

FOR SALE

2227 Mercator Drive

ORLANDO, FL 32807

9,000 SF INDUSTRIAL | FLEX SPACE

A COMBINED SALE OF THE REAL ESTATE AND OPERATING BUSINESS

BISHOP WOOD PARTNERS



BUILDING & SITE DETAIL

2227 Mercator Drive is a 9,000-square-foot, single-story industrial/flex building situated on a 0.91-acre in-fill parcel in the East Orlando / Hanging Moss corridor, continuously owner-occupied by the same specialty contractor for more than two decades.

The property benefits from a well-positioned in-fill location with strong access to major thoroughfares and regional distribution routes. The site offers above-average outdoor storage capacity, a strong parking ratio relative to building size, and a functional single-story layout that has supported the operating business's needs throughout its tenure.

The building's uninterrupted, long-term occupancy reflects its operational reliability and the durability of its design. The asset presents a rare opportunity to acquire a turn-key industrial facility with proven functionality in a supply-constrained submarket.

The real estate is offered exclusively in combination with the operating business below.

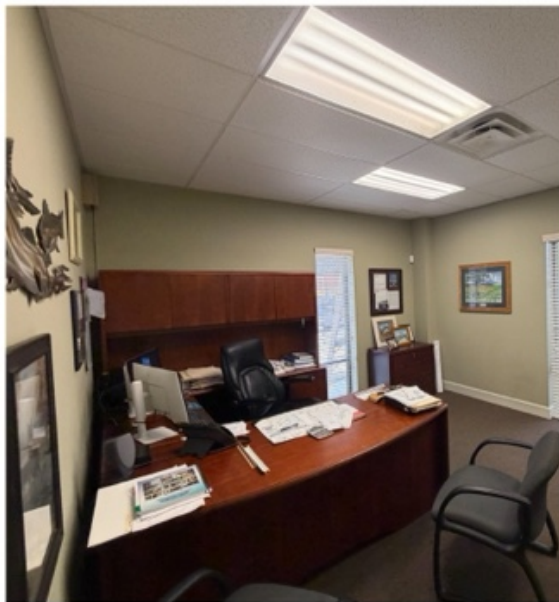
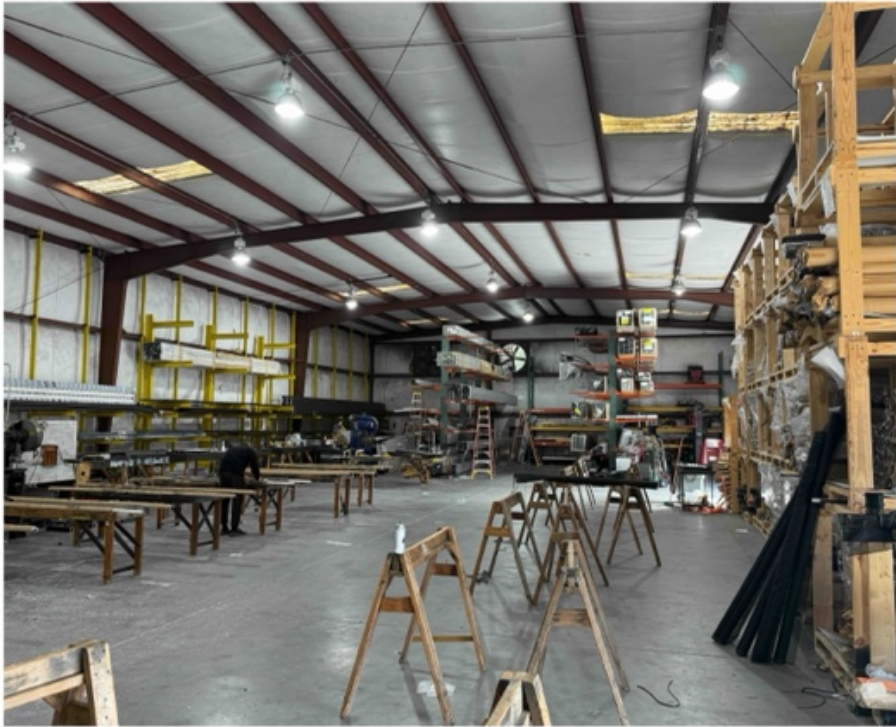
\$3,700,000
COMBINED ASKING PRICE

\$2,400,000
REAL ESTATE

\$1,300,000
BUSINESS

REAL ESTATE	\$2,400,000
ADDRESS	2227 Mercator Drive Orlando 32807
GROSS BUILDING AREA	9,000 SF
LAND AREA	39,690 SF / 0.91 ac
YEAR BUILT	2003
ZONING	ORG IND-1 / IND-5 (Industrial / Flex)
BASE / WAREHOUSE AREA	7,560 SF
OFFICE AREA (AOF)	1,440 SF
PARKING	Above-avg.; +12 extra long entrance drive
OUTDOOR STORAGE	Above-average fenced yard
GRADE-LEVEL DOORS	Three 14' roll-up
CLEAR HEIGHT	~20' sides • ~22' center

PROPERTY PHOTOS



THE BUSINESS

The Company is a specialized contractor in aluminum screen enclosures, having continuously operated from this location for over twenty years. It primarily serves the residential market in Central Florida, with growth largely fueled by word-of-mouth referrals. The business boasts a dedicated team of 13 long-serving members, along with on-call 1099 installation crews to accommodate peak demand. It designs, fabricates, and installs screen enclosures, screened patios, and outdoor living structures tailored for an upper-middle and high-end clientele across five counties in Central Florida. Detailed financial performance can be found in the Offering Memorandum, which is available upon signing a Confidentiality Agreement.

BUSINESS NAME	Witheld
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BUSINESS PRICE	\$1,300,000
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YEARS IN BUSINESS	20+
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INDUSTRY	Aluminum Structures and Screening NACIS 238190
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PRIMARY CUSTOMER BASE	Residential
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SECONDARY CUSTOMER BASE	Commercial
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AVERAGE SDE	\$346,636
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# OF EMPLOYEES	13 (incl. owner) + 1099 crews
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MARKETS SERVED	Central Florida
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ASSETS INCLUDED	Turnkey Business - Vehicles, Machinery, On-hand Inventory, Etc.
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LOCATION

DEMOGRAPHICS

3, 5, 10 MILES



POPULATION

118,465 | 318,785 | 1,032,061



HOUSEHOLDS

47,775 | 131,424 | 401,086



AVG HH INCOME

\$99,859 | \$103,632 | \$97,988



AVG AGE

37.7 | 38.8 | 38.1



★ = Subject Property

Exclusively Listed By:

Bishop Wood
Partners



"RELATIONSHIP-DRIVEN REAL ESTATE"

Next Steps:

All materials are released only upon execution of a confidentiality agreement; please direct all inquiries to Bishop Wood Partners.

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