

AVAILABLE FOR SALE
ORLANDO'S LARGEST TURNKEY IOS SITE
± 7.90 ACRES



FEATURING IN-PLACE INCOME

6620 NORTH ORANGE BLOSSOM

Lee & Associates Central Florida is pleased to present a rare opportunity to purchase the largest industrial outdoor storage property on the market in the Orlando area. At nearly 8 acres, the property is well-suited for IOS use with a deep pool of national and local Tenants, or even to develop infill-last mile distribution buildings serving Orlando. The site features direct frontage and access from one of Orlando's most well-known roads, Orange Blossom Trail, and has quick access to a variety of highways throughout the area.

The property is located just outside of the Silver Star Industrial submarket, a timeless location with nearly 16,000,000 SF of industrial product, and a vacancy rate of under 2%.

The property has been well-maintained and has no deferred maintenance. Each building is very functional with no major cap-ex required to achieve market rents.

Approximately \$195,000 of annual gross income to offset holding costs, which are all month to month or expiring by 12/31/2024.

PRICE: \$7,950,000

Offers due by 11/15/2024.

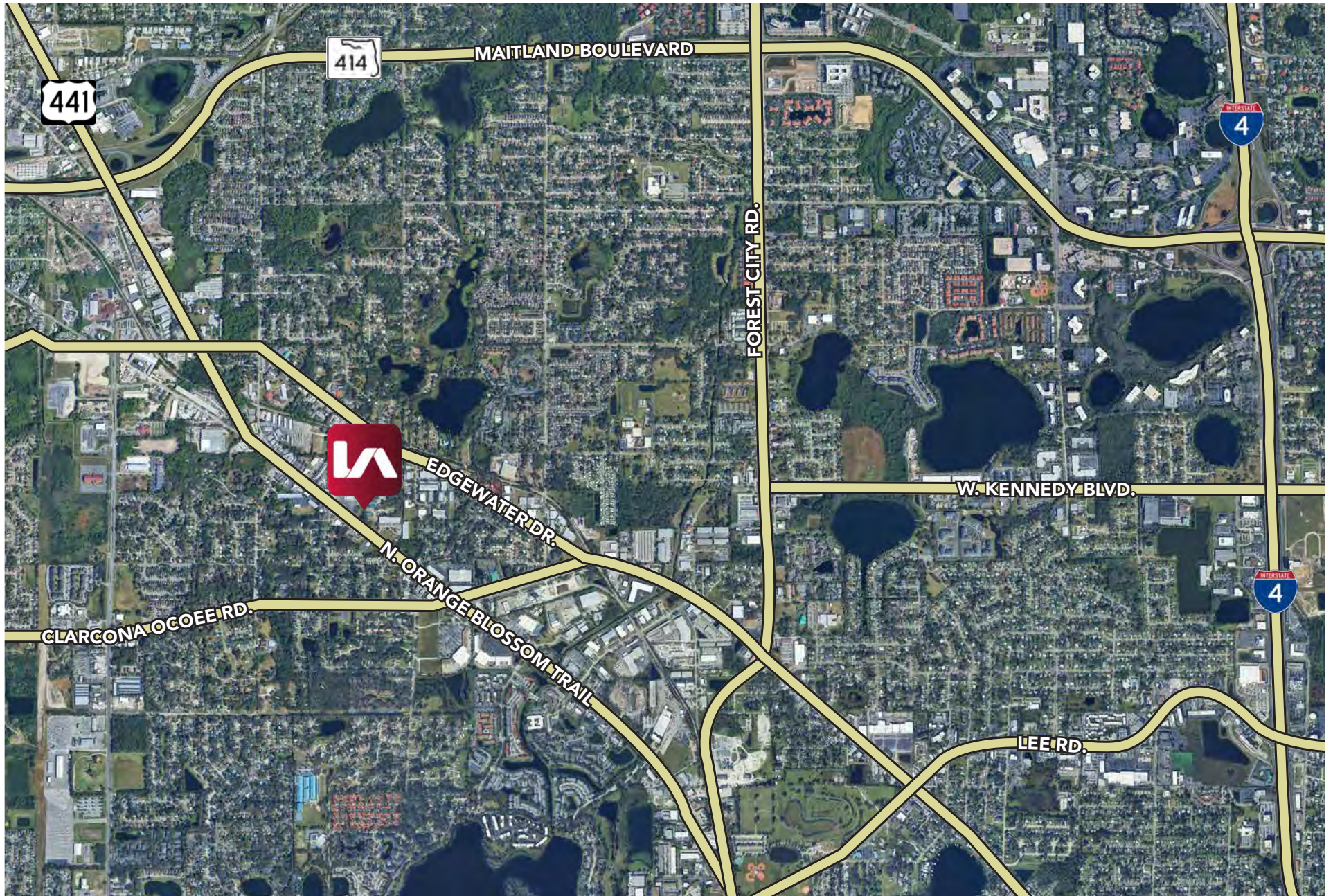


WE KNOW INDUSTRIAL OUTSIDE STORAGE (IOS)

Lee & Associates Central Florida maintains a robust list of IOS lease and sale comparables. Based on comparables in the market, re-positioned by simply further stabilizing the lot, we believe this property will generate approximately **\$60,000 per month NNN, providing a 9% pro-forma cap rate.**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OVERVIEW MAP



CLOSEUP MAP



PROPERTY OVERVIEW

Address: 6620 North Orange Blossom Trail, Orlando FL (nearest address)

Site Size: ±7.90 AC

Zoning: 1.6 AC zoned C-3 fronting Orange Blossom Trail. Balance of Site is Ind-2/Ind-3 (Both governed by Orange County)
Zoning permits outdoor storage
[Click here for permitted uses](#)

Access: Curb cut on Orange Blossom Trail
Mills (Rear Entrance to Edgewater/Mott)
Goins (Rear Entrance to Edgewater/Mott)
These 3 access points allow for full circulation on the site.
Potential for additional curb cut along North Orange Blossom Trail

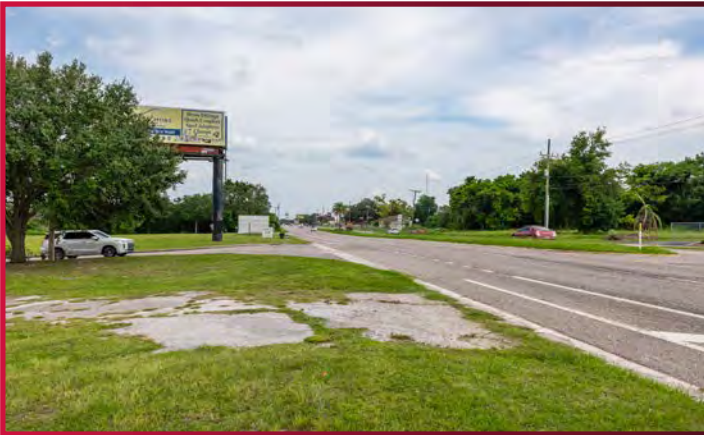
Site Improvements: Fenced except for 1.6 AC portion along North Orange Blossom Trail (permit in hand)
Some site lighting
Electric gate at rear entrance
Entire site is partially improved lot with millings and crushed concrete
11 RV Storage Canopies

Utilities: Currently on municipal water and septic
Fire hydrant on site
Public utilities also assumed available along North Orange Blossom Trail
Lift station available at southern end of Goins Road

Building Improvements	Building Type	Site	Construction	Year Built	Amenities
Building A	Warehouse	3,200 SF	Block	1981	Partial HVAC, Good Condition (6 Grade Doors)
Building B	Warehouse	3,200 SF	Block	1981	100% HVAC, Small office with restroom (3 Grade Doors)
Building C	Office	1,200 SF	Block	1981	Good Condition
Building D	Warehouse	8,500 SF	Split-Face Block & Metal	2020	Fire Sprinklers, six (6) 10'x14' doors, two (2) 12'x14' doors, one restroom
TOTAL:		16,100 SF			
Roofs:	2017 replacement on Buildings A,B, and C				

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