

FOR SALE

Yorkshire
Sales & Marketing
COMMERCIAL FLOORING DISTRIBUTOR


CREEGAN
— GROUP —

\$6,937,000

1356 BENNETT DR. LONGWOOD. FL. 32750



Tim Boon

Creegan Group

439 Lake Howell Rd, Maitland, FL, 32751



321-246-7930 (C)
407-622-1111 (O)

PROPERTY HIGHLIGHTS



• Property Type.	Industrial
• Subtype.	Distribution, Warehouse
• Square Footage	46,560
• Buildings	1
• Zoning	IND
• Lot Size (acres)	2.38
• Ceiling Height	18FT +/-
• Loading Docks	6
• Dock High Doors	4
• Roll-up doors with ramp	2
• ADA ACCESS	Front and rear
• Showrooms and Office	11 offices, showroom, board room.
• Bathrooms	7 bathrooms. One With shower
• Fenced Yard	Yes with turn around for semi trucks
• Recent Improvements:	Led Lights, motion Leds, Flooring, Bathroom remodeled. Gutters and underground piped run off. Recently paved parking lot and striped. Landscaping

PROPERTY HIGHLIGHTS



Super clean - 46,560 square feet warehouse. This updated, clean warehouse sits on 2.5 acres of land in Longwood's perfectly located industrial area. Excellent frontage on Bennett Drive with ample parking both in front and rear of the building.

The Column spacing is 40'x30' and the ceiling height is 18' +/- . Zoned industrial. 4 Dock-high doors, plus another 2 with a loading ramp and roll-up door. The .35 +/- acres of fully fenced yard behind the building can easily accommodate a semi-truck turnaround.

There are 11 offices, a 2,000 SF showroom, a 300 SF board meeting room, and a 600 SF under-air storage area. All interior offices have 10-foot ceilings. There are 7 bathrooms throughout the property, one of which in the office area is a full bathroom with shower.

The Property was built in 1984 and the rear in 1987 with full renovations in 2008 and 2018, The most recent upgrades in the last few years include LED motion detection warehouse lighting and newly installed LED overhead lighting, new interior floors in the office and showroom areas, modern ceiling tiles and bathroom fixtures, and a newly designed pantry. On the exterior of the property, the parking lot has been recently paved and striped with freshly planted landscaping, new gutters, and newly installed underground piped rainwater run-off. Accessible ramps along with stairs were also added, leading up to the property, both front and rear.

The property was constructed on a fill dirt platform which is four feet above ground, with a water run-off drainage ditch running along the entire right-side perimeter of the building.

Tenant occupied by 2 tenants (1 owner tenant) – 50% occupied vacant space advertised at \$12.50 SQFT plus CAM. For future tenants if not wanting to occupy the whole space or purchase as an investment.

Excellent location in Longwood -- close to UPS, FedEx, 17/92, SR 434, SR 436, and I-4.

TENANT INFORMATION & LEASE TERMS



Suite 1

Location: Front left of the building.

Space total: 12020 SQFT

Warehouse 9552 SQFT and 2468 SQFT under air office and showroom.

Docks: 2 Dock High.

Tenant occupied till: June 30th 2028

leased at \$12.50 SQFT base plus CAM.

Suite 2

Location: Front right of the Building.

Space total: 10300 SQFT

Warehouse 7993 SQFT warehouse plus 2307 SQFT high-end office and showroom

Docks: 1 Dock with RAMP

Owner Occupied -

Advertised for lease at \$12.50 SQFT base plus \$4.00 CAM. Possibly Available October 2025 - January 1st, 2026 As owner occupant, could relocate within the building

Suite 3

Location: Rear Left of the Building.

Space total: 10800 SQFT

Warehouse 10800 SQFT warehouse 14x8 Office

Docks: 1 Dock High.

Available

Advertised for lease at \$12.50 SQFT base plus \$4.00 CAM..

Suite 4

Location: Rear right of the Building.

Space total: 10800 SQFT

Warehouse 10800 SQFT warehouse

Docks: 1 Dock High. 1 RAMP and DOCK

Available

Advertised for lease at \$12.50 SQFT base plus \$4.00 CAM. Available July 1st 2025

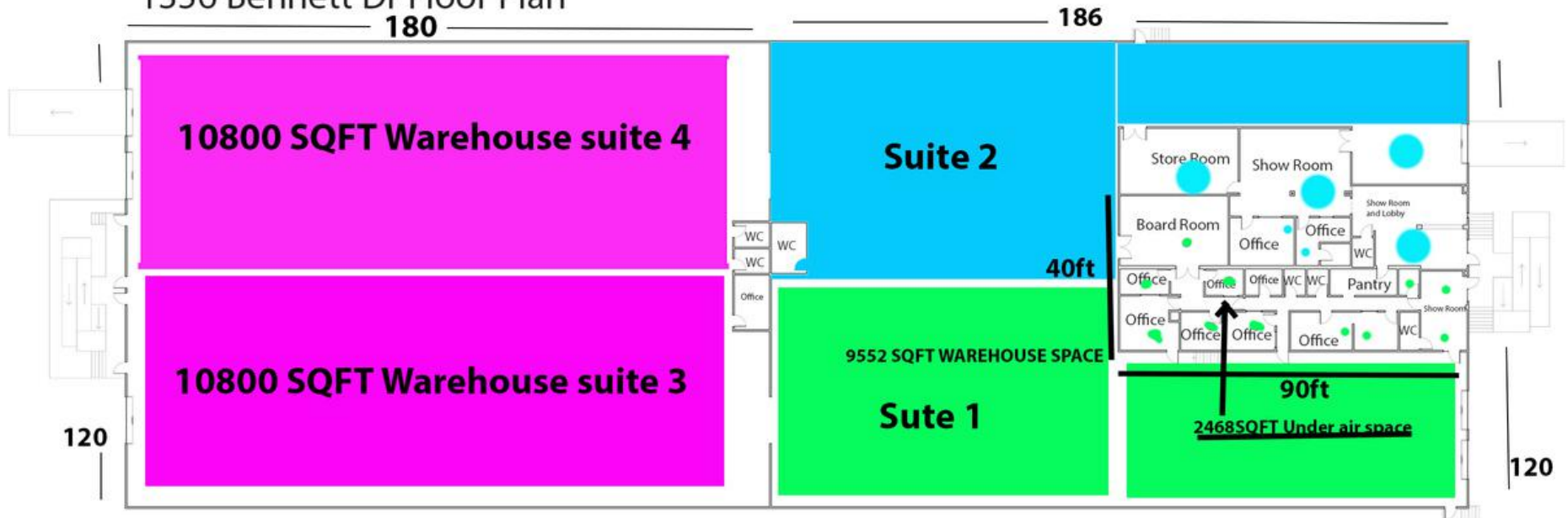
Second-story office:

350 SQFT Office space Leased till December 2025 \$1299 a month.

(and 2000 +/- SQFT storage space used by owners)

TENANT INFORMATION FLOOR PLAN

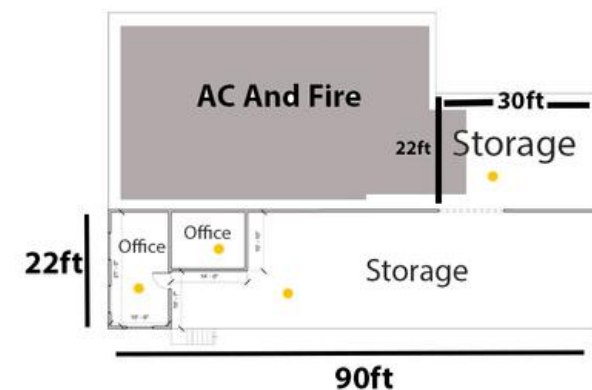
1356 Bennett Dr Floor Plan



Leased till 2028

Available 10800SQFT to 21600 SQFT

Second story



FINANCIAL SUMMARY

TENANT INFORMATION & LEASE TERMS



Current rent roll 2025:

CURRENT RENT ROLL									
Suite	Tenant	Lease start	Lease end	Options	Current rent	Space	Yearly increases	CAM	COSTS
Suite 1	Ceaser events	6/1/22	7/31/28		\$12,520.84	12020	3.50%	\$3	utilities split
Suite 2	TMS MGM	6/1/22	12/30/25		\$7,778.19	10300			utilities split
Suite 3						10800			utilities spit
Suite 4						10800			
Second story	TPS	6/1/22	12/30/25		\$1,299	350			
				Total Month	\$21,598.02		CAM MONTH	\$3,005	
				Total Year	\$259,176.24		CAM YEARLY	\$36,060	
Operating costs:	Tenant	Owner							
Water and Electric	\$30,000.00 YR								
Insurance		\$35,438.35 YR							
Taxes		\$35,758.69 YR							
Management fee		\$24,000 YR							
Lawn		\$3,600.00 YR							
Maintenance		\$6,000 YR							

Predicted rents Once fully Leased:

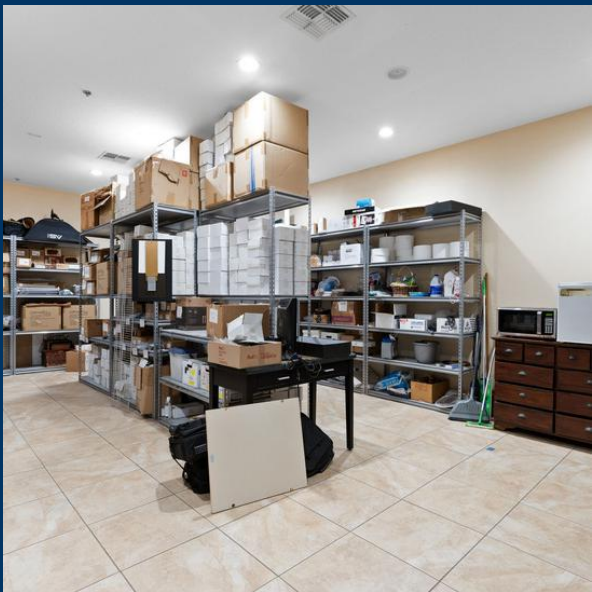
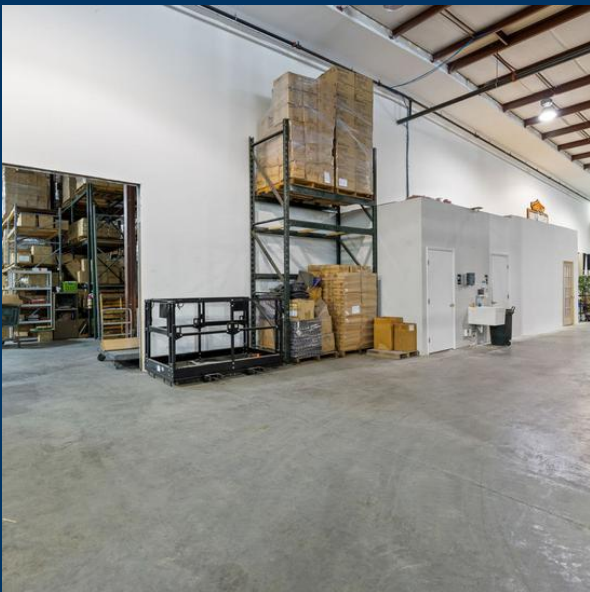
PREDICTED RENT ROLLS	TENANT	SQFT	July 1 2025 SQFT \$ YR	Monthly amount	Yearly Amount	CAM
When fullu leased						
Suite 1	Ceaser	12020 SQFT	\$12.50	\$12,520.83	\$150,250	\$3
Suite 2	TBD	10300 SQFT	\$12.50	\$10,729.17	\$128,750.00	\$4
Suite 3	TBD	10800 SQFT	\$12.50	\$11,250.00	\$135,000	\$4
Suite 4	TBD	10800 SQFT	\$12.50	\$11,250.00	\$135,000	\$4
Second story	TBD			\$1,299	\$15,588	
			Total	\$47,049.00	\$564,588	\$163,660

Predicted rents subject to vacant spaces being leased at \$12.50 a SQFT plus CAM.

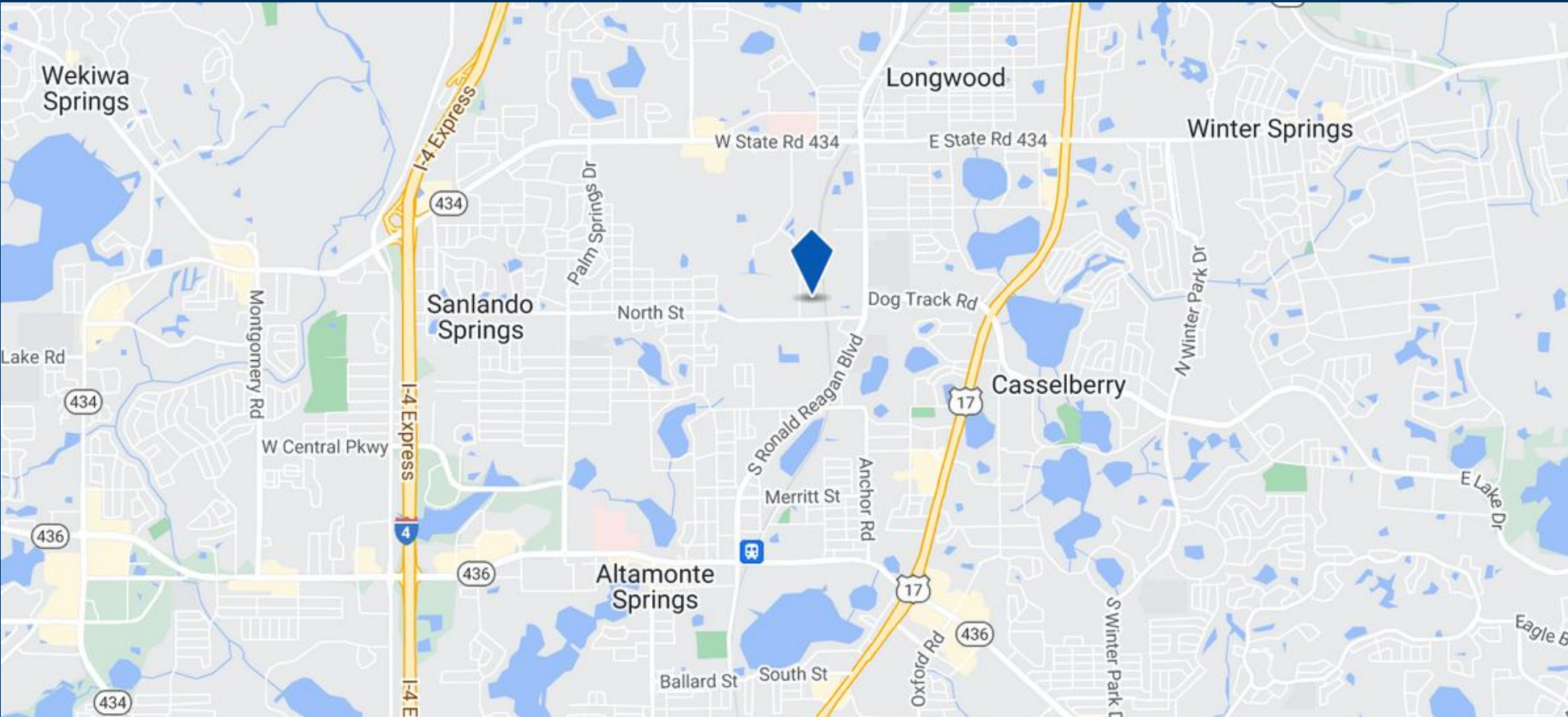
PROPERTY PHOTOS



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LOCATION



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