I
- 14 Dr. Phillips Center-Phase II
- 15 Family Dollar
- 16 FUMCO Redevelopment
- 17 George C Young Building
- 18 Lake Eola Heights Townhomes
- 19 Lexington Court
- 20 Lincoln Tower
- 21 Marriott Hotel Renovation
- 22 Men's Service Center
- 23 Modera Central
- 24 NORA
- 25 Orlando Central
- 26 Orlando City Stadium
- 27 Park Lake Townhomes
- 28 PS-8 Parramore School
- 29 Residence Inn by Marriott
- 30 Samsara
- 31 SkyHouse
- 32 Sports Entertainment District
- 33 SteelHouse
- 34 The 520
- 35 The Sevens
- 36 Thornton Park Brownstones
- 37 Trinity Lutheran Child Development Center
- 38 Tubbs Brewing
- 39 Westminster Towers



DOWNTOWN ORLANDO™



PATHWAYS FOR PARRAMORE
Building A Community On Heritage