

**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 4 tenants – Room to increase SQFT amounts 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.

# FINANCIAL SUMMARY

## TENANT INFORMATION & LEASE TERMS



Anchor flooring

June 1st 2022 – May31 2026

This lease can be shortened to end on Dec. 31, 2025, if needed during a negotiation.

1.5% increases

Warehouse:10924SQFT

Office: 1268SQFT

current amount \$7778.19 per month

Tenant shall pay an additional fee specified for utilities assessed on the property on a monthly basis. The Tenant's responsibility for the utility bill will be calculated at 50% which is Tenant's proportion of the shared leased space

Yorkshore: ( Owner)

June 1st 2022 – May31 2026

This lease can be shortened to end on Dec. 31, 2025, if needed during a negotiation.

1.5% increases

Warehouse:18000sqft

\$10353.76 per month

Tenant shall be responsible for paying all utility bills assessed on the unit as it is a separate address from the front unit at 1356 Bennett Drive, Longwood FL 32750.

TMS – (owner)

June 1st 2022 – May31 2026

This lease can be shortened to end on Dec. 31, 2025, if needed during a negotiation.

1.5% increases

Warehouse:10924 SQFT

Office: 1028 SQFT

Current \$7778.19 per month -

Tenant shall pay an additional fee specified for utilities assessed on the property on a monthly basis. The Tenant's responsibility for the utility bill will be calculated at 50% which is the Tenant's proportion of the shared leased space

TpS

2nd floor office space.

June 1 2022 – May 2026

2% increase

Rent includes utilities

\$1299.94 per month

# FINANCIAL SUMMARY



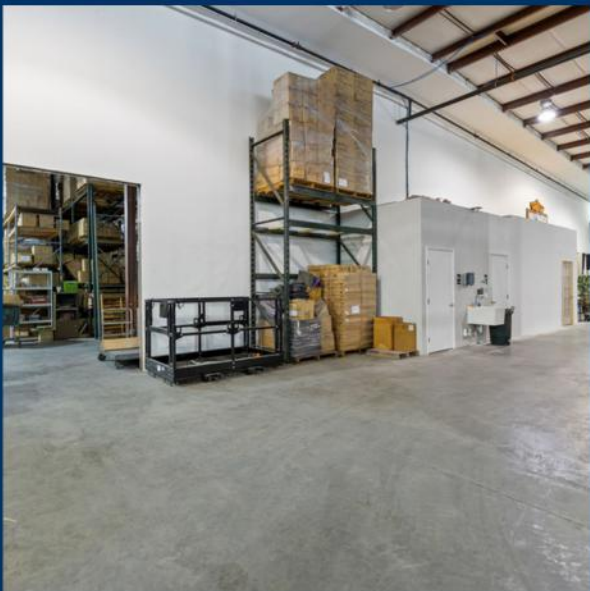
## TENANT INFORMATION & LEASE TERMS

1356 Bennett Drive						
Tenant	Lease start	Lease end	Current rent	Space	Yearly increases	Tenant costs
Anchor Flooring	June 1st 2022	May 31st 2026	\$7,778.19	W/H 10924sqft OF-1268SQFT	1.50%	Utilities / Fire Alarm
Yorkshore (OWNER)	June 1st 2022	May 31st 2026	\$10,353.76	W/H 18000 SQFT	1.50%	Utilities / Fire Alarm
TMS (OWNER)	June 1st 2022	May 31st 2026	\$7,778.19	W/H 10924sqft OF-1028SQFT	2%	Utilities / Fire Alarm
TPS	June 1st 2022	May 31st 2026	\$1,299.94	2nd Floor Office space	2%	Utilites included in rent
			\$27,392.08			
<b>Operating costs:</b>	<b>Tenant</b>	<b>Owner</b>				
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				
Maitnance		\$6,0000 YR				

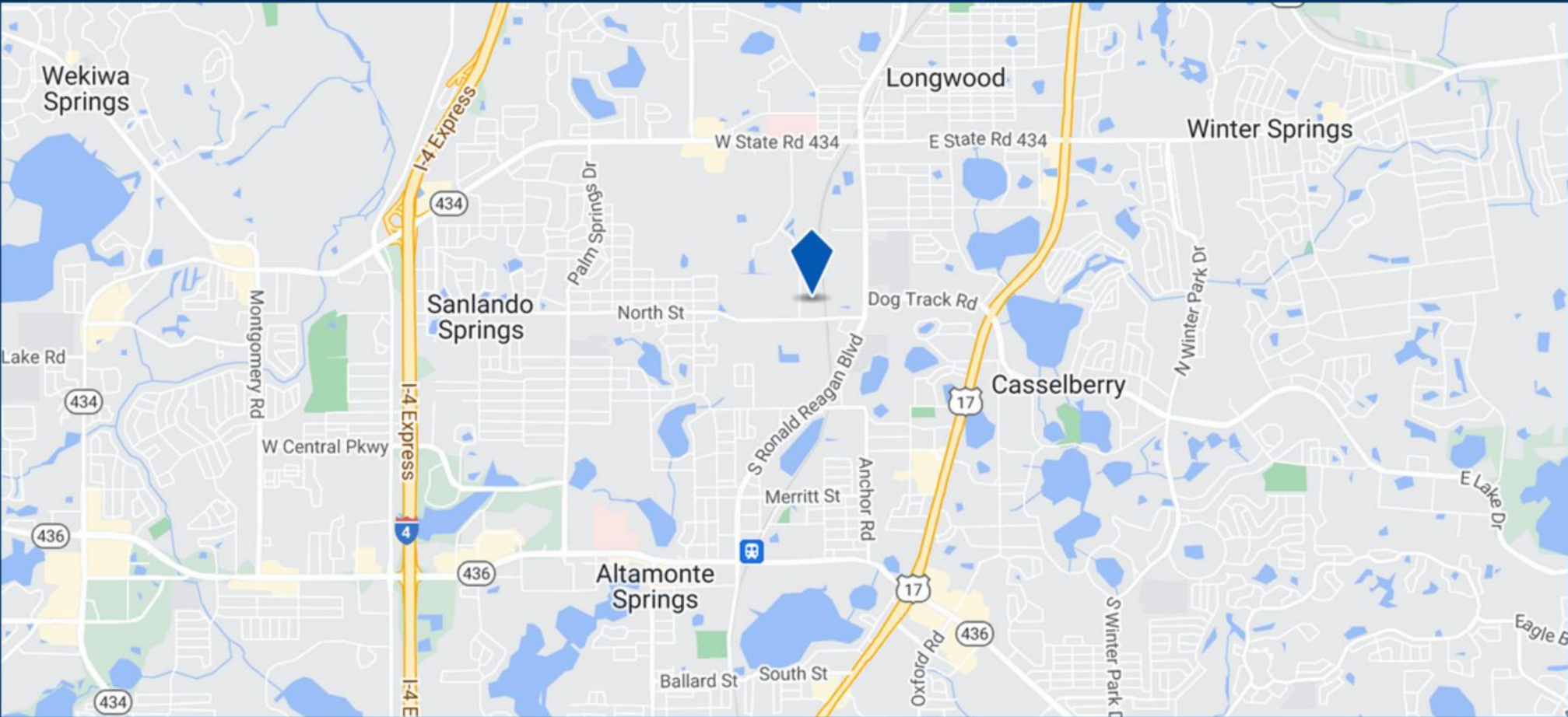
# PROPERTY PHOTOS



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# LOCATION





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