



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

1038 Arlington Street
Orlando, Florida 32805

DOWNTOWN INDUSTRIAL BUILDING



FOR SALE

- + Sale Price: \$4,250,000
(\$38.00 / SF)
- + Building Size: 111,265 SF
- + Land Size: 3.5 Acres
- + Primary Use: Ind. / Showroom



Highlights

- Single or Multi-Tenant Industrial Building
- Investment or Owner/User Opportunity
- Located at US Highway 441 & Highway 50 in Downtown Orlando
- Between Creative Village & The Packing District Redevelopment
- 80% Occupied by 7 Tenants on Short Term Leases
- Amenities: Mezzanine Office, Dock High Loading, Three Phase Power, Fenced Yard, Fire Safety & Large Air-Conditioned Showroom
- Clear Height: 20' - 21'
- ****PLEASE DO NOT DISTURB TENANTS****

PATRICK GOETZ

Vice President
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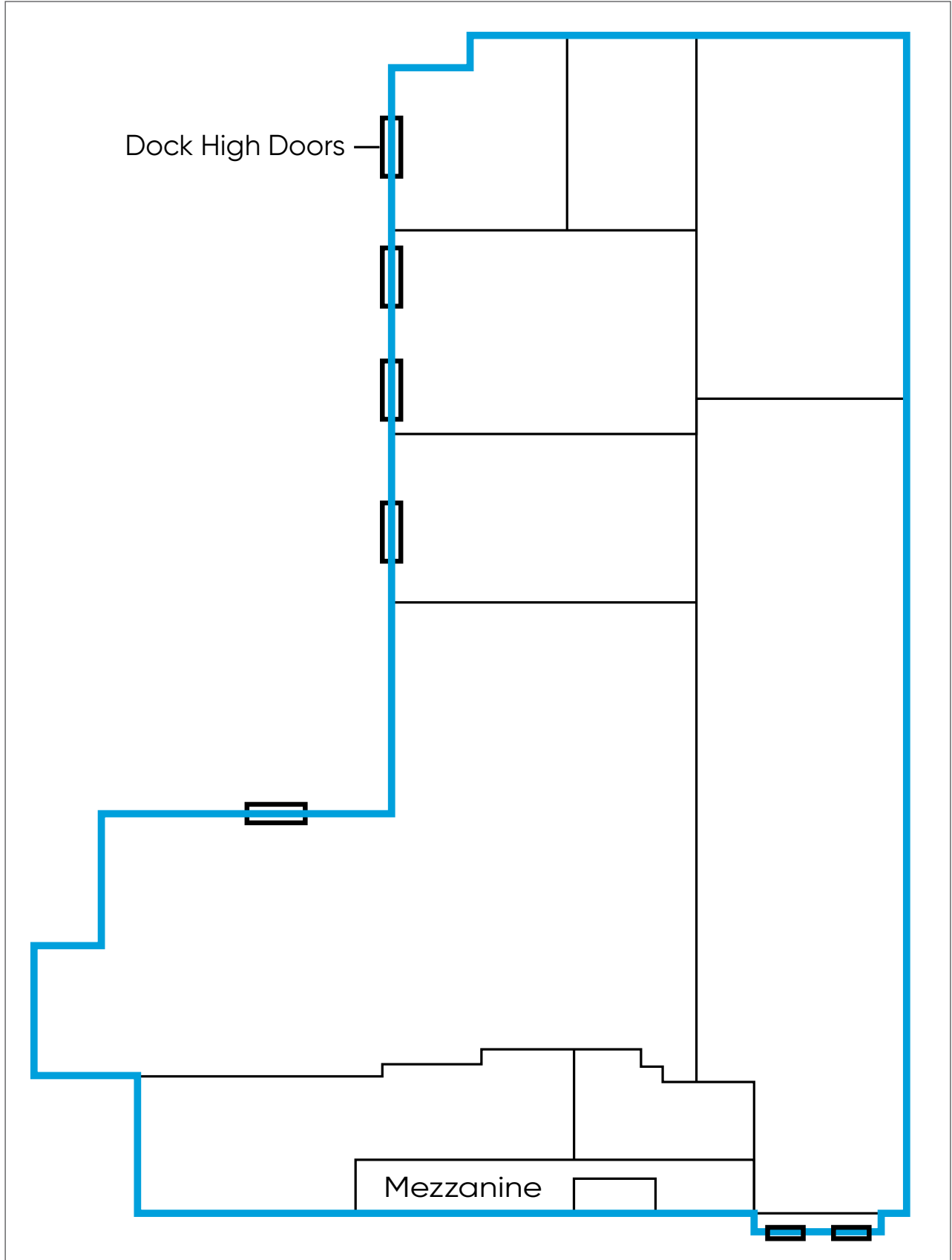
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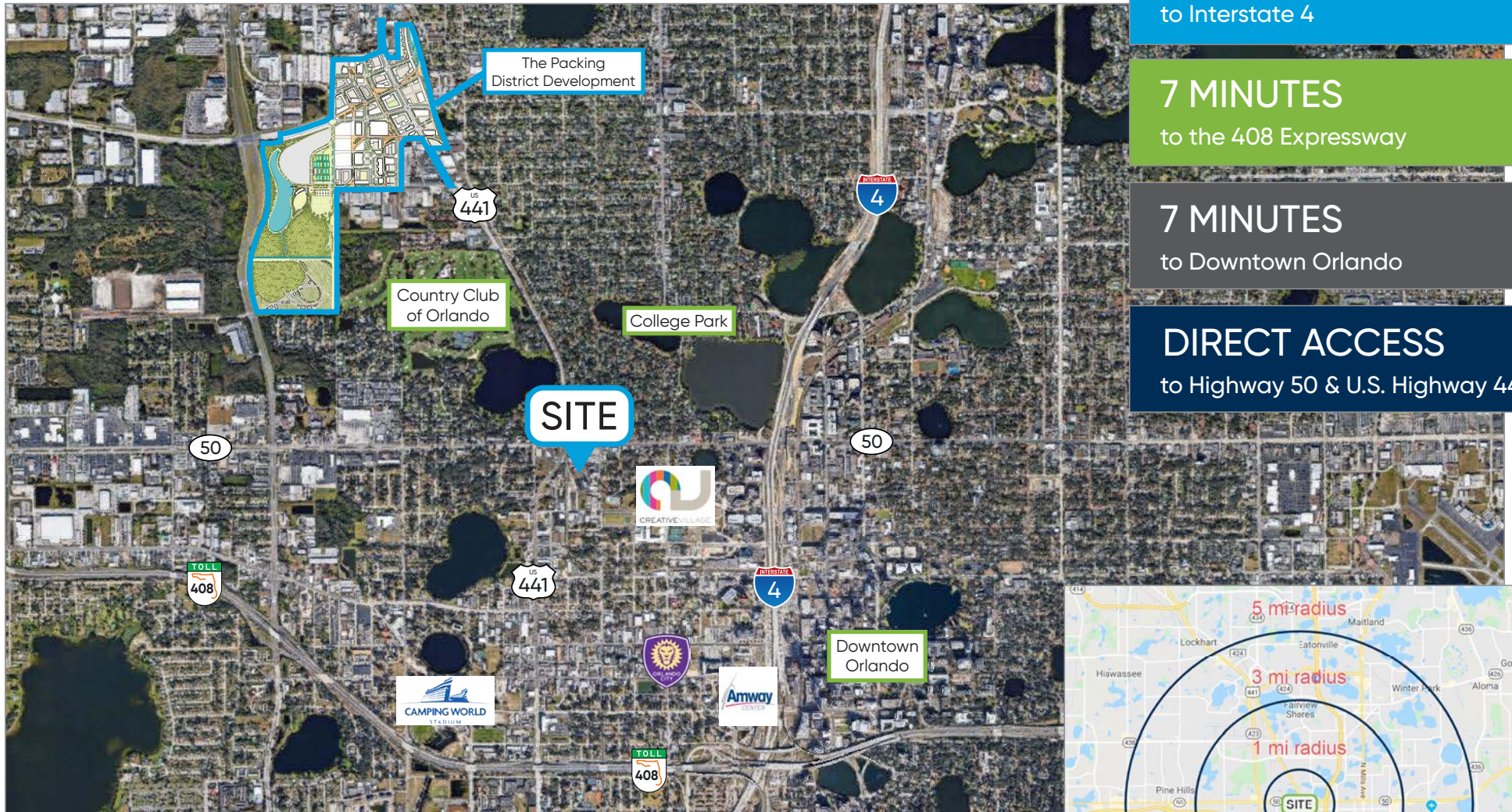
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www.BBDRE.com

Floor Plan



Location Aerial & Demographics



4 MINUTES
to Interstate 4

7 MINUTES
to the 408 Expressway

7 MINUTES
to Downtown Orlando

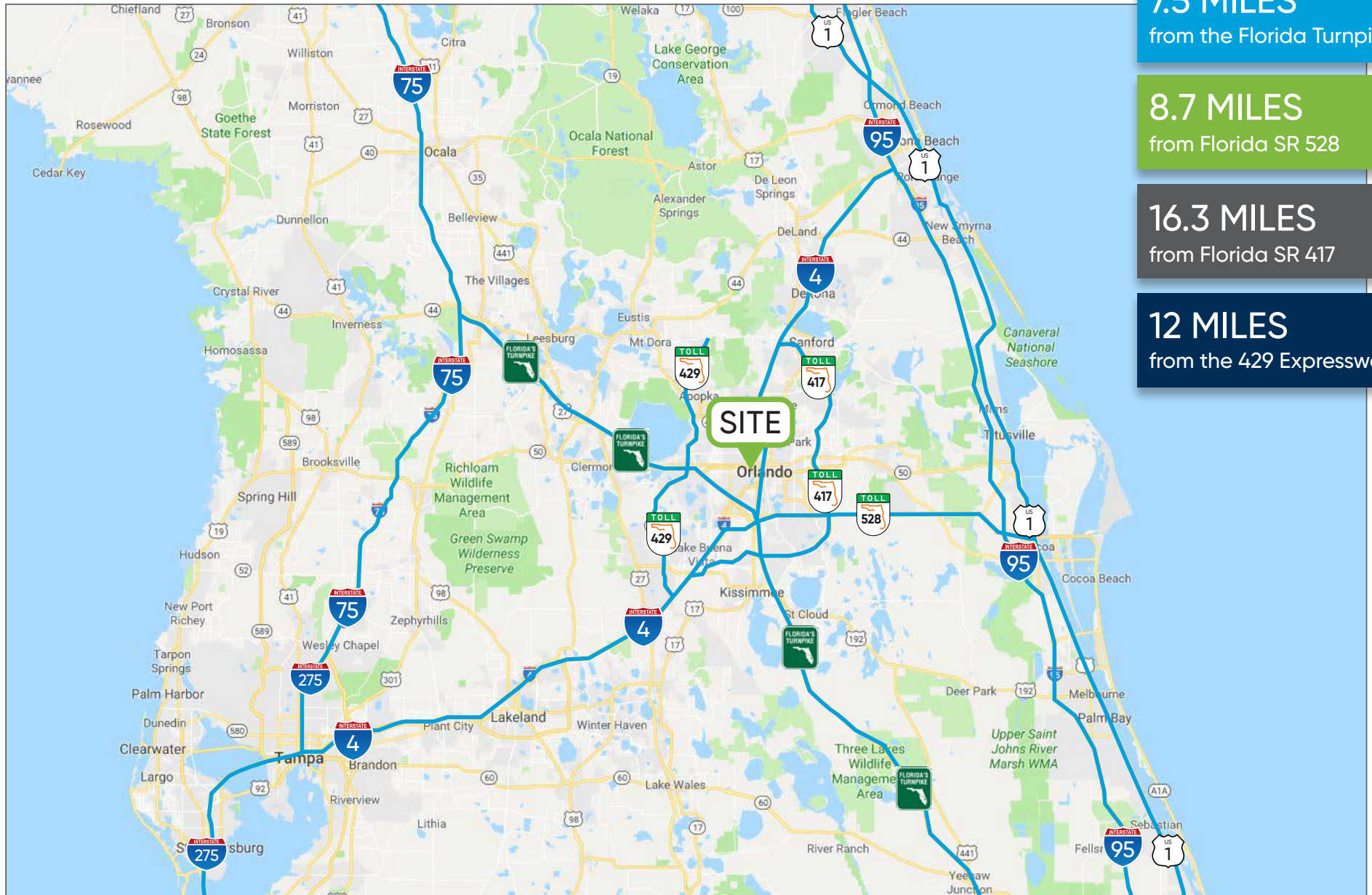
DIRECT ACCESS
to Highway 50 & U.S. Highway 441



Radius	Population	HH Income	Businesses	Employees
1-Mile	11,358	\$88,402	1,409	14,976
3-Mile	89,239	\$82,097	13,680	179,811
5-Mile	308,950	\$72,955	26,024	283,589



Main Roadways Aerial



The Packing District Development

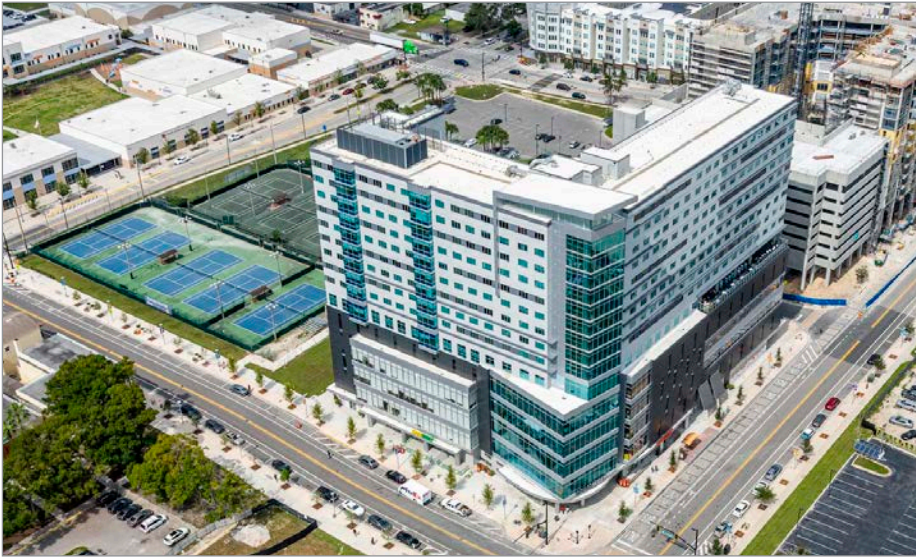


Development Overview

- + 202 Acres of Land in the City of Orlando
- + 97 Acres of Land Currently Industrial/ Commercial to be Converted to Mixed-Use and Residential
- + 105 Acres of Dedicated Regional Park, Including a 40-Acre Urban Farm
- + 3,500 Units of Projected Residential, ±1 Million Square Feet of Projected Retail and Office Space
- + Annexed into the City of Orlando in 1996 with PD



UCF Downtown-Creative Village



Conceptual Master Land Use Plan

- Phase I Development Completed
- Existing Community Assets
- Phase 1 Development Proposed
- Future Development
- Phase 1 Development In-Progress

Project Overview



1.2 Million SF
Office / Creative Space



750,000 SF
Higher Education
Space



1,500
Residential Units &
Student Housing Beds



150,000 SF
Retail/Commercial
Space



225
Hotel Rooms



Downtown Orlando Snapshot

A record-breaking
75 MILLION

tourists traveled to Central Florida in 2019, making it the Number One Travel Destination in the U.S.

About Downtown

- + In 2019, Forbes Named Orlando the Best Market for Real Estate
- + \$5.2 Billion in Total Developmental Investments
- + Downtown Spans more than 300 Blocks and a Total of 1,664 Acres

Downtown Residential

- + 13,310 Residential Units Downtown
- + 93.2% Apartment Occupancy Rate
- + \$1,766 Average Rental Rate
- + 3,584 Proposed Residential Units with 1,301 In-Progress

Downtown Office

- + 10,980,730 Rentable Square Feet
- + 90.8% Office Occupancy Rate
- + \$23.27 Per SF Average Office Rental Rate

Downtown Retail

- + 1,344,573 Rentable Square Feet
- + 93.3% Retail Occupancy Rate
- + \$23.21 Per SF Average Retail Rental Rate

Downtown Demographics



184

Business Licenses Issued In 2019



82,924

Total Jobs Downtown



\$70,808

Average Salary Downtown



53.4%

Bachelors Degree or Higher



17,870

Estimated Population 2019



37.9

Average Age



\$74,682

Average Household Income



\$206,966

Median Home Value 2019

