



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

4045 Forrestal Ave
Orlando, FL 32806

STABILIZED & DIVERSIFIED PROPERTY IN SODO NEIGHBORHOOD

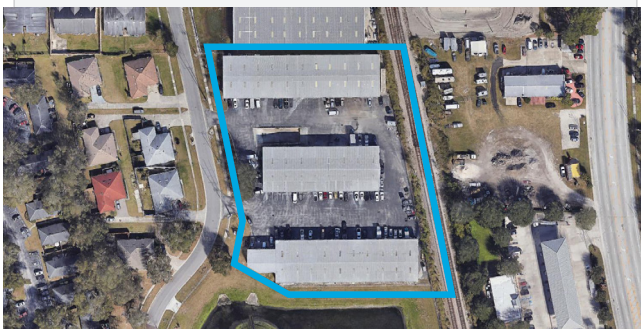


FOR SALE

- + Price: \$5,500,000
- + Land Size: 3.06 Acres
- + Building Size: 52,500 SF
- + Building type: Industrial Flex
- + Zoning: C-3
- + Parking: 85 Spaces

Highlights

- Located in Orlando's desirable SODO neighborhood.
- Forrestal Industrial Park is an established infill property with an excellent occupancy history and irreplaceable location.
- 2.5 miles from Orlando's CBD and offers excellent access to Interstate 4, Orange Ave., HWY 441 and other local and regional arteries.
- Consists of three warehouse buildings totaling 52,500 square feet of rentable space.
- 100% occupied by a total of 16 tenants, many of which have a long-term tenancy history of over 7 years.
- Ample parking along with a common truck well to complement the grade level roll up doors that measure 10' x 14'.
- Excellent opportunity for an investor to acquire a stabilized and diversified property with an attractive, stable return now along with the ability to bring existing rental rates up to market to increase yields and value into the future.



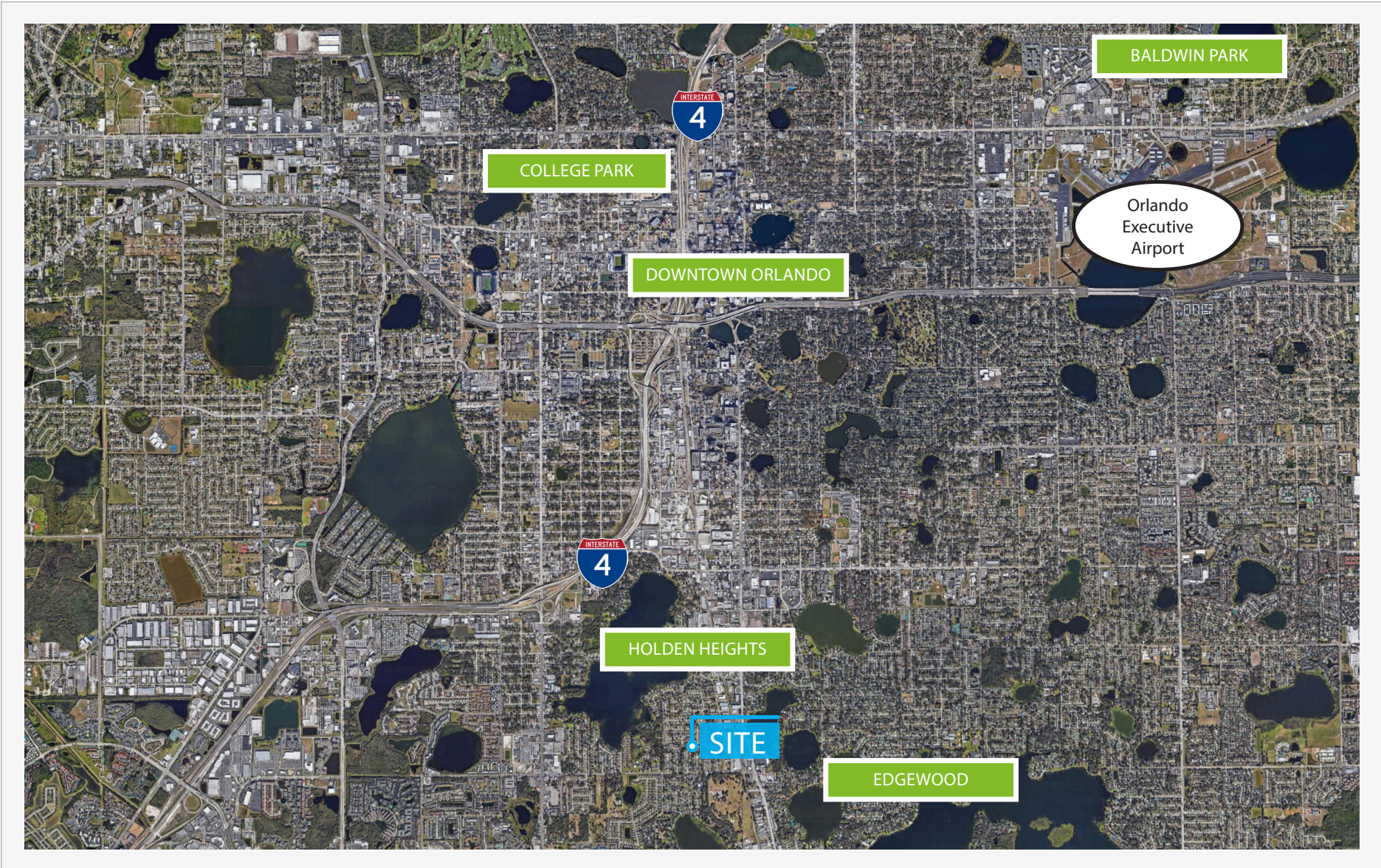
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Location Aerial



Demographics

1 MILE



6,618
ESTIMATED
POPULATION 2017



42.2
AVERAGE AGE



\$86,856
AVG HOUSEHOLD
INCOME



40.4%
BACHELORS DEGREE
OR HIGHER



\$820,021
AVERAGE HOME VAL-
UE 2010

3 MILE



121,253
ESTIMATED
POPULATION 2017



36.7
AVERAGE AGE



\$67,890
AVG HOUSEHOLD
INCOME



30.2%
BACHELORS DEGREE
OR HIGHER



\$486,498
AVERAGE HOME VAL-
UE 2010

5 MILE



285,358
ESTIMATED
POPULATION 2017



36.1
AVERAGE AGE



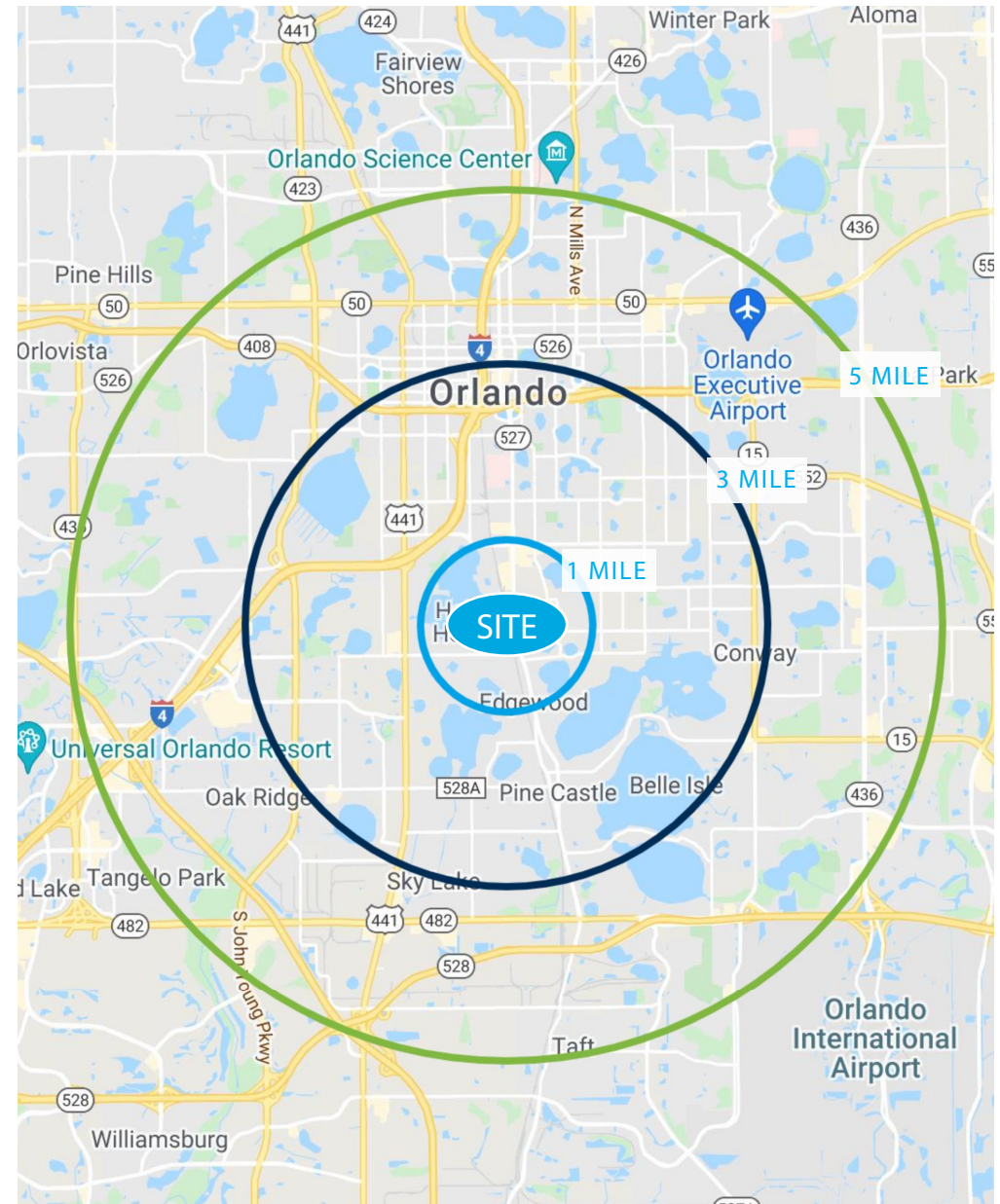
\$67,598
AVG HOUSEHOLD
INCOME



30.9%
BACHELORS DEGREE
OR HIGHER



\$454,504
AVERAGE HOME VAL-
UE 2010



Market Aerial

