

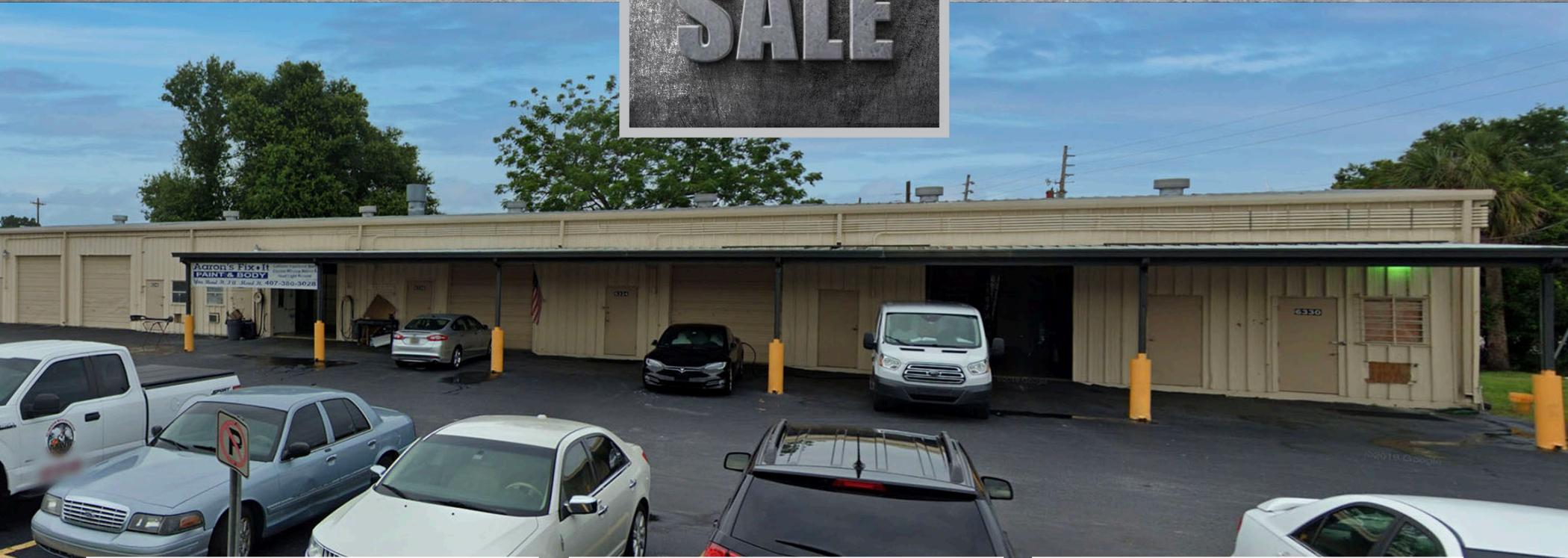
FLEX WAREHOUSE

6330 OLD CHENEY HWY.

FOR
SALE

INVESTMENT OPPORTUNITY

ORLANDO, FL 32807



4 ACRE PRESENTS RARE 16,500 SF **ADD-VALUE** FLEX WAREHOUSE
INVESTMENT OPPORTUNITY | \$2,300,000

HIGHLIGHTS

- Value Add Opportunity - Increase NOI by \$44,769.24 in the first 45 days
- Rent Appreciation Readily Available
- Highly Desirable Space
- Great Occupancy History
- Easily Accessible
- Abundant Parking
- Stabilized Property
- Strong Anchor Tenant's
- Great Tenant Mix
- Requires Little Management

PROPERTY DETAILS

SALE PRICE:	\$2,300,000
GROSS SF	16,500
LAND SIZE:	1.39 ACRES
TYPE:	FLEX INDUSTRIAL
ZONING:	C-3
YEAR BUILT:	1969 & 1971
PARKING:	42 SPACES
SIGNAGE:	BUILDING & PYLON



RARE ADD-VALUE FLEX WAREHOUSE INVESTMENT OPPORTUNITY

The property is efficiently designed/laid out on 1.39 acres and maximizes every foot available on the land. The bays were designed with leasing velocity in mind as the original developer did not make the spaces too large but left enough flexibility for Tenants to easily expand into contiguous space, if need be, which many of the Tenants ended up doing. The design was also crucial in determining the lease ability of the property as the smaller bay sizes made the property affordable for any prospective tenant looking to lease space. This is why the property has over a 20-year history of being fully leased.

The property consists of 2 building's - 1 property that is 6,400 sq. ft. and constructed of Modular Metal & 1 Property that is 10,100 sq. ft. and constructed of Concrete Block. The way the buildings were constructed was to provide 16 - 1,000 sq. ft. bays with a small office function and roll-up doors servicing

the warehouses. Some of the bays are fully under air while others are not. There is a lot of flexibility for the current Tenants and prospective Tenant's which has been part of the long-standing interest that the property receives. The buildings share a common area parking lot that allows for a 2.5 Per 1000 parking ratio.

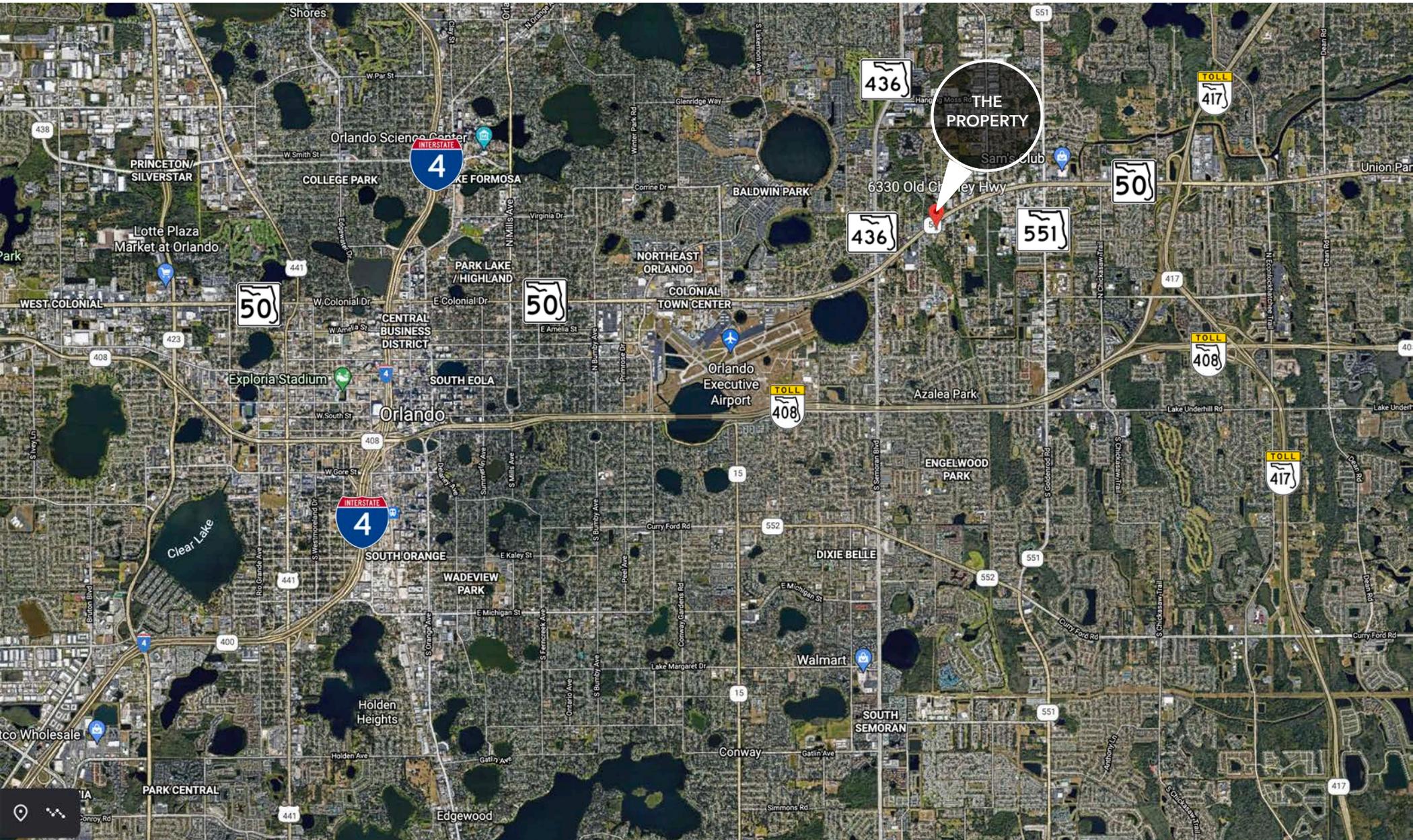
The current Tenant mix is made up 7 well established businesses who have a long history of being great Tenants to the property. 57.58% of the Tenant mix is comprised of very strong regional businesses and State credit. This is advantageous for investors as they will get to enjoy the feel of a local low maintenance property but have the security of a strong regional credit limiting their risk and allowing them to comfortably navigate capturing the upside that the property had readily available.

OFFERED BY:



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LOCATION MAP



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LOCATION AERIAL





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