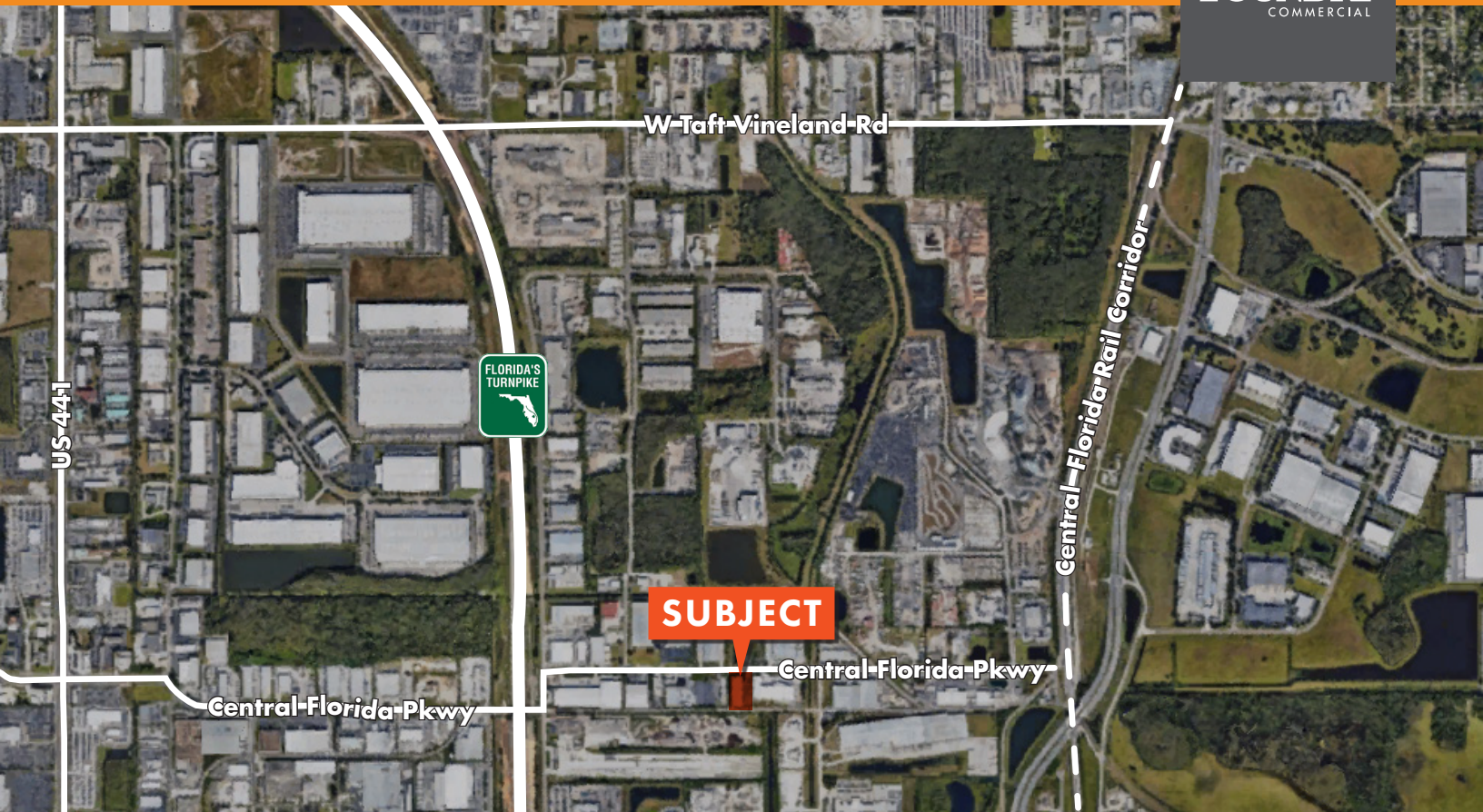


INDUSTRIAL LEASE BACK - SOUTH ORLANDO/TAFT
726 CENTRAL FLORIDA PKWY, ORLANDO, FL 32824

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INDUSTRIAL BUILDING FOR SALE

PROPERTY DESCRIPTION

This offer consists of an industrial warehouse building totaling $\pm 35,124$ SF, including a $\pm 2,250$ SF upper mezzanine level, on ± 1.49 AC. The metal building has 5 dock-high roll-up doors and 27 parking spaces. The property is zoned IND-4.

Within 4 miles from the Florida Turnpike, The Beachline Expressway, FL 417, and US 441. In close proximity to the Orlando International Airport. This asset is located in within one of the strongest industrial markets in the country.

PROPERTY HIGHLIGHTS

- $\pm 35,124$ SF including $\pm 2,250$ SF upper mezzanine
- Five dock-high roll-up doors
- 27 parking spaces
- Excellent access to Florida Turnpike, Beachline Expressway, FL 417, and US 441
- Located in one of the country's strongest industrial market (South Orlando/Taft Market)

FOR MORE INFORMATION, PLEASE CONTACT:

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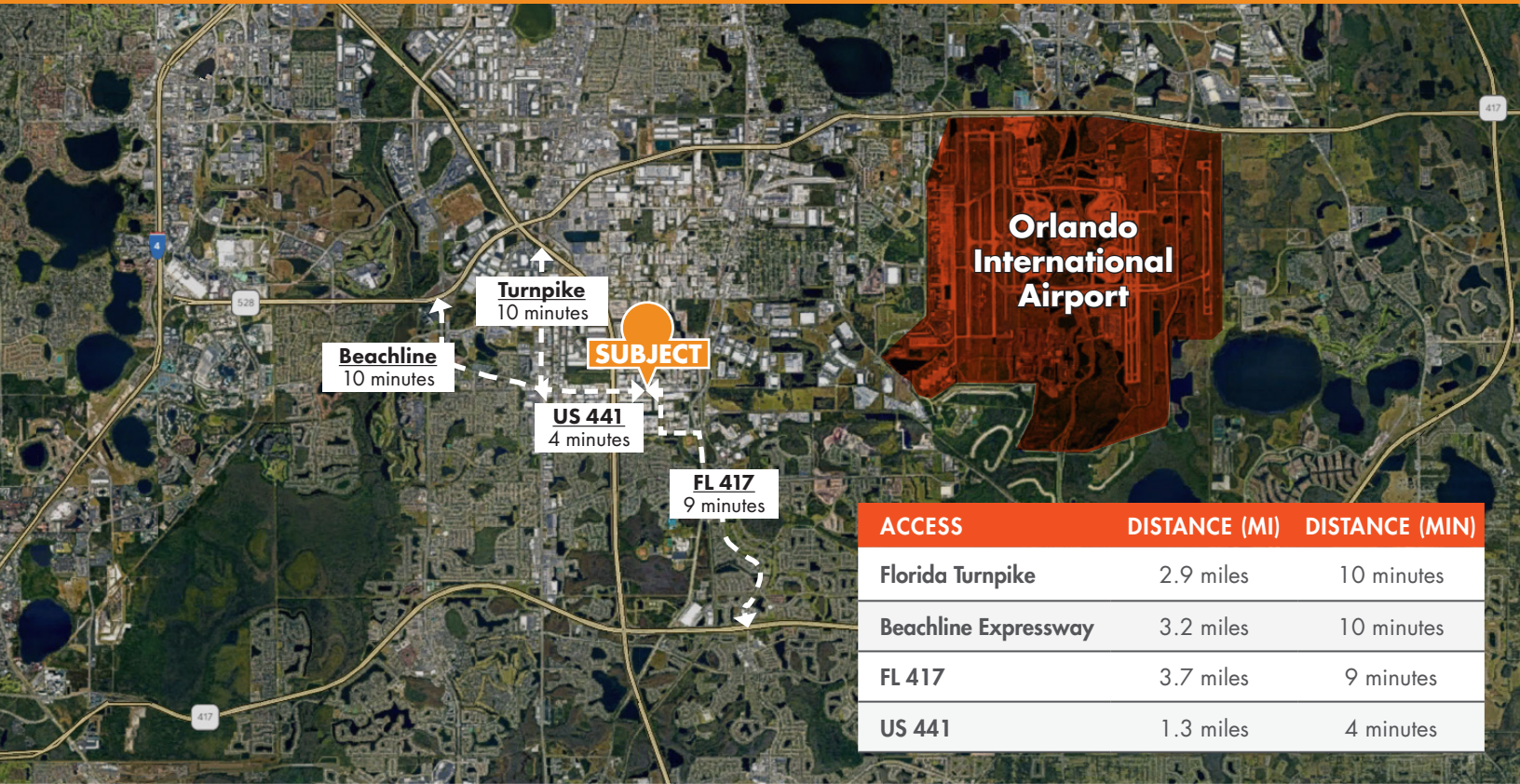
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INVESTMENT DETAILS

Cap Rate	Market
Occupancy	100%
NOI	Year 1: \$316,116 Year 2: \$333,678
Lease Term	2 Years + One 1-Year Option @ Market Rate
Escalations	Market
Lease Expiration	Close Date + 2 Years
Tenant	Fastening Specialists, Inc.



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