



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

6333 McCoy Road  
Orlando, FL 32822

**SINGLE-TENANT PROPERTY WITH CREDIT TENANT**



## FOR SALE

+ Price:	\$9,950,000.00
+ Cap Rate:	6%
+ Lease Expiration:	October 31, 2024
+ Building Size:	41,978 RSF
+ Zoning:	I-P/AN
+ Parking:	154 (Designated) 4.2 per 1,000 SF



## Highlights

- Single-Tenant Property with Credit Tenant.
- Immediately Adjacent to Orlando International Airport.
- High Technology Design & Construction.
- 6% Asset MGMT Fee to Owner.
- Operating Expenses paid directly by Tenant.
- Acquisition of an STNL 41,978 RSF R&D Industrial facility leased to Leidos, Inc. (NYSE: LDOS).
- Lease status is fully in force with no offsets. Expiration of current term is 10/31/2024. High likelihood of renewal.
- Buildout is fully air-conditioned R&D level buildout. 20 grade level roll-up doors.

### KYLE WOOD

Executive Vice President  
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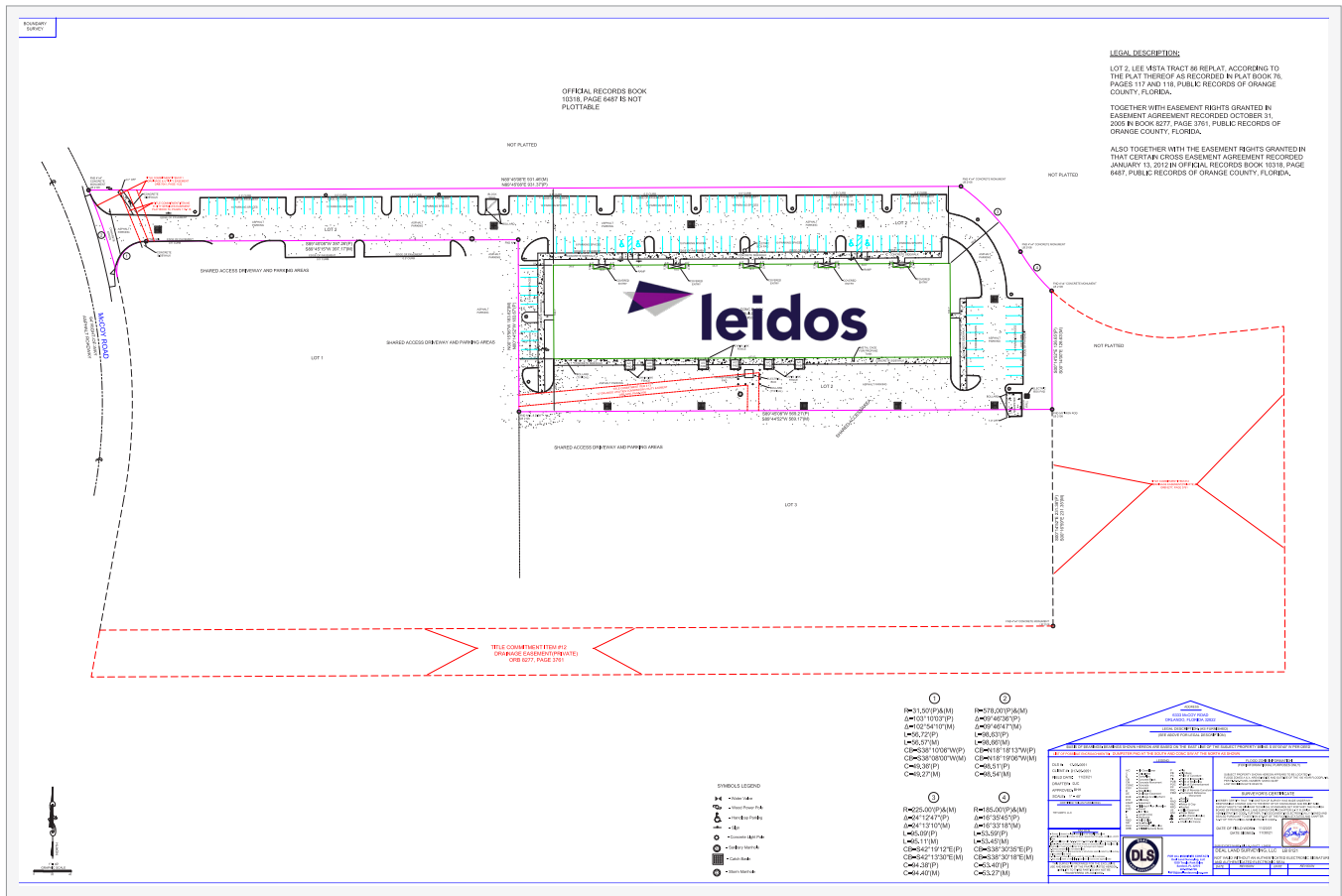
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### BISHOP BEALE DUNCAN

250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

## SITE PLAN & AERIAL



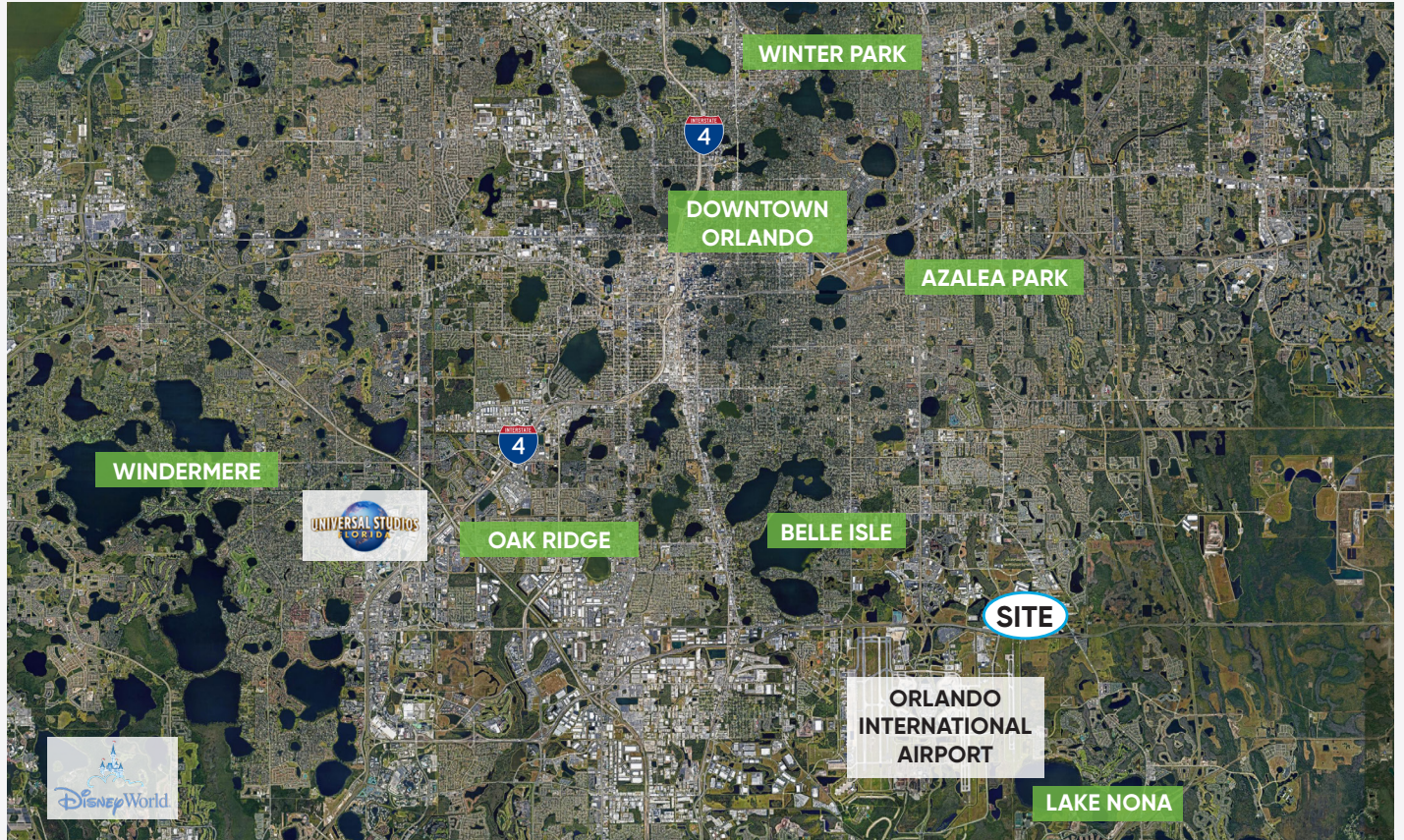


# Property Images

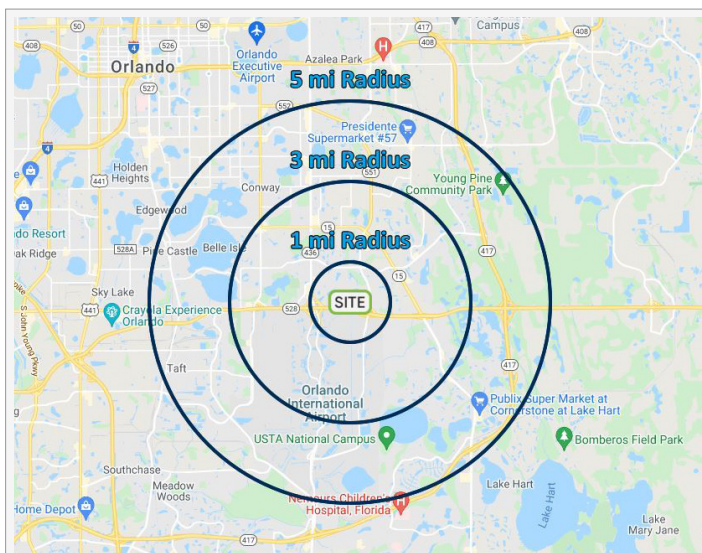




# Local Economics



Radius	Population	Households	Median Age	Median HH Income	Average HH Income	Businesses	Employees
1-Mile	1,173	548	29.2	\$51,164	\$54,799	590	11,417
3-Mile	44,282	17,354	35.6	\$51,164	\$71,886	2,676	28,382
5-Mile	147,010	58,182	37.1	\$64,114	\$76,092	6,978	61,591





1.3  
Miles

from  
**FL-528**

0.25  
Miles

north of  
**Orlando  
International  
Airport**

7.5  
Miles

south east of  
**Downtown  
Orlando**

