

For Sale

Fern Street Industrial Property

106,491 SF | \$9,999,000



927 Fern Street

Altamonte Springs, Florida 32701

Property Highlights

- 3 industrial buildings totaling 106,491± SF (66,718± SF open office, 25,670± SF warehouse, 14,103± SF manufacturing)
- 4 dock-high doors and 4 grade-level overhead doors
- Fully renovated within the past year; 3-phase power
- Total of 5.59± acres: 3.49± acre site with building and 3 vacant land parcels (2.1± acres)
- Long term tenants: Vintage Ironworks (14,103± SF) and D4D Exhibits (23,516± SF)
- Current occupancy: 60% with \$380,430 NOI
- Excess vacant land for future expansion/development or parking
- Zoning: MOI-1 (allows industrial, office and warehouse uses)
- Located just off Ronald Reagan Blvd and north of Altamonte Springs City Hall; Minutes to SR 436 (Semoran Blvd), I-4 and SR 434
- Great opportunity for owner-user with terrific upside in the heart of Altamonte Springs
- Spaces also available for lease - reasonable rates



Sale Price: \$9,999,000

For more information

Paul P. Partyka, CCIM, MiCP, CIPS

C: 407 341 0805
ppartyka@realvest.com

Ali Musleem

C: 407 547 7779
amusleem@realvest.com

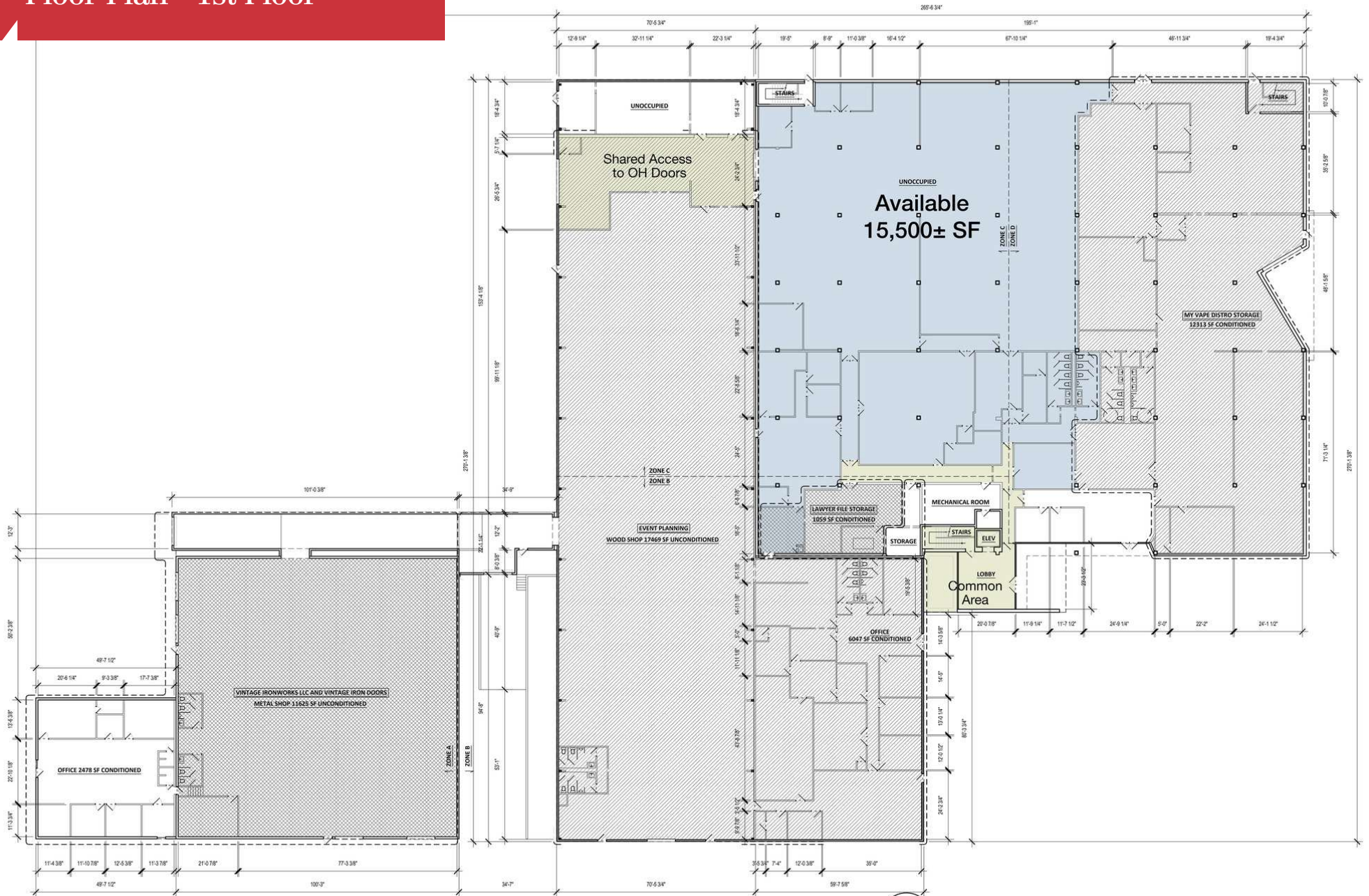


Property Photos



Floor Plan - 1st Floor

72,901 SF OVERALL



OVERALL FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

01

P0090-S-101

Floor Plan - 2nd Floor



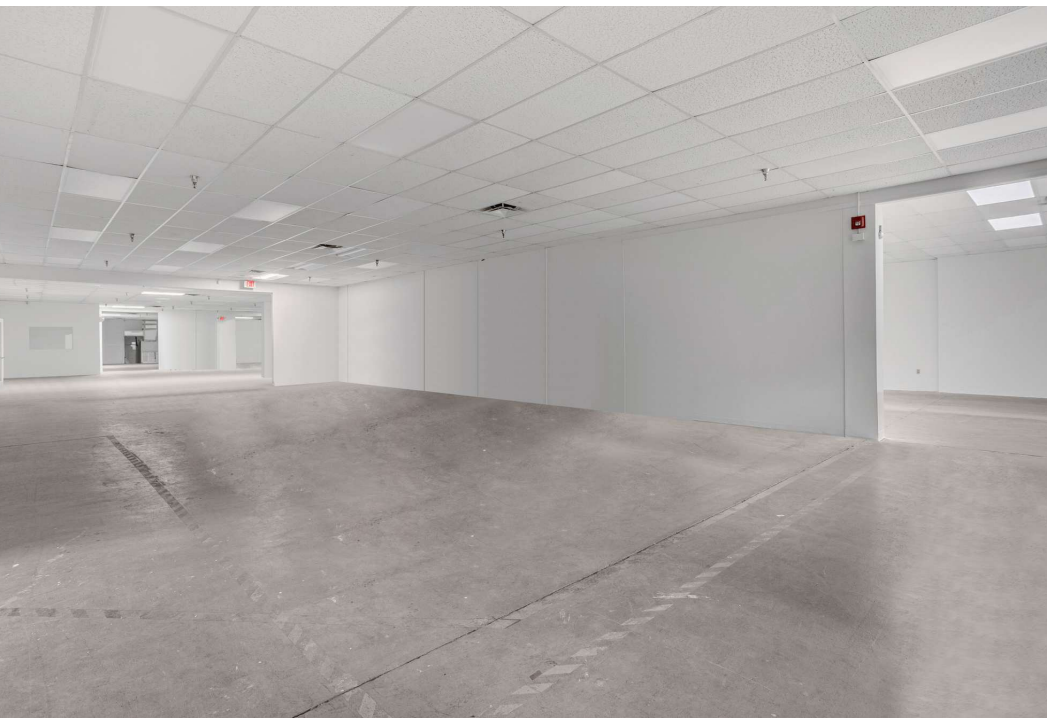
OVERALL PLAN - SECOND FLOOR

SCALE: 1/16" = 1'-0"

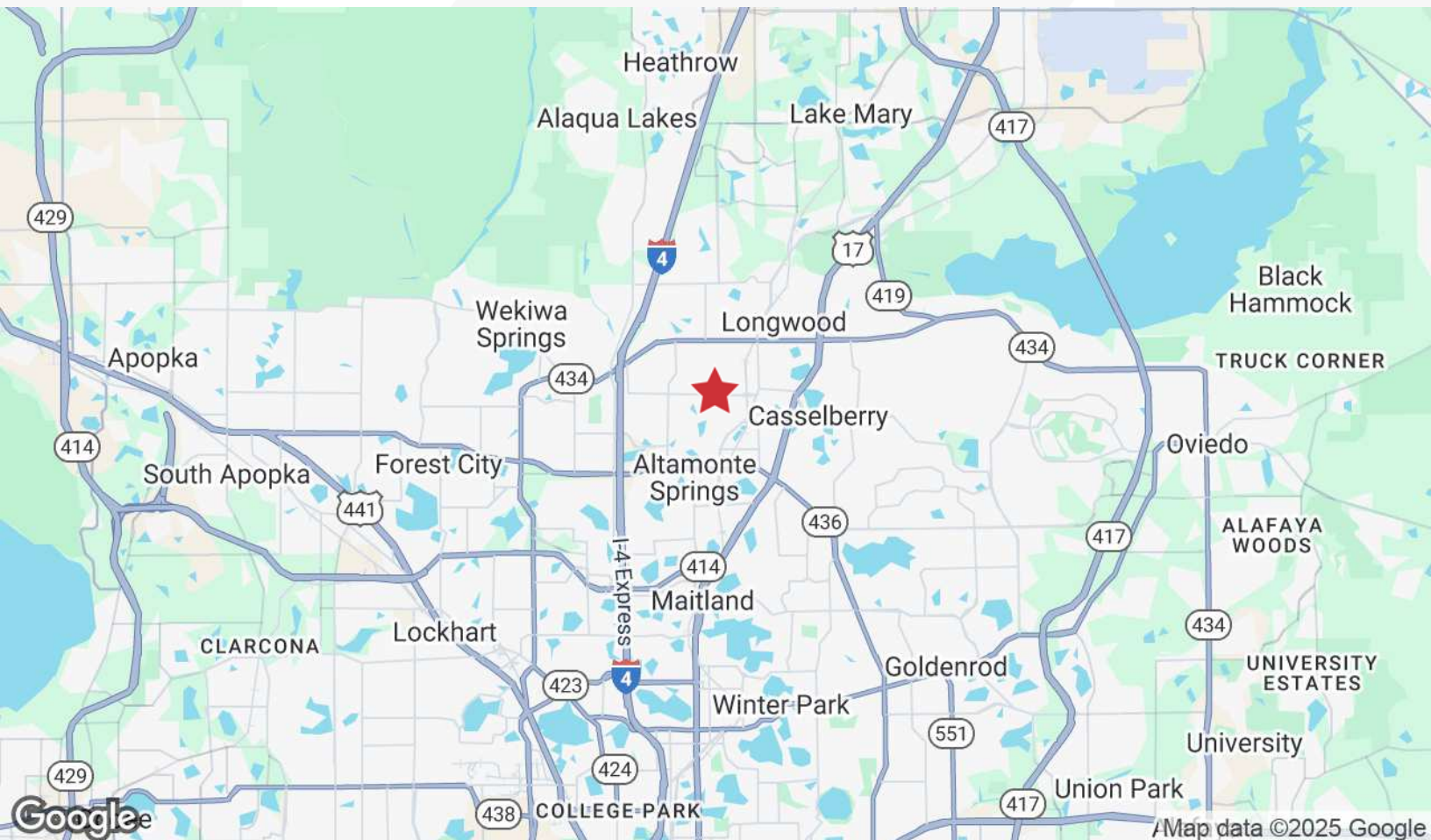
02

P0090-S-102

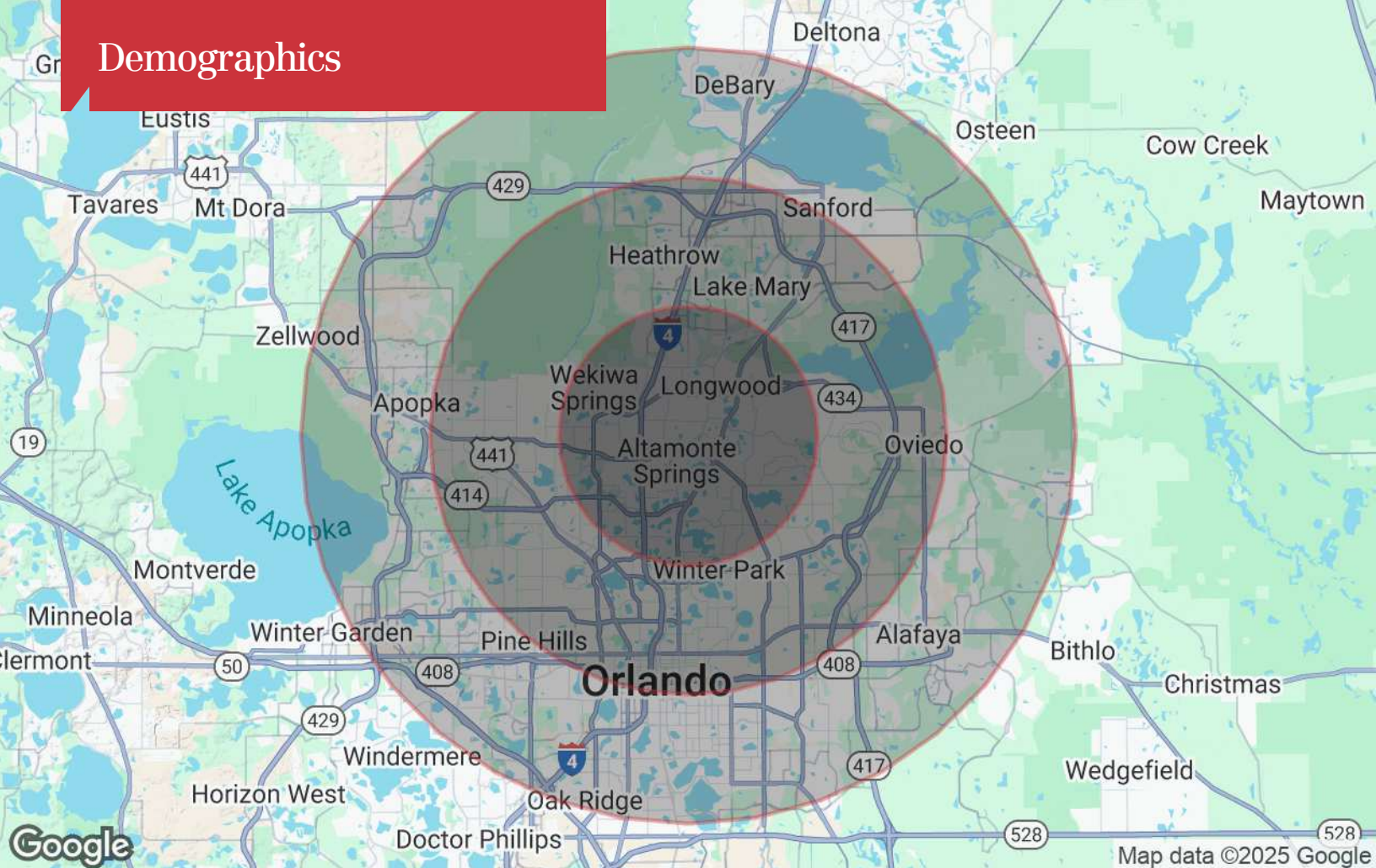
Interior Photos



Location Maps



Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	232,668	812,973	1,465,465
MEDIAN AGE	42	40	40
MEDIAN AGE (MALE)	40	39	38
MEDIAN AGE (FEMALE)	43	41	41

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	97,043	318,561	553,740
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$101,450	\$103,813	\$98,636
AVERAGE HOUSE VALUE	\$412,215	\$420,697	\$392,435

* Demographic data derived from 2020 ACS - US Census