



COMMERCIAL REAL ESTATE SERVICES

**For Sale - RARE 100% Leased IOS/Small Bay Industrial | 3.23 Acres | 13,384 SF**



ANCHOR TENANTS



**1733 BENBOW COURT, APOPKA, FL**

*Multitenant Small Bay Industrial Complex with Outdoor Storage*

*In-Place National Credit Tenants*

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# THE OFFERING

Lee & Associates is pleased to present this opportunity to acquire this hard-to-find multitenant small bay industrial building with associated outdoor storage yard. The property is extremely well located in the northwest Orange County submarket, with close proximity to I-4, SR 414, and SR 429, and is located off of US 441 (Orange Blossom Trail), a major thoroughfare throughout the market.

The property has been well-maintained and features national credit Tenant’s USIC and Bloodhound Underground making over 75% of the NOI. With hard-to-find Ind-2/Ind-3 zoning, outdoor storage is permitted by right and allows a variety of users to occupy the property, including outdoor storage and manufacturing users. Value add opportunity exists by way of lease-up, as well as reconfiguring the building for 1-2 users that will maximize the property.

## THE OFFERING PROCESS

- Offers accepted immediately.
- Upon execution of Seller’s NDA, Buyer shall be provided access to a full due diligence file, including leases, environmental, survey, and prior title information.
- Perfect opportunity for a 1031 exchange buyer with lots of due-diligence in-hand.



## Investment Summary

Offering Price:	\$4,000,000
Building Size:	13,384 SF Per Survey
Occupancy:	100%
Gross Site Size:	±3.23 acres
Total Usable Site Size:	±2.73 Acres
Zoning:	Ind-2/Ind-3, Permits Outdoor Storage ( Orange County)
Current Tenants:	5
Number of Units:	6

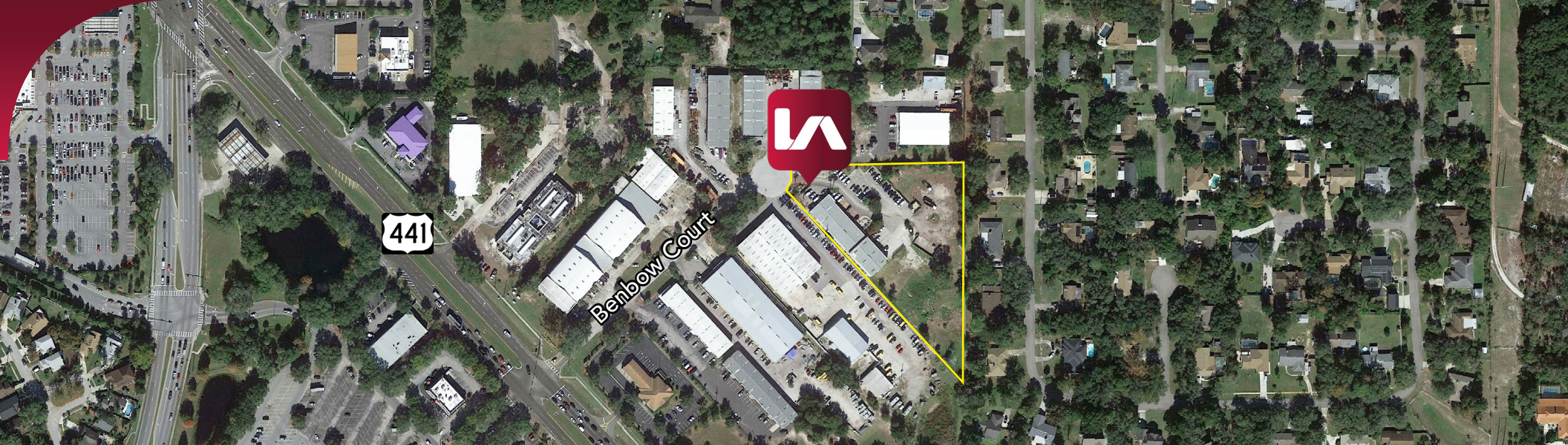
### Anchor Tenants:



## Income Summary

Projected 2024 NOI:	\$300,518
Cap Rate:	7.51%





## PROPERTY SUMMARY

Property Address:	1733 Benbow Court, Apopka, FL 32703	Average Unit Size in Building:	2,204 SF
Orange County Parcel#:	24-21-28-5986-00-0033	Smallest Unit:	1,500 SF
Zoning:	Ind-2/Ind-3, Permits Outdoor Storage (Orange County)	Largest Unit:	3,800 SF
Building Size:	13,384 SF Per Survey / 13,226 SF per Rent Roll; Value Add Opportunity	Yard Sizes:	Two (2) ±0.17 Acre Lots and One (1) 0.75 Acre Lot
Construction:	Metal	Gross Site Size:	±3.23 Acres
Year Built:	1986	Total Usable Site Size:	±2.73 Acres
Office Finish:	Typical Small Bay, Minimal	Laydown Yard Size:	±1.75 Acres - Fully Stabilized
Fire Suppression:	None	Site Improvements:	Fully Fenced, Stabilized, and Lit
Current Tenants:	5	Utilities:	Well and Septic, Electric is Separately metered for each Tenant.
Number of Units:	6	Flood Zone:	Zone X



# PROPERTY PHOTOS



# ANCHOR TENANT PROFILES

## USIC

USIC performs over 80 million locates annually for telecommunications, gas, electric, sewer, and water utility providers, and numerous municipalities throughout North America. USIC is owned by Partners Group, a private equity company with over \$142 billion AUM.

This location serves as USIC’s Central Florida hub.



## BLOODHOUND UNDERGROUND

Bloodhound Underground is a utility locate company owned by USIC that provides private utility lookup services and has locations throughout the country and has been in business since 1999.

This location serves as the South Regional headquarters.



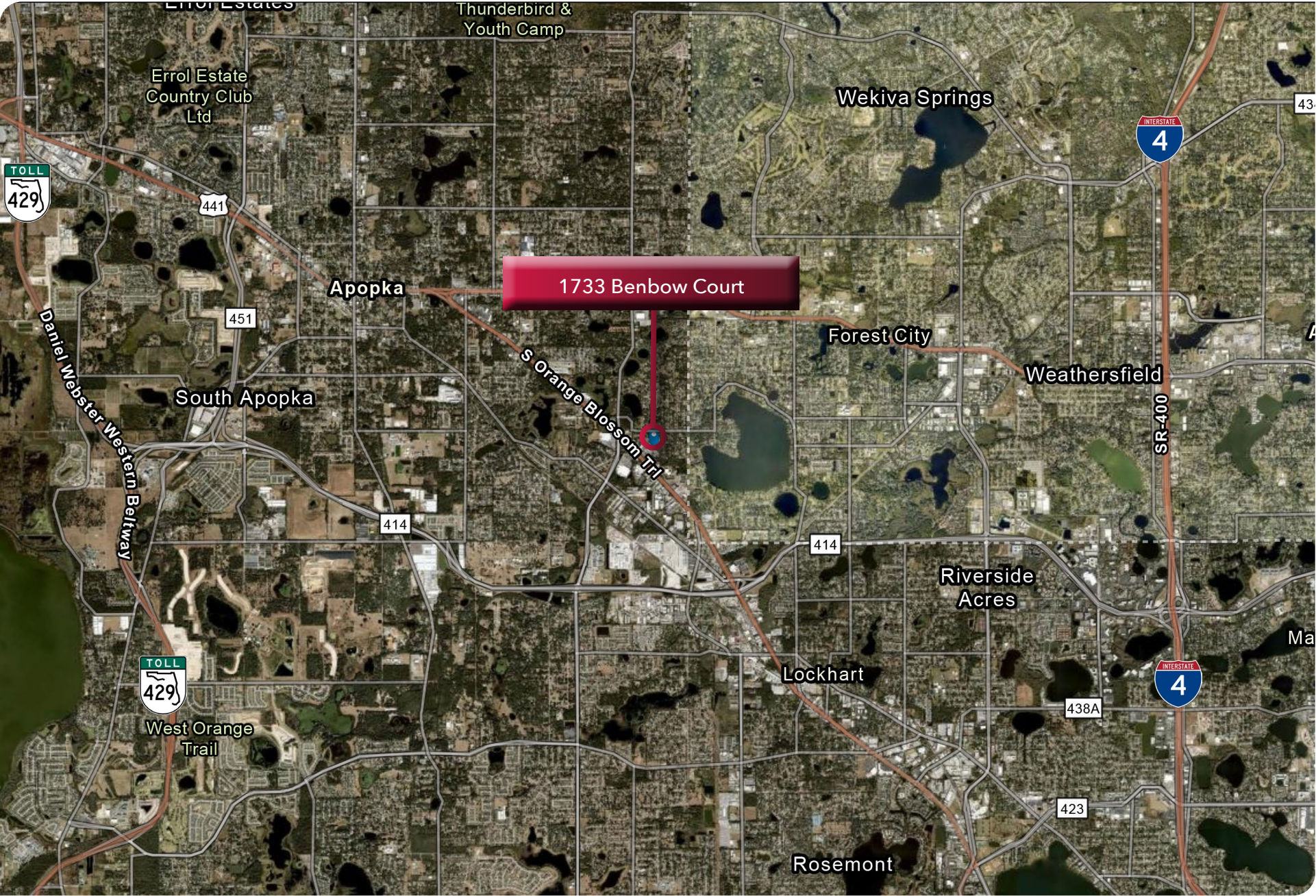
## ROTOLO CONSULTANTS (RCI)

RCI is a landscape maintenance, design, and construction company servicing private companies and various municipalities throughout the southeast. RCI has 14 offices and currently this is their Florida branch.



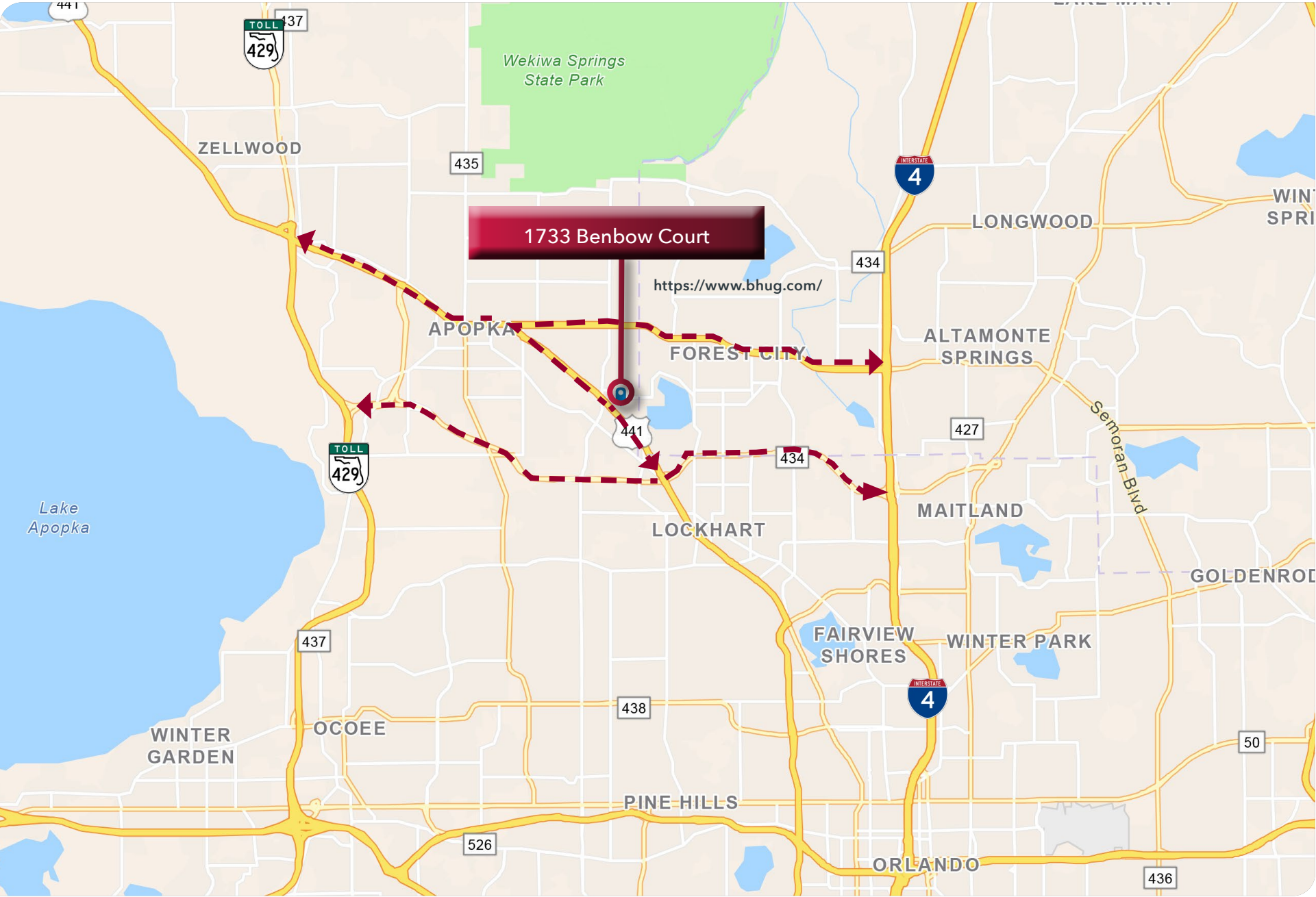


AERIAL VIEW





HIGHWAY ACCESS







*For more information, please contact one of the following individuals:*

## **CONTACT**

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