

FOR SALE
26,182 SF



WAREHOUSE WITH OFFICE

1085 BELLE AVE, WINTER SPRINGS, FL 32708

INVESTMENT HIGHLIGHTS

- 26,182 SF metal warehouse building
- Warehouse is insulated including multiple Big Ass Fans
- Single tenant, NNN lease
- Lease Expiration May 2029
- 3% annual escalations
- Weighted NOI upon renewal: \$236,370
- Personal Guarantee
- Additional 5ac contiguous to Subject is available
- Significant upside upon lease expiration

Address: 1085 Belle Ave, Winter Springs FL 32708

Building Size: 26,182 sf

Office Area: 7,800 sf

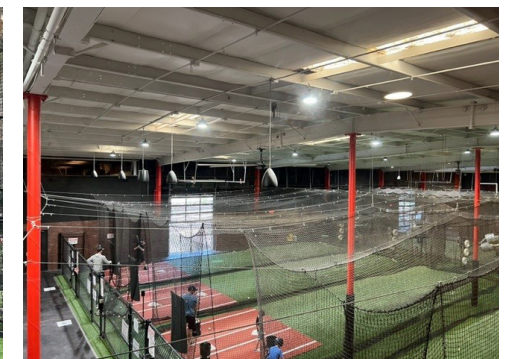
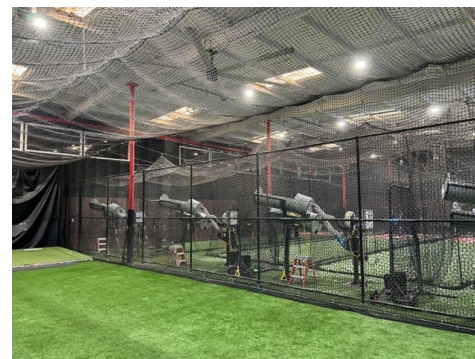
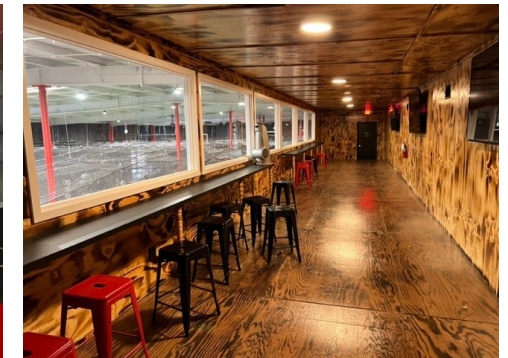
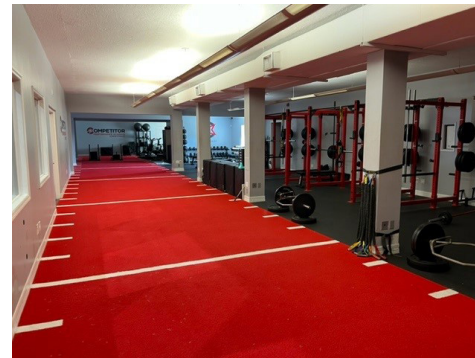
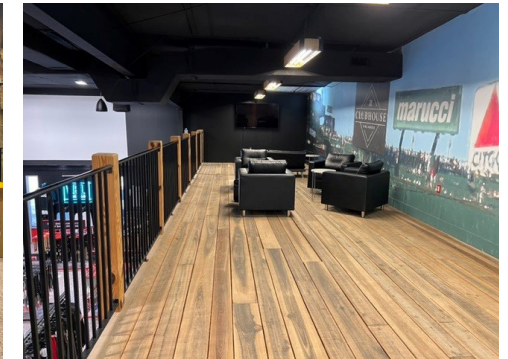
Site Area: 3.47 acres

Clear Height: 20'

Loading: 2 bay doors:
Grade level bay door (12')
Loading dock with 12' bay door

Zoning: Commercial General

Parcel ID: 04-21-30-521-0000-0020



DEMOGRAPHICS



201,211
POPULATION
Within 5 Miles



\$102,697
AVG. INCOME
Within 5 Miles



81,240
OF HOUSEHOLDS
Within 5 Miles



197,214
DAYTIME POP.
Within 5 Miles

704,200

POPULATION
Within 10 Miles

\$106,529

AVG. INCOME
Within 10 Miles

276,238

OF HOUSEHOLDS
Within 10 Miles

763,580

DAYTIME POP.
Within 10 Miles



0.3 MILES

TO SR 434

4.8 MILES

TO I-4 ACCESS

7.0 MILES

TO SR 417 ACCESS

9.9 MILES

TO ORLANDO-SANFORD
INTERNATIONAL AIRPORT

15 MILES

TO DOWNTOWN ORLANDO

CONTACT INFORMATION

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