



Investment Opportunity with Long-Term Tenant

Investment Details

CAP Rate	8%
Occupancy	100%
NOI	\$420,000
Lease Term	NNN 60 Months (With two additional 5-year options)
Escalations	Annual 4% increase
Lease Expiration	12/31/2025
Tenant	National company, has been at this location for over 30 years



Great Investment



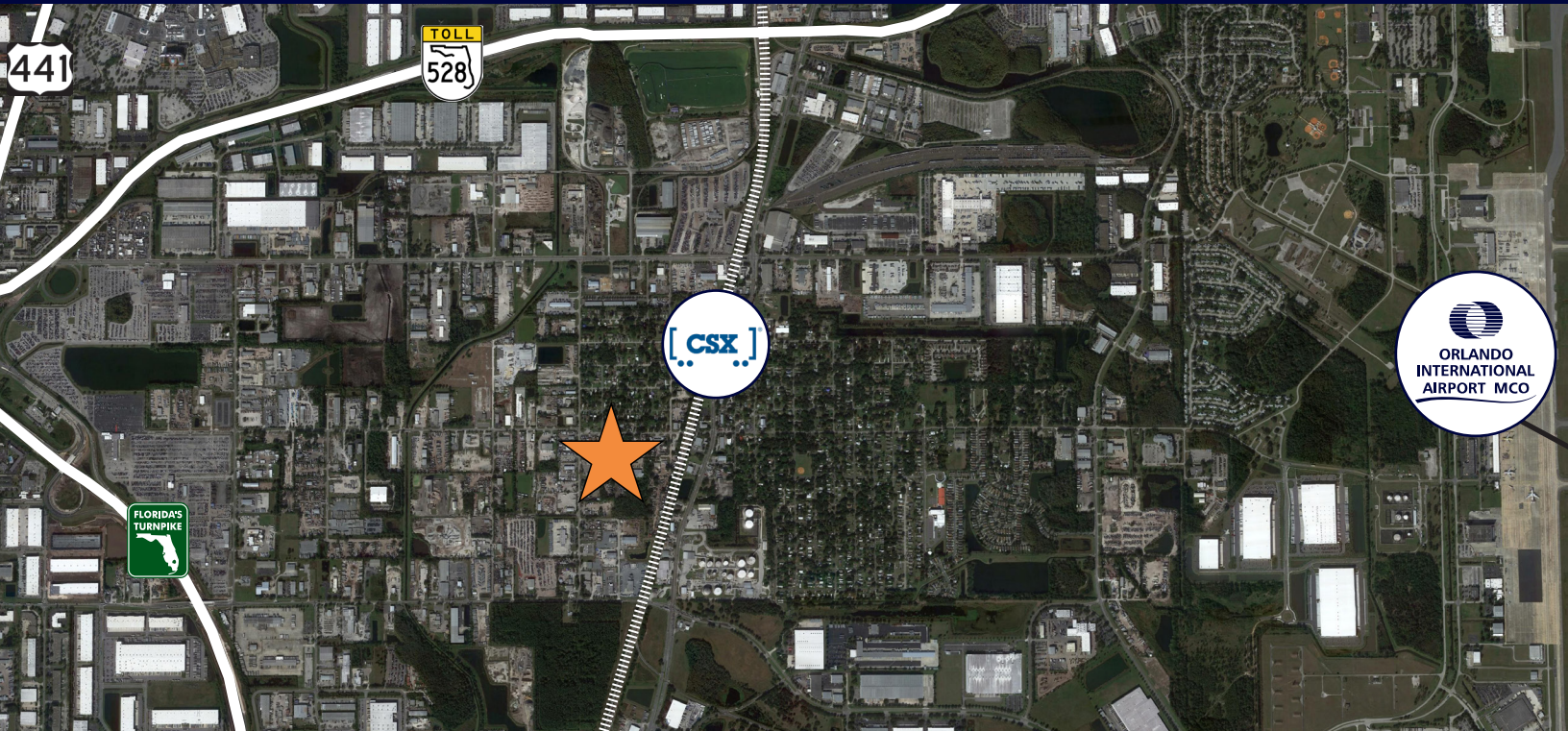
National Tenant



Corporate Guarantee

Lawson Dann, Senior Vice President
 D 407 440 6646
 C 407 342 4698
 lawson.dann@avisonyoung.com

135 W Central Boulevard
 Suite 700
 Orlando, FL 32801
 407 219 3500



This offer consists of two properties with optimal outside storage and overhangs; with an approximate total of 56,743± RSF. The property is zoned IND-2/IND-3.

Within minutes from the Florida Turnpike, The Beachline Expressway, and US 441. In close proximity to the Orlando International Airport. This location is within one of the strongest industrial markets in the country.

Pricing

– \$5,250,00.00

Call for More Details



avisonyoung.com

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